

COON RAPIDS PLANNING COMMISSION MEETING OF JUNE 17, 2010

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

Members Present: Acting Chair Jenny Geisler, Commissioners Michael Haag, Denise Hosch, Margaret Murphy, and Theo Peterson.

Members Absent: Chairman Naeve and Commissioner Julia Stevens.

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

1. PLEDGE OF ALLEGIANCE

2. ADOPTION OF THE AGENDA

Commissioner Hosch requested Item 9 be discussed after Item 3 on the agenda.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER HAAG, TO ADOPT THE AGENDA AS AMENDED. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF THE MAY 20, 2010 REGULAR MINUTES

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER HOSCH, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MAY 20, 2010, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

9. ZONE CHANGE

9A. PLANNING CASE 10-13 – ZONE CHANGE FROM INDUSTRIAL TO OFFICE – COON RAPIDS BOULEVARD EXTENSION AND VALE STREET – PUBLIC HEARING

It was noted City is requesting approval of a zone change from Industrial to Office.

Acting Chair Geisler opened the public hearing at 6:32 p.m.

John White, business owner at 9900 Vale Street NW, requested this item be postponed to the next Planning Commission meeting.

Charlie Pfeffer, 7200 Hemlock Lane, Maple Grove, stated he would be present at the meeting next month to provide further comments to the Planning Commission.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER PETERSON, TO POSTPONE PLANNING CASE 10-13, THE PROPOSED ZONE CHANGE FROM INDUSTRIAL TO OFFICE AND KEEP THE PUBLIC HEARING OPEN TO THE JULY 15, 2010. THE MOTION PASSED UNANIMOUSLY.

4. SITE PLAN APPROVAL

4A. PLANNING CASE 10-10 – STONEHEARTH CUSTOM HOMES – GARAGE ADDITION TO AN EXISTING OFFICE – 2610 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting a site plan approval to construct an attached garage to a contractor's office. The applicant is proposing to upgrade the existing building for his construction company. A parking area will be installed leading up to the proposed garage. Two additional parking spaces will need to be added to the site plan. Dimensional flexibility is being requested along the rear property line. Staff explained a dense hedge was in place to screen the proposed garage. Staff recommended approval of the garage addition site plan with conditions.

The applicant was present to address questions.

Commissioner Murphy questioned the height of the proposed garage building. Planner Harlicker explained the garage would be a little taller than the existing structure. He indicated the home behind this property was approximately 75-100 feet and the hedge would screen the peak of the roof.

Acting Chair Geisler opened the public hearing at 6:44 p.m.

Greg Oothoudt, business owner at 2610 Coon Rapids Boulevard, indicated he would not be changing the use of the site, but rather would be enhancing the appearance by moving equipment indoors for storage. He reviewed the siding materials that would be used on the garage. Mr. Oothoudt explained he spoke with all adjacent property owners and provided a letter of support for the garage addition.

Mr. Oothoudt questioned if it would be necessary to provide concrete curb and gutter onsite or if asphalt would be sufficient with rain gardens as this would enhance the appeal of the site. He did not anticipate a great deal of traffic coming in and out of the site and would like to maintain the residential look and feel of the property.

Commissioner Hosch asked for further information on the rain garden. Mr. Oothoudt stated this was a newer green trend that would assist with water runoff.

Acting Chair Geisler closed the public hearing at 6:53 p.m.

Commissioner Murphy questioned where the two additional parking spaces would be located on the site. Planner Harlicker indicated there was room in front of the garage to stripe in two additional spaces. This would also eliminate the need for more asphalt.

Planner Harlicker suggested an additional condition be added to have the grading and drainage plan approved by the City Engineer.

Acting Chair Geisler asked how the Commission felt about the asphalt curb with a rain garden.

Commissioner Murphy was supportive of these improvements stating it was not necessary for the site to have concrete curb and gutter.

Commissioner Hosch agreed.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 10-10, THE PROPOSED SITE PLAN, BASED ON THE FINDINGS THAT IT MEETS THE STANDARDS OF CITY CODE SECTIONS 11-325 AND 11-2711 WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.
2. AN OUTDOOR BREAK/LUNCH AREA WILL BE PROVIDED.
3. THE PAVED PARKING AREA AND DRIVEWAY SHALL HAVE RAIN GARDENS.
4. LANDSCAPED AREAS MUST BE IRRIGATED.
5. A TOTAL OF FIVE PARKING SPACES ARE REQUIRED, TWO ADDITIONAL SPACES SHALL BE STRIPED OUTSIDE THE PROPOSED GARAGE.
6. ANOKA COUNTY HIGHWAY DEPARTMENT COMMENTS MUST BE ADDRESSED.
7. THE GRADING AND DRAINAGE PLAN WILL BE APPROVED BY THE CITY ENGINEER.

