

COON RAPIDS PLANNING COMMISSION MEETING OF DECEMBER 15, 2011

The regular agenda 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, Wayne Schwartz, and Julia Stevens.

Members Absent: Commissioner Margaret Murphy.

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

1. PLEDGE OF ALLEGIANCE

2. ADOPTION OF THE AGENDA

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

3. APPROVAL OF THE NOVEMBER 17, 2011 REGULAR MINUTES

Commissioner Geisler requested a correction on Page 4, paragraph 2, adding “could” be combined to the sentence.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF NOVEMBER 17, 2011, AS CORRECTED. THE MOTION PASSED UNANIMOUSLY.

4. CONDITIONAL USE PERMIT

4A. PLANNING CASE 11-32 – STEVE CULLEY – CONDITIONAL USE PERMIT FOR A COMMERCIAL PRINTING AND EMBROIDERY SHOP WITH RETAIL SALE OF APPAREL – 295 NORTHDALÉ BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting a conditional use permit to operate a business that includes commercial screen printing, embroidery and retail sale of apparel. The applicant will be converting an existing commercial building. Staff reviewed the site plan in detail noting the proposed use met the city’s parking requirements.

Planner Harlicker added two conditions for approval requesting the commission require the applicant to place a landscape hedge along Northdale Boulevard and require the applicant to have a dumpster enclosure on site

Commissioner Schwartz asked where the dumpster enclosure would be located on site. Planner Harlicker reviewed the location of the dumpster enclosure with the Commission.

Steve Culley, the applicant, thanked the Commission for reviewing the conditional use permit this evening. He indicated there would be 10 full time employees working out of this location.

Commissioner Geisler requested further information on the printing business. Mr. Culley stated the primary business was sports and business apparel with both printed and embroidered logos.

Chairman Naeve opened and closed the public hearing at 6:36 p.m., as no one wished to address the Planning Commission.

Chairman Naeve asked if a condition should be added stating the apartment cannot be used as a residence. Planner Harlicker felt this would be appropriate.

Commissioner Geisler indicated the conditional use permit requires that the business not produce dangerous or detrimental noises, pollution, etc. She requested further information on the operations of the business and if the neighboring properties would be affected. Mr. Culley stated outside of the building, a passer-by would not hear or smell anything. However, inside the building, a "print shop" smell would be apparent. He explained that all safety measures were taken in dealing with the ink and cleaning chemicals for the screens.

Chairman Naeve asked if the shared access with the City water plant had easements in place. Planner Harlicker noted he spoke with the Engineering Department and a shared access agreement was in place and would be transferred to the new property owner. Chairman Naeve asked if the agreement could be added as condition. Mr. Harlicker stated this agreement transfer could be added as a condition for approval.

Commissioner Lattimore asked if the exterior of the building would be refurbished. Mr. Culley stated his intention would be to paint the building white with black trim. He noted the dumpster enclosure would match the buildings color scheme.

Commissioner Schwartz questioned if the accessory building would be painted as well. Mr. Culley noted the accessory building would be painted to match the main building.

Commissioner Schwartz inquired if additional employees would be added to the site in the near future. Mr. Culley indicated the move was not a business expansion but rather a relocation. He hoped to hire a retail manager in the future to work with selling apparel onsite.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 11-32, THE PROPOSED CONDITIONAL USE PERMIT BASED ON THE FINDING THAT IT MEETS THE STANDARDS OF CITY CODE SECTION 11-316, WITH THE FOLLOWING CONDITIONS:

1. ALL APPLICABLE BUILDING AND FIRE CODES MUST BE MET.
2. THE CITY COUNCIL APPROVAL OF THE PROPOSED LAND USE AMENDMENT AND ZONE CHANGE FROM OFFICE TO COMMUNITY COMMERCIAL.
3. THE APPLICANT SHALL PLACE A LANDSCAPE HEDGE ALONG NORTHDALÉ BOULEVARD.

4. THE APPLICANT SHALL HAVE A DUMPSTER ENCLOSURE ON SITE WITH PLANS SUBMITTED TO CITY STAFF.
5. THE APARTMENT CANNOT BE USED AS A RESIDENCE.
6. DOCUMENTATION IS INCLUDED IN THE FILE THAT VERIFIES THE ACCESS AGREEMENT BETWEEN THE CITY AND PROPERTY OWNER AT 295 NORTHDALÉ BOULEVARD.

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. OTHER BUSINESS

Community Development Director Nevinski reviewed his Planning Letter and how commuter train ridership and bus transportation may be changing in the community.

Commissioner Lattimore questioned what green initiatives the City was investigating or using at this time. Community Development Director Nevinski stated the Sustainability Commission was reviewing options available for the City. He noted no formal policies were in place at this time as further cost/benefit analysis needed to take place.

Chairman Naevé asked if the parking concerns at the Ice Arena had been addressed by the City. Community Development Director Nevinski explained that the site plan parking numbers assumed overflow parking at the Big Lots site. He indicated there would be three large events at the Ice Arena this season which would require additional parking. He stated the Council would be discussing this issue further at the December 20th City Council meeting.

6. TENTATIVE JANUARY AGENDA

Noted.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO ADJOURN THE MEETING AT 6:52 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary