



Work Session

PLANNING COMMISSION AGENDA

Thursday, July 19, 2012

Following the regular meeting

Coon Rapids City Center

Conference Room 1

Call to Order

Adopt Agenda

New Business

1. PC 12-10 Accessory Garages/Storage buildings in LDR District
2. Discussion of acting chair process
3. Discussion on Industrial Zoning District proposed uses.

Adjourn



Planning Commission Work Session

1.

Meeting Date: 07/19/2012

Subject: PC 12-10 Accessory Garages/Storage buildings in LDR District

From: Scott Harlicker, Planner

INTRODUCTION

At the May 17th meeting the Commission discussed a proposed ordinance that would eliminate the restriction of only one detached garage/storage building in the LDR1 and LDR2 zoning districts. The Commission open and closed the public hearing, discussed the proposed change and postponed action on it.

ACTIONS

N/A

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

Attached are the revised changes to the code based on the May 17th discussion, the minutes from the May 17th meeting and the staff report from that meeting. The proposed changes will be further revised following this discussion and brought forward to the Commission at the next regular meeting.

RECOMMENDATION

N/A

Attachments

Proposed Changes

May 17 minutes

May 17 staff report

11-605 LDR1

(5) Garage/Storage and Other Accessory Structures.

(a) Each dwelling is permitted ~~one detached garage/storage structure of up to 1200 square feet of attached or detached garage/storage space in floor area less the floor area of any garage/storage space attached to the principal structure. The total floor area of garage/storage space, detached and attached to the principal structure, shall not exceed 1200 square feet.~~ Notwithstanding the preceding, the maximum floor area of garage/storage space attached to the principal structure may be increased up to 1600 square feet in lieu of any detached garage/storage structure and any free standing accessory structures otherwise permitted under paragraph (b) of this Section, if the total floor area of any attached garage/storage space does not exceed 80 percent of the finished floor area of the principal structure. At least 484 square feet in floor area of garage/storage structure per dwelling shall be accessible to vehicle storage and shall have a minimum width of 22 feet and a minimum depth of 22 feet. The minimum width of a detached garage/storage structure may be reduced to 12 feet provided the total floor area of the detached garage/structure and an attached garage/storage structure equals or exceeds 528 square feet and the attached garage/storage structure has a minimum width of 12 feet and a minimum depth of 22 feet. ~~Detached garage/storage structures in excess of 900 square feet in floor area shall meet the same setback requirements as the principal structure. The architectural style, color, and facing material of a garage/storage structure shall be compatible with the principal structure.~~[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605][Revised 2/15/00, Ordinance 1687][Revised 6/4/02, Ordinance 1764][Revised 6/3/03, Ordinance 1804]

(b) Detached garage/storage structures in excess of 900 square feet in floor area shall meet the same setback requirements as the principal structure.

(c) The architectural style, color, and facing material of a garage/storage structure shall be compatible with the principal structure.

(d) In addition to structures provided for in Section 11-605(5)(a) above, each dwelling is permitted other freestanding accessory structures such as an outdoor living room, fish house, gazebo, greenhouse, or playhouse. No accessory structure permitted under this subsection, whether of singular or multiple use, shall exceed 200 square feet in floor area. No accessory structure permitted under this subsection shall have a door exceeding six feet in width. The total floor area of all such accessory structures permitted under this subsection shall not exceed 400 square feet.[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605][Revised 2/15/00, Ordinance 1687]

(e) The number of detached garage/storage structures and other accessory structures shall not exceed three per dwelling.[Revised 2/4/97, Ordinance 1597]

(f) No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure.[Revised 2/4/97, Ordinance 1597]

(g) An accessory structure larger than 120 square feet of floor area so located such that any one of its walls is within six feet of a wall of any other structure shall be attached to and made structurally part of the other structure.[Revised 2/4/97,

Ordinance 1597] [Revised 12/2/97, Ordinance 1624][Revised 2/15/00, Ordinance 1687][Revised 9/2/03, Ordinance 1815]

(h) An accessory structure 120 square feet in floor area or larger shall have a permanent concrete slab under the entire structure.[Revised 2/4/97, Ordinance 1597] [Revised 6/3/97, Ordinance 1605][Revised 12/2/97, Ordinance 1624]

(i) For the purpose of this section, floor area shall mean the gross horizontal area of the main floor of a structure plus the horizontal area of any other floor level having a minimum vertical clearance or ceiling height of five feet.[Revised 6/3/97, Ordinance 1605]

(j) Accessory structures other than garage/storage structures shall not be used for the storage of motor vehicles or major recreational equipment.[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605]

(k) The lot coverage restriction of Section 11-605(8) shall apply to all structures permitted by this Section 11-605(5).[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605]

Section 11-705 LDR2

(5) Garage/Storage Structures and Accessory Structures.