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. SITE PLAN APPROVAL
 - 5A. PLANNING CASE 10-11 – MIKE MCGUIRE – INSTALL A DRIVE THROUGH WINDOW – 3450 124TH AVENUE – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to install a drive through food lane for Little Caesar Pizza. Traffic circulation would be one way for the drive through food lane. Parking spaces would be lost with the drive through but the site still met all City parking requirements. Several trees would need to be planted along the boulevard to bring the site to compliance with the approved landscaping plan. Staff recommends approval of the site plan to convert an existing drive through food lane with conditions.

Mike McGuire, the applicant was present to address questions.

Acting Chair Geisler opened the public hearing at 7:06 p.m.

John LeNoble, with Kreck, O'Brien and Mueller an architectural firm representing the applicant, thanked staff for presenting the case to the Commission. Mr. LeNoble suggested moving the overstory trees to another island at the south end of the building as the proposed island has a light pole and fire hydrant.

Commissioner Haag asked if Little Caesar's had indoor seating. Mr. LeNoble stated the site had a public lobby and kitchen area.

Acting Chair Geisler closed the public hearing at 7:09 p.m.

Acting Chair Geisler questioned if irrigation had to be added to the new islands. Planner Harlicker suggested the new islands be irrigated with the existing system, if available. He suggested Condition 2 be revised.

Acting Chair Geisler asked if another condition should be added to assure that the trees are watered properly or replaced, if dead within a year. Planner Harlicker suggested a fifth condition be added that a security agreement be required for one year. This would provide a \$1,000 escrow to provide funds to replace trees if necessary.

MOTION BY COMMISSIONER HAAG, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 10-11, A SITE PLAN FOR A DRIVE THROUGH FOOD LANE WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH TITLE 11 OF THE CITY CODE.
2. NEW LANDSCAPING AREAS MUST BE CONNECTED TO AN EXISTING IRRIGATION SYSTEM.
3. LANDSCAPING ALONG 124TH AVENUE AND IN FRONT OF THE BUILDING MUST BE INSTALLED PER THE APPROVED PLAN. TWO OVERSTORY TREES ON THE EXISTING ISLAND, THREE OVERSTORY TREES ALONG 124TH AVENUE.
4. THE TREES BEING REMOVED ALONG THE NORTH SIDE OF THE BUILDING MUST BE REPLACED WITH TWO TREES ON THE NEW ISLAND AND ONE TREE ALONG THE BOULEVARD.
5. THE APPLICANT SHALL ENTER INTO A SECURITY AGREEMENT WITH THE CITY FOR ONE YEAR WITH MONEY PLACED IN ESCROW.

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.

6. PORT MASTER PLAN
 - 6A. PLANNING CASE 10-15 – PRELIMINARY PORT MASTER PLAN FOR PORT CAMPUS SQUARE – PUBLIC HEARING

The Planning Commission is asked to consider a preliminary Port Master Plan for Port Campus Square. Staff reviewed the plan in detail with the Commission stating it would operate as an overall broad plan for Port Campus Square. Updates were made to the Master Plan that was approved in 2003 to reflect trends of current times.

Acting Chair Geisler opened the public hearing at 7:23 p.m.

Doug Hauge, 3050 Coon Rapids Boulevard, questioned what commercial residential property was. Planner Harlicker explained the use in further detail stating the use would allow for a commercial and residential use. This would also allow for a live-work unit.

Acting Chair Geisler closed the public hearing at 7:24 p.m.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-15, OF THE PRELIMINARY PORT MASTER PLAN FOR PORT CAMPUS SQUARE. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the July 6, 2010 City Council meeting.

7. ZONE CHANGE

7A. PLANNING CASE 10-14 – ZONE CHANGE TO ELIMINATE THE PUD DESIGNATION – COON RAPIDS BOULEVARD AND 111TH AVENUE – PUBLIC HEARING

It was noted City is requesting approval of a zone change to eliminate the PUD designation for properties located on the south side of Coon Rapids Boulevard at 111th Street. Specific uses were originally set within the PUD in 1971 and would need to be removed to allow for redevelopment. The site would remain within Port Campus Square.

Acting Chair Geisler opened and closed the public hearing at 7:27 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 10-14, THE PROPOSED REZONING AT COON RAPIDS BOULEVARD AND 111TH AVENUE, TO ELIMINATE THE PUD DESIGNATION BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING IS CONSISTENT WITH THE LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL AND COMMERCIAL MIXED USE.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATION AND LAND USES.
3. THE PROPOSED REZONING WOULD NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the July 6, 2010 City Council meeting.

8. SITE PLAN APPROVAL

8A. PLANNING CASE 10-12 – CITY OF COON RAPIDS – CONSTRUCTION OF AN ICE ARENA – 11000 CROOKED LAKE BOULEVARD – PUBLIC HEARING

It was noted City is requesting site plan approval to construct an ice arena. The site plan was reviewed in detail and staff recommended approval with conditions.

Acting Chair Geisler opened and closed the public hearing at 8:41 p.m., as no one wished to address the Planning Commission.

John Slack, landscaper with Bonestroo, reviewed the highlights of Phase I of the site plan. Mr. Slack stated the parking lot had 20% landscaping when only 3% was required. The grading of the site would drain into a storm water pond and rain gardens. He indicated the western and northern portion of the site would serve as an open space and potential park. There was a good mix of native plant materials on the site with overstory trees, evergreens, shrubs and perennials.

Michael Brandt, architect on the ice arena project, further reviewed the plans for the ice arena. The main entry would be along the south side of the building. There would be approximately 750 seats overlooking the arena. Mr. Brandt discussed the elevations with the Commission and reviewed the proposed building materials.

Commissioner Haag thanked staff and the consultants for all their efforts to create a great building for the City of Coon Rapids.

Acting Chair Geisler questioned if the stone and colors had been finalized for the building. Mr. Brandt stated the project would be sent out for public bid and the colors would be approved at that time.

Commissioner Hosch asked if the landscaping areas would be irrigated given the fact certain areas would be reconstructed in Phase II. Planner Harlicker stated areas that would remain untouched during future expansions would be irrigated.

Acting Chair Geisler questioned if the site was platted. Planner Harlicker stated the site was platted and has lot and block numbers. The Commission will be subdividing the site in the near future to separate the arena from the park/open space.

Commissioner Murphy asked if the east elevation could be broken up in some manner or if additional windows could be provided. Planner Harlicker stated the long term plan for this side of the building would be to add a second sheet of ice.

Acting Chair Geisler suggested the material along the east side be altered to provide additional interest to this elevation. Mr. Brandt stated this could be looked into and a color variation could be used on this elevation.

Commissioner Murphy questioned if the future park plans were available at this time. Planner Harlicker stated tree plantings were proposed at this time, but pedestrian connections and future

development would occur in a future phase. Mr. Slack indicated the site was intended to be used for passive recreation and would be grass within Phase I.

Commissioner Murphy asked if the parking provided was sufficient. Planner Harlicker indicated it would be unusual to see the arena filled to capacity. Overflow parking would be available on the west side of the building if needed.

Acting Chair Geisler asked if the open space requirements were being met within the site plan. She wanted to be assured that the City was following the proper open space standards, given the site was being developed over several phases. Planner Harlicker indicated similar landscaping evaluations have been done in the past when completed over several phases.

Acting Chair Geisler questioned if the Park Commission had reviewed the park/open space area. Planner Harlicker stated the Park Commission had been involved in meetings prior to this but does not have a final park site plan developed.

Commissioner Murphy asked if Walgreens would have access to Crooked Lake Boulevard. Planner Harlicker stated this was being reviewed with Walgreens at this time.

Acting Chair Geisler questioned if the City had to be concerned about moving too many trees offsite with the future phases. Planner Harlicker suggested the landscaping in Phase II be reviewed when Phase II began to assure that the site was in compliance.

Commissioner Murphy expressed concern with the irrigation situation. She indicated the City requires all landscaping be irrigated and did not understand how the City could avoid this requirement.

Acting Chair Geisler questioned if Condition 3 should be reworded. Planner Harlicker stated the City would irrigate all areas with permanent landscaping installed. He explained park areas were not typically irrigated by the City, but would be maintained by City staff. It would be in the City's best interest to keep the trees alive due to the substantial investment being made in the plant materials. Mr. Slack indicated the trees and shrubs would have a two year warranty upon completion of the building. He was comfortable the landscaping and lawns would be well established and would be replaced within the two year warranty period if necessary.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-12, THE SITE PLAN TO CONSTRUCT AN ICE ARENA AT 11000 CROOKED LAKE BOULEVARD WITH THE FOLLOWING CONDITIONS:

- 1. THE PLAZA NEAR THE MAIN ENTRANCE MUST INCLUDE SEATING AREAS AND BIKE RACKS.**
- 2. SIDEWALK CONNECTION MUST BE INCLUDED TO CROOKED LAKE BOULEVARD, 109TH AVENUE AND THE OVERFLOW PARKING TO THE WEST.**
- 3. ALL LANDSCAPED AREAS MUST BE IRRIGATED, EXCEPT IN THE AREAS SCHEDULED FOR FUTURE REDEVELOPMENT.**

4. THE EAST ELEVATION MUST INCLUDE VARIATION IN MATERIALS AND/OR COLORS TO BREAK UP THE FACADE FOR VISUAL INTEREST.
5. REPLACEMENT WITHIN TWO YEARS OF ANY DEAD EXISTING TREES ON A PER CALIPER INCH BASIS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the July 6, 2010 City Council meeting.

10. OTHER BUSINESS
11. TENTATIVE JUNE AGENDA

Noted.

MOTION BY COMMISSIONER HAAG, SECONDED BY COMMISSIONER HOSCH, TO ADJOURN THE MEETING AT 8:36 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

Approved