

COON RAPIDS CITY COUNCIL MEETING MINUTES OF JUNE 1, 2021

CALL TO ORDER

The first regular meeting of the Coon Rapids City Council for the month of June was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, June 1, 2021, in the Council Chambers.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Koch led the Council in the Pledge of Allegiance.

ROLL CALL

Members Present: Mayor Jerry Koch, Councilmembers Brad Greskowiak, Kari Rehrauer, Wade Demmer, Jennifer Geisler, Brad Johnson, and Pat Carlson

Members Absent: None

ADOPT AGENDA

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER DEMMER, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PROCLAMATIONS/PRESENTATIONS

None.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

1. MAY 18, 2021, COUNCIL MEETING

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER CARLSON, FOR APPROVAL OF THE MINUTES OF THE MAY 18, 2021, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

2. APPROVE TEMPORARY ON-SALE STRONG BEER AND WINE LIQUOR LICENSE FOR 4TH OF JULY COMMUNITY CELEBRATION FOR COON RAPIDS NORTH STAR LIONS
3. ADOPT RESOLUTION 21-60 ACCEPTING COMMUNITY STRENGTH

FOUNDATION DONATION IN THE AMOUNT OF \$8,750 AND ANNOUNCE 2021
SUMMER CONCERT SERIES SCHEDULE

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER
DEMME, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED.

Councilmember Geisler asked about the liquor license. She asked if consuming was restricted to the beer garden area. City Clerk Lenzmeier said she believed so. Mayor Koch thought a person could walk around once they had purchased a beverage. Ms. Lenzmeier said staff would find out and update the Council.

THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

None.

BID OPENINGS AND CONTRACT AWARDS

None.

OLD BUSINESS

None.

NEW BUSINESS

4. CONSIDER RESOLUTION 21-62 AMENDING THE WATER FUND

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER
REHRAUER, TO ADOPT RESOLUTION NO. 21-62 AMENDING THE 2021 WATER FUND.

Councilmember Demmer noted that \$550.000 should be changed to \$550,000 on the draft resolution. He also said this was a withdrawal from the water fund, there was no increase to go along with it. Public Works Director Himmer said that was accurate.

THE MOTION PASSED UNANIMOUSLY.

5. PC 21-12: CONSIDER PRELIMINARY AND FINAL PLAT – NOBERG CORNER,
10203 LINNET STREET – NOBERG HOMES

The Staff report was shared with Council.

Mayor Koch asked if it was because there was a grading plan that there were housing pads. He said he did not recall seeing those before. Planner Harlicker said some developments do show them and some do not.

Councilmember Demmer asked why the park dedication fees were not \$8,000 instead of \$10,000. Mr. Harlicker said the home on the 5th lot had been constructed before there were park dedication fees. Councilmember Demmer asked if they were happy with the layout. He assumed the 5th lot was larger and the 4th lot smaller because of access off the cul-de-sac. Mr. Harlicker said they could make the 4th lot larger, but access would get very narrow.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, IN PLANNING CASE 21-12 TO APPROVE THE PRELIMINARY PLAT AND ADOPT RESOLUTION NO. 21-61 GRANTING FINAL PLAT APPROVAL FOR NOBERG CORNER WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS BE ADDRESSED.
2. PARK DEDICATION IN THE AMOUNT OF \$10,000 (\$2,000 PER LOT FOR 5 LOTS) BE PAID PRIOR TO RELEASING THE PLAT FOR RECORDING.
3. THE APPLICANT VERIFY PROOF OF OWNERSHIP OF OUTLOT A, WOODALE ESTATES, PRIOR TO RELEASING THE PLAT FOR RECORDING.

THE MOTION PASSED UNANIMOUSLY.

6. PC 21-16: CONSIDER INTRODUCTION OF ORDINANCE CHANGING ZONING
OFFICE/LOW DENSITY RESIDENTIAL 2 TO MODERATE DENSITY
RESIDENTIAL, 1575 COON RAPIDS BOULEVARD

The Staff report was shared with Council.

Mayor Koch noted the unauthorized parking lot and asked if there was adequate on-site parking. Planner Harlicker said there was enough parking on site.

Councilmember Demmer was surprised this area was going away from commercial/office district given the housing development going in near there. Mr. Harlicker said at this time they were proposing an assisted living facility. If that project did not come to fruition, it would open the site up to townhouse development. Councilmember Demmer thought assisted living made sense.

Councilmember Greskowiak asked how many units per acre were allowed in moderate density

residential. Mr. Harlicker said moderate density residential was generally used for townhouses at up to seven units per acre. This site was 1.81 acres.

Councilmember Carlson asked about the assisted living. Mr. Harlicker said that is what was being proposed. Assisted living was a conditional use in moderate density residential. They were proposed 24 studio apartments.

Councilmember Greskowiak asked about the 24 units verses the 14 allowed. Mr. Harlicker said part of the application asked for use flexibility to allow 24 units.

Councilmember Geisler thought the Council should take any potential development off the table and only consider whether the zoning change made sense for the property. She thought moderate density residential made sense.

Councilmember Johnson noted the applicant's narrative proposing assisted living was part of the packet; however, the Council could talk about use flexibility down the road. He supported the change in zoning because it was currently split zoning. He also thought assisted living did make sense.

Mayor Koch introduced the proposed Ordinance approving the proposed zone change to Moderate Density Residential in Planning Case 21-16 based on the following:

1. The proposed rezoning to Moderate Density Residential is consistent with the proposed land use designation of Moderate Density Residential.
2. The proposed rezoning is compatible with the adjacent land uses and zoning.
3. The proposed rezoning corrects a mistake that resulted in a split zoning of the property.
4. The proposed zone change would not have an adverse impact on the area.
5. The proposed rezoning is consistent with development principles in the 2010 Coon Rapids Boulevard Framework Plan and the Comprehensive Plan's redevelopment guidelines for the area between the PORTs.

OPEN MIC/PUBLIC COMMENT

Mayor Koch reviewed the rules of order for the Open Mic/Public Comment portion of the meeting.

REPORTS ON PREVIOUS OPEN MIC

None.

OTHER BUSINESS

Mayor Koch said the Summer Concert Series kicked off on June 3rd.

City Manager Stemwedel noted the Fix-It Clinic on Saturday, June 5th at Coon Rapids Dam Regional Park and the Neighborhood Meeting on Tuesday, June 8th at Lions Coon Creek Park.

ADJOURN

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER CARLSON, TO ADJOURN THE MEETING AT 7:30 P.M. THE MOTION PASSED UNANIMOUSLY.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk