

APPROVED

COON RAPIDS SPECIAL PLANNING COMMISSION MEETING OF MARCH 17, 2011

The regular agenda meeting of the Coon Rapids Special Planning Commission was called to order by Chairman Naeve at 6:30 p.m.

Members Present: Chairman Naeve, Commissioners Jenny Geisler, Margaret Murphy, Theo Peterson, Wayne Schwartz, and Chris Snell.

Members Absent: Commissioner Julia Stevens.

Staff Present: Community Development Director Marc Nevinski and Planner Scott Harlicker.

1. PLEDGE OF ALLEGIANCE

2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF THE FEBRUARY 17, 2011 REGULAR MINUTES

Commissioner Murphy noted a change on Page 7, third paragraph; the last sentence should read 10% or 20%.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF FEBRUARY 17, 2011, AS CORRECTED. THE MOTION PASSED (GEISLER, PETERSON AND SNELL ABSTAINED).

4. SITE PLAN

4A. PLANNING CASE 11-07 – HOME DEPOT – SITE PLAN REVISION TO MODIFY OUTDOOR GARDEN SALES AREA – 3550 124TH AVENUE – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to expand an existing seasonal outdoor garden center. The applicant would be working with the City to assure all electrical issues were handled properly. Staff recommended approval of the site plan revision with conditions changing the last date of outdoor sales to July 6th.

Chairman Naeve opened the public hearing at 6:35 p.m.

Jeff Durner, Assistant Store Manager at Home Depot, indicated the expansion would better serve the community and customers in Coon Rapids. He noted the alterations would also allow for a cash register in the outdoor sales area.

Chairman Naeve closed the public hearing at 6:37 p.m.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 11-07, THE PROPOSED SITE PLAN TO EXPAND AN EXISTING SEASONAL OUTDOOR GARDEN CENTER FOR HOME DEPOT AT 3550 124TH AVENUE WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT RECEIVE ALL NECESSARY ELECTRICAL PERMITS.
2. THE SITE PLAN INCLUDE A TEMPORARY CONNECTION BETWEEN THE DRIVE AISLE TO THE WEST AND THE BLOCKED AISLE.
3. NO OUTDOOR DISPLAY OF MERCHANDISE IS PERMITTED OTHER THAN IN THE APPROVED OUTDOOR DISPLAY AREAS BY THE FRONT OF THE BUILDING AS DESIGNATED BY SURFACE MARKING ACCORDING TO THE APPROVED PLAN.
4. GARDEN CENTER MATERIALS DELIVERED AND PLACED IN THE STAGING AREA ADJACENT TO THE GARDEN CENTER ARE TO BE PLACED INSIDE ENCLOSURES BY THE BEGINNING OF THE NEXT BUSINESS DAY OR AS ARRANGED WITH THE CODE ENFORCEMENT STAFF.
5. NO OUTDOOR STORAGE OF MATERIALS WITHIN THE FENCED ENCLOSURE MAY EXCEED THE HEIGHT OF THE ENCLOSURE.
6. THE DISPLAY AREA CANNOT BE ASSEMBLED PRIOR TO APRIL 1ST AND MUST BE REMOVED BY JULY 6TH.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

5. COMPREHENSIVE PLAN AMENDMENT
- 5A. PLANNING CASE 11-08 – CITY OF COON RAPIDS – COMPREHENSIVE LAND USE PLAN AMENDMENT FROM HIGH DENSITY RESIDENTIAL TO GENERAL COMMERCIAL – 3531 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the City is requesting approval of a Comprehensive Land Use Plan Amendment from High Density Residential to General Commercial for the property located at 3531 Coon Rapids Boulevard. Staff noted the Council denied introduction of the Ordinance to rezone this property from General Commercial to Office and asked that the site remain General Commercial.

Chairman Naeve opened and closed the public hearing at 6:40 p.m., as no one wished to address the Planning Commission.

Commissioner Murphy indicated the Council would like the site to remain Commercial, but felt the Planning Commission was correct in changing the site to Office.

Commissioner Geisler agreed stating public hearings were held and this site was discussed in detail. The Coon Rapids Boulevard Framework Plan was also reviewed which led the Commission to guide this property to Office. She noted that nothing had changed to justify

changing the designation to General Commercial and she would not support changing the designation to General Commercial.

Chairman Naeve noted the Comprehensive Plan review completed by the Planning Commission looked at the long range use for this property taking into account no General Commercial property was to be located between the Ports. She was not in favor of Commercial zoning for this site and would not be supportive of Council's recommendation.

Commissioner Schwartz indicated he wasn't part of the 2030 Comprehensive Land Use Plan process. However, he felt the property did coincide with the General Commercial zoning.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER SNELL, TO APPROVE PLANNING CASE 11-08, APPROVAL OF THE PROPOSED COMPREHENSIVE LAND USE PLAN AMENDMENT FROM HIGH DENSITY RESIDENTIAL TO GENERAL COMMERCIAL FOR THE PROPERTY LOCATED AT 3531 COON RAPIDS BOULEVARD BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS COMPATIBLE WITH THE ADJACENT COMPREHENSIVE LAND USE DESIGNATIONS AND LAND USES.
2. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
3. THE PROPOSED COMPREHENSIVE LAND USE DESIGNATION IS CONSISTENT WITH THE CURRENT REZONING OF GENERAL COMMERCIAL.

Commissioner Peterson stated the previous planning process ruled out General Commercial for this property. He indicated he would not be supportive of the rezoning.

THE MOTION FAILED 2-4 (GEISLER, MURPHY, NAEVE AND PETERSON OPPOSED).

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY, TO DENY PLANNING CASE 11-08, THE PROPOSED COMPREHENSIVE LAND USE PLAN AMENDMENT FROM HIGH DENSITY RESIDENTIAL TO GENERAL COMMERCIAL FOR THE PROPERTY LOCATED AT 3531 COON RAPIDS BOULEVARD BASED ON THE FOLLOWING RATIONALE:

1. THE PROPOSED LAND USE RECOMMENDATION IS NOT FULLY COMPATIBLE WITH THE ADJACENT LAND USES.
2. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS NOT CONSISTENT WITH THE VISION AND DIRECTION OF THE COMPREHENSIVE PLAN LAND USE CHAPTER OR THE COON RAPIDS BOULEVARD FRAMEWORK PLAN.

Commissioner Geisler stated the Planning Commission took numerous comments throughout this process and the City was not living up to the promised vision. She understood there would be times areas needed to be refreshed. However, this property did not require a change to General Commercial.

THE MOTION PASSED 4-2 (SCHWARTZ AND SNELL OPPOSED).

This is a recommendation to the City Council that will be considered at the April 5, 2011 City Council meeting.

6. OTHER BUSINESS

Chairman Naeve reviewed the Planning newsletter. The Commission reviewed upcoming training events.

7. TENTATIVE APRIL AGENDA

Noted.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER SNELL, TO ADJOURN THE MEETING AT 6:55 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

APPROVED