(a) Each single family dwelling or ~~two family dwelling unit~~ twin home lot is permitted ~~one detached garage/storage structure of up to 1200 square feet of attached or detached garage/storage space in floor area less the floor area of any garage/storage space attached to the principal structure. The total floor area of garage/storage space, detached and attached to the principal structure, shall not exceed 1200 square feet.~~ At least 484 square feet in floor area of garage/storage structure per single family dwelling shall be accessible to vehicle storage and shall have a minimum width of 22 feet and a minimum depth of 22 feet. The minimum width of a detached garage/storage structure may be reduced to 12 feet provided the total floor area of the detached garage/structure and an attached garage/storage structure equals or exceeds 528 square feet and the attached garage/storage structure has a minimum width of 12 feet and a minimum depth of 22 feet. At least 264 square feet in floor area of garage/storage structure per two family dwelling unit shall be accessible to vehicle storage and shall have a minimum width of 12 feet and a minimum depth of 22 feet. ~~Detached garage/storage structures in excess of 900 square feet in floor area shall meet the same setback requirements as the principal structure. The architectural style, color, and facing material of a garage/storage structure shall be compatible with the principal structure.~~ [Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605][Revised 2/15/00, Ordinance 1687]

[Revised 6/3/03, Ordinance 1804]

(b) Detached garage/storage structures in excess of 900 square feet in floor area shall meet the same setback requirements as the principal structure.

(c) The architectural style, color, and facing material of a garage/storage structure shall be compatible with the principal structure.

(d) In addition to structures provided for in Section 11-705(5)(a) above, each dwelling or dwelling unit is permitted other freestanding accessory structures such

as an outdoor living room, fish house, gazebo, greenhouse, or playhouse. No accessory structure permitted under this subsection, whether of singular or multiple use, shall exceed 200 square feet in floor area. No accessory structure permitted under this subsection shall have a door exceeding six feet in width. The total floor area of all such accessory structures permitted under this subsection shall not exceed 400 square feet.[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605][Revised 2/15/00, Ordinance 1687]

(e) The number of detached garage/storage structures and other accessory structures shall not exceed three per dwelling. [Revised 2/4/97, Ordinance 1597]

(f) No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure.[Revised 2/4/97, Ordinance 1597]

(g) An accessory structure larger than 120 square feet of floor area so located such that any one of its walls is within six feet of a wall of any other structure shall be attached to and made structurally part of the other structure.[Revised 2/4/97, Ordinance 1597][Revised 12/2/97, Ordinance 1624][Revised 9/2/03, Ordinance 1815]

(h) An accessory structure 120 square feet in floor area or larger shall have a permanent concrete slab under the entire structure.[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605][Revised 12/2/97, Ordinance 1624]

(i) For the purpose of this section, floor area shall mean the gross horizontal area of the main floor of a structure plus the horizontal area of any other floor level having a minimum vertical clearance or ceiling height of five feet.[Revised 6/3/97, Ordinance 1605]

(j) Accessory structures other than garage/storage structures shall not be used for the storage of motor vehicles or major recreational equipment.[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605]

(k) The lot coverage restriction of Section 11-705(8) shall apply to all structures permitted by this Section 11-705(5).[Revised 2/4/97, Ordinance 1597][Revised 6/3/97, Ordinance 1605]

3. PLANNING CASE 12-10 – ACCESSORY GARAGES/STORAGE BUILDINGS
IN LDR1 AND LDR2 ZONING DISTRICTS – PUBLIC HEARING

It was noted the City is proposing an ordinance amendment to eliminate the restriction of only one detached garage/storage building per dwelling unit in the LDR1 and LDR2 zoning districts.

Chairman Naeve questioned why this issue was before the Planning Commission for consideration. Planner Harlicker indicated residents have requested a detached accessory structure/storage space in addition to a detached garage, and this would not be allowed under current City Code.

Chairman Naeve opened and closed the public hearing at 7:34 p.m., as no one wished to address the Planning Commission.

Chairman Naeve asked how many structures were allowed on a site. Planner Harlicker indicated a total of three structures were allowed.

Commissioner Geisler suggested the word “unit” be removed from the first sentence of Section 11-705 (5)(a). She was not in favor of having 1,200 square feet of accessory structure space in the rear yard of each duplex or townhome unit in the City.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEPHENSON, TO AMEND SECTION 11-705(5)(a) TO STRIKE THE WORD “UNIT” FROM THE FIRST SENTENCE.

