

COON RAPIDS PLANNING COMMISSION MEETING OF SEPTEMBER 15, 2011

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

Members Present: Chairman Naeve, Commissioners Cedric Lattimore, Margaret Murphy, Wayne Schwartz, and Julia Stevens.

Members Absent: Commissioner Jenny Geisler.

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

1. PLEDGE OF ALLEGIANCE

2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF THE AUGUST 18, 2011 REGULAR MINUTES

Commissioner Murphy requested Commissioner Stevens name be changed from Julie to Julia on the top of Page 1.

Chairman Naeve asked for a change on Page 2, the ninth paragraph requesting the comment be added that the garage doors were more like artwork. She noted that Commissioner Lattimore made a similar comment in the 10th paragraph.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER LATTIMORE, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF AUGUST 18, 2011, AS CORRECTED. THE MOTION PASSED (STEVENS ABSTAINED).

4. COMPREHENSIVE PLAN AMENDMENT

4A. PLANNING CASE 11-18 – PATRICIA JORDAN – LAND USE PLAN AMENDMENT FROM OFFICE TO HIGH DENSITY RESIDENTIAL – SOUTHEAST CORNER OF WOODCREST DRIVE AND EGRET BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation of property located at Woodcrest Drive and Egret Boulevard from Office to High Density Residential. As the neighborhood has changed over time, the proposed change to high density residential would serve as a buffer between the adjacent townhomes to the west. Staff recommends approval of the Comprehensive Plan amendment.

Chairman Naeve opened the public hearing for both PC 11-18 proposed land use plan amendment and PC 11-19 proposed zone change at 6:41 p.m.

Steve Thorson, Barna, Guzy & Stephen, representing the applicant, commented that the current zoning has hampered the ability to develop this property. He explained there was a strong need for apartment development in the metro area.

Natalie Procausi, 10592 Sycamore Street, noted the City discussed this property several years ago and found high density residential to not be a good fit for this site as there was not proper entrance and exits onto the local streets. She explained she was opposed to the request before the Commission as the area was highly dense at this time.

Debbie Henderson, 10517 Redwood Street NW, found it curious that the site was requesting high density residential when this was denied in the past. She suggested a buffer be placed between the site and the adjacent neighborhoods, along with a buffer along Highway 10.

John Urista, 10534 Redwood Street, expressed concern with the additional traffic that would be brought into the neighborhood if this site were developed with high density residential units. He indicated the traffic was traveling at high speeds as well.

Chairman Naeve suggested the traffic concerns be addressed with the City Council.

Brad Wilkening, Hawkinson Anderson, explained he completed a preliminary site plan for this parcel. Chairman Naeve commented that the site plan would not be reviewed by the Commission this evening. The Planning Commission was discussing the comprehensive land use plan amendment and proposed zone change.

Chairman Naeve closed the public hearing at 6:54 p.m.

Chairman Naeve indicated the site was zoned Office years ago based on the expectation the site would have access to Egret Boulevard. This access was not granted and the parcel's land use was now up for review.

Commissioner Murphy asked where the wetlands on the parcel were located. Planner Harlicker reviewed this information with the Commission. He stated the site could be developed without impacting the existing wetlands.

Commissioner Murphy indicated the land use plan amendment would allow the City to offer another style of housing and she supported the request.

Chairman Naeve explained that an apartment unit would allow for more green space on the parcel than townhomes. She noted the ingress and egress would have to be reviewed carefully during the site plan review process.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 11-18, THE PROPOSED LAND USE AMENDMENT BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED LAND USE AMENDMENT WOULD SERVE AS A BUFFER BETWEEN THE TOWNHOMES TO THE WEST AND THE GENERAL COMMERCIAL DEVELOPMENT (CAR DEALERSHIP) TO THE EAST.
2. THE PROPOSED AMENDMENT WOULD BE COMPATIBLE WITH THE COMMERCIAL PROPERTY TO THE NORTH.
3. DEVELOPING THIS PARCEL AT A HIGH RESIDENTIAL DENSITY WOULD ALSO MAKE USE OF THE NEARBY PARK AND THE ADJACENT NEIGHBORHOOD COMMERCIAL DEVELOPMENT (CONVENIENCE STORE).

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 18, 2011 City Council meeting.

5. ZONE CHANGE

- 5A. PLANNING CASE 11-19 – PATRICIA JORDAN – ZONE CHANGE FROM OFFICE TO HIGH DENSITY RESIDENTIAL – SOUTHEAST CORNER OF WOODCREST DRIVE AND EGRET BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval of a zone change from Office to High Density Residential for the property at the southeast corner of Woodcrest Drive and Egret Boulevard. Staff recommends approval of the zone change.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 11-19, THE PROPOSED REZONING BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED ZONE CHANGE WOULD BE CONSISTENT WITH THE COMPREHENSIVE LAND USE PLAN.
2. THE PROPOSED ZONE CHANGE IS COMPATIBLE WITH THE SURROUNDING ZONING DISTRICTS AND LAND USES.
3. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
4. THE TIMES AND CONDITIONS HAVE CHANGED AND THE CHARACTER OF THE NEIGHBORHOOD HAS CHANGED SO THAT A REASONABLE USE OF THE PROPERTY CAN NOT BE MADE UNDER THE CURRENT ZONING.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be introduced at the October 4, 2011 City Council meeting.

6. SITE PLAN

6A. PLANNING CASE 11-21 – HAUG COMPANY – SITE PLAN APPROVAL FOR GAS PUMPS AND CANOPY – CUB FOODS PARKING LOT – 12900 RIVERDALE DRIVE – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to construct self service gas pumps and a canopy at 12900 Riverdale Drive in the Cub Foods parking lot. Staff reviewed the proposed location and style of the fueling station noting the colors would tie into the Cub Foods building.

Commissioner Stevens questioned if the proposed fueling station was similar to the one in the City of Blaine. Planner Harlicker stated it was, however this site would not be manned.

Ken Kilgore, representative for the applicant, further reviewed the steel frame building that would be placed near the fueling station. He noted it would have aluminum siding with taller windows. Mr. Kilgore noted the site offered easy in/easy out access in a safe location. The proposed column colors were then reviewed.

Commissioner Lattimore asked if the steel building would be white. Mr. Kilgore stated the free standing structure would be painted to match Cub Foods.

Commissioner Lattimore questioned if the windows would be glass or plexi-glass. Mr. Kilgore stated the windows would be a plexi-glass material.

Commissioner Murphy understood that the canopy would not be lit. She asked if the gasoline price would be illuminated. Mr. Kilgore commented that the gas prices would be lit within an LED sign during hours of operation.

Commissioner Schwartz questioned where the snow storage for Cub Foods would be placed if this facility was placed in the parking lot. Mr. Kilgore reviewed the locations discussed for snow piles throughout the winter months. He stated Cub Foods was aware that snow would have to be taken off site.

Commissioner Schwartz inquired how customers at the fueling station would address problems if the need were to arise. Mr. Kilgore indicated that each pump had a button that connected them to a customer service representative inside of Cub Foods.

Chairman Naeve asked if the canopy would be lit from underneath. Mr. Kilgore stated the canopy would have down lighting with LED lights.

Commissioner Schwartz questioned if the fueling station would be open 24 hours. Mr. Kilgore indicated if sales did not warrant operation from 12:00 a.m. to 5:00 a.m. the pumps would be shut off. The goal would be to remain open 24 hours.

Chairman Naeve opened and closed the public hearing at 7:25 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 11-21, THE PROPOSED SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. THE NEW LANDSCAPING MUST BE IRRIGATED.
2. THE SERVICE BUILDING MUST BE CONSTRUCTED IN A SIMILAR COLOR AS THE PRINCIPAL BUILDING.
3. THE CANOPY CANNOT BE ILLUMINATED.
4. THE PROPOSED ISLAND AND PARKING ADJACENT OT THE RIVERDALE DRIVE BOULEVARD MUST BE REMOVED.
5. THE SIGNAGE ON THE CANOPY WILL REQUIRE A SEPARATE PERMIT.
6. THE CANOPY SUPPORT COLUMNS MUST BE A COLOR THAT IS COMPATIBLE WITH THE PRINCIPAL STRUCTURE.
7. ALL COMMENTS OF THE CITY ENGINEER MUST BE ADDRESSED.
8. THE NORTHERN MOST ACCESS WILL BE REMOVED.
9. THE REQUIRED NUMBER OF PARKING SPACES MUST BE MAINTAINED.
10. THE CANOPY LIGHTING SHALL BE RECESSED AND WILL NOT EXTEND BELOW THE CANOPY.

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.

7. CODE CHANGE

- 7A. PLANNING CASE 11-15 – CITY OF COON RAPIDS – CODE CHANGE TO SECTION 11-335 – CRITERIA FOR GRANTING A VARIANCE – PUBLIC HEARING

It was noted City is proposing an ordinance amendment to amend the Section 11-335 Conditions for Approval that establishes new findings for the granting of a variance. Community Development Director Nevinski reviewed the recent Supreme Court decision with the Commission and indicated the proposed code change would bring the City's language into compliance with State Statute. He explained the term "hardship" has been replaced with "practical difficulty". Staff has written into the code several definitions for the term "practical difficulty". The language revisions were further discussed with the Commission. Staff recommended adoption of the code change.

Chairman Naeve questioned if the Board of Adjustment and Appeals has reviewed the code changes. Community Development Director Nevinski indicated this group has not reviewed the code.

Chairman Naeve asked if the Board of Adjustment and Appeals was receiving a large number of variance requests. Planner Harlicker stated the Board receives approximately one request per month.

Chairman Naeve closed the public hearing at 7:41 p.m.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 11-15, THE PROPOSED ORDINANCE AMENDMENT TO AMEND SECTION 11-335 CONDITIONS FOR APPROVAL ESTABLISHING NEW FINDINGS FOR THE GRANTING OF A VARIANCE. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be introduced at the October 4, 2011 City Council meeting.

8. COMPREHENSIVE PLAN AMENDMENT

8A. PLANNING CASE 11-20 – CITY OF COON RAPIDS – TEXT CHANGES TO THE TRANSPORTATION SECTION – PUBLIC HEARING

It was noted City is proposing a text amendment to the transportation section of the Comprehensive Plan.

Chairman Naeve stated this was a housekeeping issue and recommended the Commission approve the proposed text change.

Chairman Naeve opened and closed the public hearing at 7:44 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER LATTIMORE, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 11-20, A TEXT AMENDMENT TO CHAPTER 3 OF CITY CODE REGARDING TRANSPORTATION.

This is a recommendation to the City Council that will be considered at the October 4, 2011 City Council meeting.

9. OTHER BUSINESS

Community Development Director Nevinski requested the Planning Commission members review their schedules to see if they were available for a work session meeting prior to the October meeting.

10. TENTATIVE OCTOBER AGENDA

Chairman Naeve noted a new Planning Commissioner would be joining the Commission in October.

CHAIRMAN NAEVE ADJOURNED THE MEETING AT 7:50 P.M.

Recorded and Transcribed by,

Heidi Guenther
Planning Commission Recording Secretary

APPROVED