

## **COON RAPIDS SPECIAL PLANNING COMMISSION MEETING OF OCTOBER 3, 2011**

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

Members Present: Chairman Naeve, Commissioners Jenny Geisler, Cedric Lattimore, Jonathan Lipinski, Margaret Murphy, Wayne Schwartz, and Julie Stevens.

Members Absent: None.

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

---

### **OATH OF OFFICE**

Planner Harlicker administered the Oath of Office to new Planning Commission member Jonathan Lipinski.

1. PLEDGE OF ALLEGIANCE
2. ADOPTION OF THE AGENDA

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

3. SITE PLAN
  - 3A. PLANNING CASE 11-28 – ANOKA RAMSEY COMMUNITY COLLEGE – SITE PLAN TO CONSTRUCT A 36,000 SQUARE FOOT ADDITION TO THE FITNESS CENTER – 11200 MISSISSIPPI BOULEVARD

It was noted that Anoka Ramsey Community College was seeking Site Plan approval from the City to construct a 36,000 square foot addition to the Fitness Center at 11200 Mississippi Boulevard.

Paul Byson, Magoffin Construction, introduced himself to the Commission and stated he along with other representatives would be giving the Commission a detailed presentation this evening on the proposed project at Anoka Ramsey.

Craig Tollefson, Rafferty Architects, reviewed the location of the fitness center expansion on the Anoka Ramsey campus. He explained the space would provide additional athletic facilities for the college students, faculty and the student athletes. Mr. Tollefson then reviewed the building renderings with the Commission. He explained the location was key as it allowed close access to the adjacent ball fields. Mr. Tollefson discussed the layout of the proposed expansion and explained how the existing building would be remodeled.

Commissioner Lattimore questioned what facilities would be located within the expansion. Mr. Tollefson stated two basketball courts would be located within the expansion.

Chairman Naeve asked what the color scheme and texture of the walls would be for the building. Mr. Tollefson stated the walls would be precast concrete. He explained the walls would resemble stone on the lower half of the building.

Chairman Naeve expressed frustration that Anoka Ramsey did not have a materials board present this evening.

Commissioner Lipinski questioned if the rear of the building would serve as a loading zone. Mr. Tollefson indicated there was space for buses to drop off and park.

Commissioner Geisler inquired if any changes would be made to the landscape. Mr. Tollefson reviewed the landscaping plan for the site plan in detail.

Chairman Naeve asked if the west side of the building had any proposed landscaping. Mr. Tollefson noted there was nothing planned for the west elevation as there were existing trees along this elevation of the building.

Commissioner Murphy expressed concern that no new parking would be added to the campus through this expansion. She questioned the hours of operation for the fitness center. Mr. Tollefson stated the facility would be used during the day by students and staff. He felt the campus had ample parking to meet the needs for the wellness center in the evening and weekends.

Commissioner Murphy inquired where the main entrance of the building was located. Mr. Tollefson indicated the main entrance would remain in its current location. The side doors would allow for access to the adjacent ball fields. He then discussed how traffic would flow through the building to the various amenities.

Chairman Naeve requested further information on the four different finishes for the precast concrete walls. Mr. Tollefson explained the top and bottom of each wall panel varied and were different colors. He indicated a portion was sandblasted which provided a variation in the texture.

Chairman Naeve recommended Anoka Ramsey provide building materials to the City as this project proceeds.

Commissioner Stevens asked if any new seating or lighting would be located around the building. Mr. Tollefson stated the lighting and seating would remain the same.

**MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 11-28, THE PROPOSED SITE PLAN FOR ANOKA RAMSEY COMMUNITY COLLEGE TO CONSTRUCT A 36,000 SQUARE FOOT ADDITION TO THE FITNESS CENTER AT 11200 MISSISSIPPI BOULEVARD BASED ON THE FOLLOWING FINDING:**

1. ALL STANDARDS ARE BEING MET WITHIN CITY CODE SECTION 11-315, SECTION 11-2711, AND SECTION 11-2400.

DISCUSSION:

Commissioner Geisler felt the building would be a great amenity for the students.

Commissioner Murphy agreed this was a very nice campus.

Chairman Naeve thanked the college for bringing the information to the City.

THE MOTION PASSED UNANIMOUSLY.

Roger Freeman, Facilities Director at Anoka Ramsey Community College, commented the college would be coming before the Commission in January with another project. The Fine Arts Center was set to be renovated.

4. OTHER BUSINESS

None.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER SCHWARTZ, TO ADJOURN THE MEETING AT 7:12 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,  
Heidi Guenther  
Planning Commission Recording Secretary