Community Development Director Nevinski understood the requested language change but was unsure if the removal of this one word would assist with administering this issue. He recommended Staff review this further and provide comment to the Commission at a future meeting.

Commissioner Geisler stated the code language was confusing and her amendment would assist in clarifying the differences between the two family unit dwelling and a two family dwelling.

Commissioner Stephenson suggested the language be approved this evening addressing the detached garage issue and direct Staff to report back to the Commission at the June meeting.

Chairman Naeve recommended this issue be brought to the Commission at a future work shop meeting prior to approval. She was concerned with the lot coverage with the new code amendment. Planner Harlicker indicated the lot coverage would remain at 30% as staff was not proposing this to change. He commented the 1,200 square feet would only be allowed if the 30% lot coverage standard were met.

Chairman Naeve questioned how these accessory structures would be accessed in rear yards. Community Development Director Nevinski stated a fourth car could be parked an accessory structure, along with boats or trailers.

COMMISSIONER GEISLER WITHDREW HER MOTION REQUESTING STAFF CLARIFY THE LANGUAGE WITHIN THE ORDINANCE AMENDMENT REGARDING TWO-FAMILY UNITS.

Commissioner Geisler suggested the architectural material/setback information be placed within its own Subsection within the Ordinance. Community Development Director Nevinski agreed with this recommendation stating this area of the Code could be reformatted.

Commissioner Stephenson inquired if the request should be approved this evening with the understanding certain sections would be reviewed at a future meeting. Community Development Director Nevinski recommended that action on the Ordinance amendment be postponed to a future meeting to allow Staff time to review the language based on the Commission's comments.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER GEISLER, TO TABLE ACTION ON THIS ITEM TO THE JUNE 21, 2012 MEETING DIRECTING STAFF TO CLARIFY THE LANGUAGE WITHIN THE ORDINANCE REGARDING TWO-FAMILY UNITS. THE MOTION PASSED UNANIMOUSLY.



Planning Commission Regular

3.

Meeting Date: 05/17/2012

Subject: PC 12-10 Accessory Garages/Storage Buildings in LDR1 and LDR2 zoning districts

From: Scott Harlicker, Planner

INTRODUCTION

The city is proposing an ordinance amendment to eliminate the restriction of only one detached garage/storage building per dwelling unit in the LDR1 and LDR2 zoning districts.

ACTIONS

Conduct a public hearing

Recommendation by Planning Commission

Introduction by City Council on: June 5th

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

The proposed code change would allow more than one detached garage/storage building. The current code limits the number of detached garage/storage buildings to one. This language was part of an amendment that was approved in 1997. The amendment also set the limit of a maximum of three detached accessory structures and increased the maximum allowed detached garage/storage building to 1,200 sf.

Under the current code, a property owner with an attached garage can construct a detached garage/storage building to store a motor vehicle or major recreation equipment. However, a property owner with a detached garage does not have this option. This change will allow property owners with a detached garage to construct a second detached garage for storing other motor vehicles, recreational vehicles, snowmobiles and boats. The code prohibits parking these types of vehicles in accessory structures other than garage/storage buildings.

A search of the property data base found 3,006 single family homes with a detached garage. That is about 20% of the total single family homes. Most of the homes are located on smaller lots, around 11,000 square feet in size, and are located in the older areas of the city such as the Northdale Additions, Thompson Heights Additions and Woodcrest subdivision. The proposed change would only impact the homes with detached garages. It will not change the maximum amount (1,200 sf) of garage/storage space allowed. The total number of detached accessory structures currently allowed is three, that will not change.

RECOMMENDATION

In Planning Case 12-10, staff recommends that the Planning Commission recommend approval of the proposed ordinance amendment to amend Sections 11-605(5) and 11-705(5) to allow more than one detached garage/storage structure.

Attachments

Map of Affected Properties

Proposed code change LDR2

Proposed code change LDR1



Planning Commission Work Session

2.

Meeting Date: 07/19/2012

Subject: Discussion of acting chair process

From: Scott Harlicker, Planner

INTRODUCTION

Since several Commissioners have had an chance to be Acting Chair, this would be an opportunity to debrief and provide future acting chairs insight into what they can expect.

ACTIONS

N/A

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

Below are listed some general points that might be worth discussing

- What did you do to prepare for the meeting.
- Pre-meeting discussion with staff - is it beneficial?
- Conducting and Controlling the meeting
 - Leading the meeting/discussion
 - Highlighting pertinent issues
 - Roberts Rules
 - Technical aspects of case review - different procedures for different cases

RECOMMENDATION

N/A
