

COON RAPIDS PLANNING COMMISSION MEETING OF OCTOBER 21, 2010

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

Members Present: Acting Chair Jenny Geisler, Commissioners Margaret Murphy, Wayne Schwartz and Julia Stevens.

Members Absent: Chairman Naeve, Commissioners Theo Peterson and Chris Snell.

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

1. PLEDGE OF ALLEGIANCE
2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA MOVING ITEM 7 AFTER ITEM 4. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF THE SEPTEMBER 16, 2010 REGULAR MINUTES AND APPROVAL OF MINUTES FROM SEPTEMBER 16, 2010 WORKSHOP

Commissioner Schwartz requested his name be changed from Duane to Wayne.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF SEPTEMBER 16, 2010, AS CORRECTED. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER MURPHY, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE WORKSHOP MEETING OF SEPTEMBER 16, 2010+. THE MOTION PASSED UNANIMOUSLY.

4. CONDITIONAL USE PERMIT
 - 4A. PLANNING CASE 10-27 – AVERAGE JOES ARCHERY – REQUESTING A CONDITIONAL USE PERMIT FOR AN INDOOR ARCHERY RANGE – 3050 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting a conditional use permit to for Average Joes Archery's indoor archery range. The applicant will be leasing space in an existing multi-tenant building. The site is located in PORT Campus Square.

Acting Chair Geisler opened the public hearing at 6:37 p.m.

Elizabeth Kelly, 3307 115th Lane, questioned if the archery range was going into an existing building or a new building. Acting Chair Geisler explained the archery range was being proposed in the old Rapids Sports Center, which was an existing building.

Ms. Kelly asked if there would be an age limit for the patrons using the archery range and questioned how archery equipment would be transported to the site.

Mike McManus, 15424 Linett Street, explained Average Joes Archery was currently operating in downtown Anoka and has outgrown the space. He expressed the great need for safety in the lanes which would continue in the new facility.

Joseph Camanady, 12366 Raven Street stated a wide variety of clientele visited the archery range, from individuals, groups, birthday parties and those involved in leagues. He stated archery equipment would also be sold onsite. All archery equipment brought to the range would have to be cased while being transported.

Commissioner Murphy questioned if the range in Anoka would also remain in operation. Mr. McManus indicated the lease for the site in Anoka would expire in December.

Commissioner Schwartz asked if there was adequate parking for the proposed use. Planner Harlicker noted there were over 70 parking spaces which was adequate for the use.

Acting Chair Geisler questioned if the gate were to be left open if this parking would be available to the archery patrons. She suggested this be added to the conditional use permit. Community Development Director Nevinski felt this was a reasonable requirement to meet the parking standards required by the City.

Acting Chair Geisler closed the public hearing at 6:48 p.m.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 10-27, THE PROPOSED CONDITIONAL USE PERMIT, BASED ON THE FINDINGS THAT IT MEETS THE STANDARDS OF CITY CODE SECTION 11-316 AND CHAPTER 11-2800, WITH THE FOLLOWING CONDITION:

1. THE GATE ONSITE BE LEFT OPEN TO ALLOW FOR ADDITIONAL PARKING FOR THE ARCHERY RANGE, TO ASSURE THE CITY'S PARKING STANDARDS ARE MET.

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. ZONE CHANGE

- 7A. PLANNING CASE 10-30 – CITY OF COON RAPIDS – ZONE CHANGE FROM INDUSTRIAL AND COMMUNITY COMMERCIAL TO INDUSTRIAL AND OFFICE – SPRINGBROOK DRIVE AND 87TH AVENUE – PUBLIC HEARING

It was noted City is requesting approval of a zone change from Industrial and Community Commercial to Industrial and Office. This change was being considered due to the recent comprehensive plan updates and would align the land use designation to the comprehensive plan.

Acting Chair Geisler opened the public hearing at 6:52 p.m.

Jerry Teason, Shamrock Development, stated he was not part of the comprehensive plan updating process. He requested this issue be tabled to allow Shamrock Development to engage in further conversations with the City as to what land could be put into the Industrial district. He indicated a retail or commercial land use designation would better fit this site than office.

Acting Chair Geisler questioned if the public hearing should be continued or closed this evening. Community Development Director Nevinski indicated the Commission could forward a new recommendation to the Council, or the issue could be postponed for further action to a future meeting. He wanted to be assured that the item did proceed in a timely manner.

Acting Chair Geisler recommended the item be tabled for action at the November meeting. This would allow staff time to work with Shamrock on the district boundaries. She expressed concern about changing the office component for this land use designation.

Commissioner Murphy indicated she was comfortable with continuing the issue to a date certain and did not want to see it drag on any further.

Acting Chair Geisler noted the public hearing would remain open to the November meeting.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER STEVENS, TO POSTPONE ACTION ON PLANNING CASE 10-30, TO THE NOVEMBER 18, 2010 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

5. ZONE CHANGE

5A. PLANNING CASE 10-28 – CITY OF COON RAPIDS – ZONE CHANGE FROM OFFICE AND LOW DENSITY RESIDENTIAL 2 TO MODERATE DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL 2 – 3237 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the City is requesting approval of a zone change from Office and Low Density Residential 2 to Moderate Density Residential and Low Density Residential 2.

Acting Chair Geisler opened the public hearing at 7:03 p.m.

Elizabeth Kelly, 3307 115th Lane, questioned the density within Office and expressed concern with moderate density residential. She did not want to see townhomes or condos in an area that should have single family homes. Acting Chair Geisler reviewed the allowed uses and noted that single family residential homes were zoned for the majority of the lot. The parcel fronting Coon Rapids Boulevard would be rezoned to Moderate Density Residential. Community Development Director Nevinski stated the goal would be to create a development that matches the surrounding

neighborhood with a similar density with single family homes if the WCCO tower would be removed.

Michael Kelly, 3307 115th Lane, indicated the rezoning of this property would affect him as he lived near this parcel. He agreed with the rezoning to residential and wanted to see single family homes and not condos or apartments. Mr. Kelly feared an increased density would affect the traffic flow in this area and would change the culture of the neighborhood.

Commissioner Stevens asked for the size of the moderate density parcel. Planner Harlicker estimated the parcel to be 6 or 7 acres in size, which would support 42 townhome units.

Acting Chair Geisler closed the public hearing at 7:17 p.m.

Acting Chair Geisler felt the Comprehensive Plan recommendation for guiding this land back to single family residential did fit with the surrounding property, with moderate density near the boulevard.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 10-28, THE PROPOSED ZONE CHANGE FROM OFFICE AND LOW DENSITY RESIDENTIAL 2 TO MODERATE DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL 2 BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL 2 IS CONSISTENT WITH THE LAND USE DESIGNATION OF MODERATE DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATIONS AND LAND USES.
3. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL 2 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 November 3, 2010 City Council meeting.

6. ZONE CHANGE

- 6A. **PLANNING CASE 10-29 – CITY OF COON RAPIDS– ZONE CHANGE FROM INDUSTRIAL TO MODERATE DENSITY RESIDENTIAL – 10732 HANSON BOULEVARD – PUBLIC HEARING**

It was noted the City is requesting approval of a zone change from Industrial to Moderate Density Residential for the property at 10732 Hanson Boulevard. The site currently has an office building onsite.

Acting Chair Geisler opened the public hearing at 7:21 p.m.

Ryan Larson, 2031 108th Avenue NW, expressed concern about additional townhomes within his neighborhood and how this would invade on the neighbor's privacy and increase traffic. Acting Chair Geisler stated the current zoning was Industrial and was proposed to be changed to Moderate Density Residential.

Mr. Larson expressed concern that the back lot line was not correct. Community Development Director Nevinski encouraged Mr. Larson to speak with staff to review a current survey of the parcel to clarify this issue.

Mark Mayer, 2041 108th Avenue, questioned why the parcel was not zoned for a single family home. Acting Chair Geisler stated the decision was made to zone this lot Moderate Density Residential due to the close proximity of a busy intersection.

Acting Chair Geisler closed the public hearing at 7:31 p.m.

Commissioner Stevens questioned the size of this parcel. Planner Harlicker indicated the parcel was approximately 1.25 acres and could support four to seven townhome units.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-29, THE PROPOSED ZONE CHANGE FROM INDUSTRIAL TO MODERATE DENSITY RESIDENTIAL BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF MODERATE DENSITY RESIDENTIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATION AND LAND USES.
3. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL 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 November 3, 2010 City Council meeting.

8. CODE CHANGE

8A. PLANNING CASE 10-31 – CITY OF COON RAPIDS – ALLOW INDOOR RECREATION IN PORT WELLNESS – PUBLIC HEARING

It was noted City is proposing an Ordinance amendment to amend the Section 11-2803 to allow indoor recreation as a conditional use in Port Wellness.

Acting Chair Geisler opened and closed the public hearing at 7:35 p.m., as no one wished to address the Planning Commission.

Commissioner Murphy noted she was in favor of the amendment.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 10-31, THE PROPOSED ORDINANCE AMENDMENT TO AMEND THE SECTION 11-2803 TO ALLOW INDOOR RECREATION AS A CONDITION USE IN PORT WELLNESS. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the November 3, 2010 City Council meeting.

9. OTHER BUSINESS

Community Development Director Nevinski indicated training was available through the League of Minnesota Cities for both staff and the Commission. This training reduces the City's risk with legal actions and potential lawsuit deductibles. He explained the training can be done on the Commissioner's own time, online. Staff encouraged the Commissioners to contact him, if interested, and he would provide the necessary information.

10. TENTATIVE NOVEMBER AGENDA

Noted.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER SCHWARTZ, TO ADJOURN THE MEETING AT 7:38 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary