

COON RAPIDS PLANNING COMMISSION WORKSHOP MEETING OF JANUARY 20, 2011

The workshop meeting of the Coon Rapids Planning Commission was called to order by Chair Naeve at 6:30 p.m.

Members Present: Chair Naeve, Commissioners Geisler, Stevens, Schwartz, Snell, Peterson

Members Absent: Commissioner Murphy

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker;

Planning Case 10-47

The Commission reviewed the history of this planning case, which considered the future zoning and land use for several residential parcels in the 2400 block of Main Street. Discussion included the most appropriate long term use of the parcels as well as the impact to the individual property owners of a rezoning. The Commission concluded that a slight modification to the non-conforming use ordinance specific to single family homes should be considered and asked staff to prepare such a code change for review in February. The Commission will then revisit the rezoning in March.

Planning Case 10-30

Staff reviewed the Council's action on the property, which is located between Springbrook Driver and Evergreen Boulevard in the Evergreen Business Park. The Council and land owner were comfortable with the western portion of the site being guided and zoned Industrial, but wanted the eastern portion of the site guided and zoned for Community Commercial rather than Office. The Commission noted there were very little differences between the two zoning districts of Community Commercial and Office.

Planning Case 10-32

Staff reviewed Council's action on the property, which is the Pedersen Floral property located at 3531 Coon Rapids Boulevard. Council did not feel the HDR zoning district was appropriate for the site. Staff asked the Commission for its input as to an Office or General Commercial use. The Commission noted that the property is surrounded by Office, MDR, and General Commercial uses, and has somewhat limited access, and that a variety of different uses could work on the site. The Commission elected to guide and zone the property as Office, realizing it may be an interim designation. Commissioner Geisler noted that the City needs to pay attention to the impact of re-guiding properties from residential uses to other designations on the city's affordable housing commitments in the Comprehensive Plan.

Planning Case 10-34

Staff reviewed Council's action on these parcels, which are located at 9055-9095 East River Road. Council did not feel MDR was appropriate and preferred LDR. The Commission thought some of Council's concern might be related to the non-conforming issue discussed in PC 10-47 and decided to review the case in March after reviewing the non-conforming ordinance modifications.

Ice Arena

The Commission reviewed the revised landscaping plans for the ice arena and recommended the revisions include relocating some trees from the ponding area and placing them along the west wall, perhaps using smaller caliber trees if necessary. The Commission also felt that the reduction in the amount of shrubbery, estimated to be eighty percent, was too much of a reduction and should be reduced.

Chair Naeve adjourned the meeting at 9:15 PM.

Respectfully submitted
Marc Nevinski
Community Development Director

Approved