

COON RAPIDS PLANNING COMMISSION MEETING OF JUNE 16, 2011

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: Vice-Chair Jenny Geisler, Commissioners Margaret Murphy, Wayne Schwartz and Julia Stevens.

Members Absent: Chairman Naeve and Commissioner Chris Snell.

Staff Present: Planner Scott Harlicker.

1. PLEDGE OF ALLEGIANCE

2. ADOPTION OF THE AGENDA

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

3. APPROVAL OF THE APRIL 21, 2011 REGULAR MINUTES

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 21, 2011, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

4. SITE PLAN APPROVAL EXTENSION

4A. PLANNING CASE 10-07 – RKL LANDHOLDINGS – REQUESTING A ONE YEAR EXTENSION OF THEIR SITE PLAN APPROVAL FOR PORT EVERGREEN MIXED USE MULTI-FAMILY AND SENIOR HOUSING PROJECT – 94TH AVENUE AND SPRINGBROOK DRIVE

It was noted RKL Landholdings was granted site plan approval to construct a 204 unit apartment building and 181 unit senior housing facility. A site plan approval is valid for one year and was originally approved in July of 2010. The Planning Commission may extend site plan approval for a period of not more than 12 months. The extension is needed to allow RKL Landholdings additional time to procure financing. The proposal has not changed and remains in conformance with the Land Use Plan and the City Code standards.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-07, APPROVING AN EXTENSION TO THE SITE PLAN APPROVAL UNTIL JULY 6, 2012. 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 11-14 – HOLIDAY COMPANIES – SITE PLAN TO CONSTRUCT A 7,400 SQUARE FOOT CONVENIENCE STORE WITH A CAR WASH – 1855 GATEWAY DRIVE – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to construct a 7,400 square foot convenience store with an attached car wash and 20 gas pumps. Staff reviewed the site plan in detail with the Commission.

Commissioner Stevens questioned where the seating area was located on the site plan. Planner Harlicker reviewed the location explaining there would be seating for eight people.

Commissioner Murphy asked where the monument sign for the shopping center would be located. Planner Harlicker explained where the proposed monument sign would be located.

Vice Chair Geisler inquired if irrigation was planned for the landscaped areas. Planner Harlicker stated this was included on the final landscape plan. He suggested the Commission could make this a condition for approval.

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

Steven Lind, Lind Companies, reviewed the patio layout with the Commission in more detail. He stated a bike rack would be located on the outside wall of the building near the patio. Mr. Lind further explained the landscape plan with the Commission. It was noted the pavement would not be altered near the car wash area, but instead would be striped.

Commissioner Murphy questioned the screening material that would be used to surround the patio area. Mr. Lind noted it would be the same brick material that would be used on the convenience store building. He noted the wall would be screened with landscaping as well.

Vice Chair Geisler asked how high the wall surrounding the patio would be. Kathy Anderson, Architectural Consortium, explained the height of the wall would be six feet tall.

Vice Chair Geisler closed the public hearing at 6:54 p.m.

Commissioner Schwartz requested further information on the monument signs. Ms. Anderson stated the owner allows for two monument signs within the PUD. She pointed out the location for the Holiday Station monument sign and the location for the development monument sign.

Vice Chair Geisler questioned if the applicant had a materials board present this evening. Ms. Anderson noted this was presented during the PUD process and was not available this evening. She indicated she could bring these materials to the City. Mr. Lind stated the Holiday Station he was proposing would be the second largest in the State with upgraded restrooms and high quality building materials.

Vice Chair Geisler asked if the trees should remain clustered at the corner or spread out along street. Planner Harlicker indicated he would like to see several trees spread out beyond the sidewalk to provide shade.

Commissioner Schwartz was in favor of staff's recommendation.

Mr. Lind explained that while he used plants that were common to the Twin Cities area, not all were native. He had to be assured that the plants and shrubs could handle the high levels of salt that would travel through the convenience store parking lot. Planner Harlicker suggested the landscape plan use native species from the area where practical. He indicated the Commission could strike the condition.

Vice Chair Geisler questioned what the applicant was proposing for pedestrian lighting. Mr. Lind stated this was submitted under a separate permit. Planner Harlicker stated the overall Mission style was approved with the original PUD and project lighting would have to be consistent with the Mission style.

Vice Chair Geisler asked if the lights within the canopy would be visible from off site. Mr. Lind indicated the lights would be recessed LED lights. These lights would be much more energy efficient.

Vice Chair Geisler stated she was excited to see this development begin.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 11-14, A SITE PLAN FOR HOLIDAY COMPANIES AT 1855 GATEWAY DRIVE WITH THE FOLLOWING CONDITIONS:

1. A SIDEWALK MUST BE INSTALLED ALONG GATEWAY DRIVE AND ANOTHER ONE CONNECTING THE BUILDING WITH THE SIDEWALK ALONG HANSON BOULEVARD. THE CROSSWALK ACROSS THE CAR WASH DRIVE AISLE CAN BE DELINEATED BY STRIPING.
- ~~2. THE LANDSCAPE PLAN MUST USE SPECIES NATIVE TO THIS AREA.~~
3. THE TREES ALONG GATEWAY DRIVE MUST BE SPREAD OUT ALONG THE STREET, 30 FOOT INTERVALS WOULD WORK.
4. THE PROPOSED TREES ALONG HANSON BOULEVARD MUST BE SPREAD OUT ALONG THE STREET, INSTEAD OF CLUSTERED IN THE CORNER, SO THAT ONE TREE IS SOUTH OF THE SIDEWALK. SIX TREES ARE REQUIRED, FIVE ARE PROPOSED, AN ADDITIONAL TREE IS NEEDED
5. TO PROVIDE A BUFFER IN THE AREA BETWEEN THE PAVING AND HANSON BOULEVARD AND GATEWAY DRIVE, THE AREA MUST BE LANDSCAPED WITH A COMBINATION OF FENCING, WALLS, BERMS OR PLANTINGS.
6. AN ADDITIONAL EVERGREEN IS NEEDED ALONG THE NORTH SIDE OF THE BUILDING.
7. FOUNDATION PLANTINGS MUST BE INCLUDED ALONG THE BUILDING.
8. NATIVE STONE MUST BE INCORPORATED INTO THE EXTERIOR OF THE BUILDING, SIGNAGE AND OTHER HARDSCAPE FEATURES.

9. THE MECHANICAL EQUIPMENT MUST BE SCREENED AND COORDINATED WITH THE ARCHITECTURE OF THE BUILDING USING THE SAME MATERIALS AND CONSTRUCTION TYPE AS THE BUILDING.
10. THE RIGHT-IN ACCESS FROM HANSON BOULEVARD MUST BE SIGNED ONE-WAY DO NOT ENTER.
11. THE DUMPSTER ENCLOSURE MUST BE MOVED TO THE WEST SIDE OF THE BUILDING.
12. LIGHTING MUST BE MISSION STYLE AND CONSISTENT WITH THE LIGHTING APPROVED IN THE PUD. PEDESTRIAN SCALE LIGHTING IS REQUIRED ALONG THE SIDEWALKS
13. NO OUTDOOR STORAGE OR DISPLAY IS PERMITTED EXCEPT AS SHOWN ON THE APPROVED SITE PLAN.
14. THE CANOPY CANNOT BE ILLUMINATED AND THE UNDER CANOPY LIGHTING SOURCE MUST BE FULLY RECESSED AND NOT VISIBLE OFF SITE.
15. THE MONUMENT SIGNS, AS WELL AS THE WALL SIGNS WILL REQUIRE SEPARATE SIGN PERMITS AND WILL HAVE TO BE CONSISTENT WITH THE SIGNAGE DESIGN GUIDELINES. THE BRICK OR STONE MUST BE EXTENDED TO THE TOP OF THE SIGN.
16. THE BASE OF THE SIGN MUST BE LANDSCAPED WITH SHRUBS OR PERENNIALS.
17. ALL LANDSCAPED AREAS SHALL BE IRRIGATED AND NOTED ON LANDSCAPE PLAN.
18. A BIKE RACK MUST BE LOCATED ON SITE.
19. AN EXTERIOR MATERIAL BOARD MUST BE REVIEWED FOR CONSISTENCY WITH APPROVED PLANS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

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. CODE CHANGE

- 6A. PLANNING CASE 11-15 – CITY OF COON RAPIDS – CODE CHANGE TO SECTION 11-335 – CRITERIA FOR GRANTING A VARIANCE – PUBLIC HEARING

It was noted the 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.

Vice Chair Geisler opened the public hearing at 7:26 p.m. and continued it to the July 21, 2011 Planning Commission meeting.

7. ZONE CHANGE

- 7A. PLANNING CASE 10-22 – CITY OF COON RAPIDS – ORDINANCE TO CORRECT A CLERICAL ERROR REGARDING THE ZONE CHANGE FOR 3789 COON

RAPIDS BOULEVARD AND 11707 ROUND LAKE BOULEVARD – PUBLIC HEARING

It was noted City is requesting the approval of an Ordinance repealing Ordinances No. 2048, which approved a zone change from General Commercial to PORT and eliminated the PUD designation for two properties, 3789 Coon Rapids Boulevard and 11707 Round Lake Boulevard. The properties are located at the northeast corner of Coon Rapids Boulevard and Round Lake Boulevard. The proposed Ordinance will also reapprove the same zone change for 3789 Coon Rapids Boulevard.

Vice Chair Geisler opened and closed the public hearing at 7:28 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-22, THE PROPOSED ORDINANCE REPEALING ORDINANCE NO. 2048 AND APPROVING A ZONE CHANGE FROM GENERAL COMMERCIAL TO PORT AND TO ELIMINATE THE PUD DESIGNATION FOR 3789 COON RAPIDS BOULEVARD BASED ON THE FOLLOWING FINDINGS:

1. ORDINANCE NO. 2048 WAS RECORDED IN ERROR; THE WRONG LEGAL DESCRIPTION WAS INCLUDED.
2. THE PROPOSED REZONING IS CONSISTENT WITH THE LAND USE DESIGNATION OF COMMERCIAL MIXED USE AND RESIDENTIAL MIXED USE.
3. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATIONS AND LAND USES.
4. THE PROPOSED REZONING WOULD NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
5. THE PROPOSED REZONING IS CONSISTENT WITH THE CITY'S 2030 COMPREHENSIVE PLAN LAND USE POLICY OF EXPANDING THE PORT WELLNESS BOUNDARY TO INCLUDE PROPERTIES AT THE NORTHEAST CORNER OF COON RAPIDS BOULEVARD AND ROUND LAKE BOULEVARD.

THE MOTION PASSED UNANIMOUSLY.

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

8. OTHER BUSINESS
9. TENTATIVE JULY AGENDA

Noted.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO ADJOURN THE MEETING AT 7:30 P.M. THE MOTION PASSED UNANIMOUSLY.

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Recorded and Transcribed by,
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Planning Commission Recording Secretary

APPROVED