



PLANNING COMMISSION AGENDA

Thursday, March 21, 2013

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

5. Approval of Minutes February 21, 2103

Old Business

1. PC 12-29 JH Architects, Site Plan Dayton Freight Lines
2. PC 13-1, Home Occupation Beauty Salon, Abukhudeer, 1149 97th Lane

New Business

Other Business

3. Selection of Representatives for Port Riverwalk Steering Committee
4. Current Development
Current Development

Adjourn



Planning Commission Regular

Meeting Date: 03/21/2013

SUBJECT: Approval of Minutes February 21, 2103

Attachments

February 21 Draft Minutes

February 21 Draft Workshop Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF FEBRUARY 21, 2013

CALL TO ORDER

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

Members Present: Chair Jenny Geisler, Commissioners Cedric Lattimore, Jonathan Lipinski, Donna Naeve, Wayne Schwartz, and Julia Stevens.

Members Absent: Commissioner Zachary Stephenson.

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Geisler led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER LATTIMORE, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE JANUARY 17, 2013 REGULAR MINUTES

Commissioner Naeve requested a correction on Page 2, noting Community Development Director Nevinski tallied the votes. She also asked that on Page 4, the trailer parking be referred to as tractor parking.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JANUARY 17, 2013, AS CORRECTED. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

1. PLANNING CASE 12-29 - JH ARCHITECTS – SITE PLAN – DAYTON FREIGHT LINES
-

Staff requested the Commission postpone this item to the March 21st Planning Commission meeting with the public hearing continued to the March meeting.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO CONTINUE THE PUBLIC HEARING AND POSTPONE ACTION ON THIS ITEM TO THE MARCH 21, 2013 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. PLANNING CASE 13-1 - HOME OCCUPATION BEAUTY SALON –
ABUKHUDEER – 1149 97TH LANE – PUBLIC HEARING

Staff requested the Commission postpone this item to the March 21st Planning Commission meeting as some elements within the public hearing notice were not met.

Chair Geisler opened the public hearing at 6:33 p.m and continued it to the March meeting.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER LATTIMORE, TO CONTINUE THE PUBLIC HEARING AND POSTPONE ACTION ON THIS ITEM TO THE MARCH 21, 2013 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

2. PLANNING CASE 9-20 – RECODIFICATION AND REORGANIZATION OF TITLE
11 (ZONING CODE) – PUBLIC HEARING

It was noted Staff is presenting the draft recodification of Title 11. The recodification process included reorganizing and renumbering the chapters, as well as making more significant changes to the language, allowed uses and standards within each chapter where needed. Staff reviewed the proposed language changes in detail with the Commission.

Planner Harlicker discussed the site plan trigger changes. He stated home occupations would now receive a license, which would allow for a renewable approval process. He explained the annexation section has been removed from the code. It was noted the front yard setbacks in the LDR zoning district would be changed. In addition, there were minor changes to lot area requirements in the Office and Commercial Districts.

Planner Harlicker reviewed the proposed changes to Chapter 800 regarding the Industrial District. The minor revisions to the General District Standards were discussed. Staff provided comment on the proposed changes to the subdivision regulations. He requested the Commission open the public hearing and direct Staff on how to proceed.

Chair Geisler opened and closed the public hearing at 6:48 p.m., as no one wished to address the Planning Commission.

Chair Geisler thanked staff for providing a summary of the proposed changes. She commented the proposed language changes would make the Code more user friendly.

Commissioner Stevens was pleased that all of the zoning definitions were being updated and centrally located in Chapter 200.

Commissioner Naeve asked if the appeals process language was altered in any way. Community Development Director Nevinski indicated this language has not been changed and the process would remain the same.

Chair Geisler appreciated the minor revision to the front yard setback in the residential district as this would allow for homeowners to make improvements to the front of their homes without the need of a variance. In the end, this would enhance the housing stock for the City.

Commissioner Naeve requested further information on the dumpster requirements for multi-family zoning districts. Community Development Director Nevinski explained this zoning district was now going to be required to have a built in dumpster enclosure and would have one year to be in compliance per City Code. He commented the Planning Commission could set a date for all properties to be brought into compliance. The Commission supported this suggestion and recommended all enclosures for multi-family buildings be in place by June 1, 2014.

Commissioner Schwartz asked if barbed wire-topped fences would continue to be allowed in the City. He indicated at the time, these were allowed in industrial areas. He was in favor of allowing security fences in industrial locations in the City of Coon Rapids.

Commissioner Naeve was not in favor of allowing barbed wire fencing in any new industrial developments.

Chair Geisler commented security fences were not allowed in residential districts. She supported security fencing in the industrial zoning district; however, the proposed code amendment would prohibit barbed wire from being used at the top of security fences.

Commissioner Lattimore suggested this issue be revisited due to the amount of redevelopment in the City of Coon Rapids. He also recommended a height requirement be set.

Community Development Director Nevinski stated the Commission could allow barbed wire to be used in industrial districts, but not along street frontage. He indicated staff could add language to this effect and remove the prohibition verbiage.

Chair Geisler inquired if this issue should be further researched and amended at a future date.

Commissioner Naeve was hesitant to make a change without further information. She explained there was very little industrial land available to develop in the City. She questioned how a motion for approval should be considered. City Attorney Johnson recommended a motion to approve the entire document be made with a friendly amendment to the sections where necessary.

Chair Geisler thanked the Commission and staff for working so diligently to revise and amend Title 11. She was pleased with the final document.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER NAEVE, TO APPROVE PLANNING CASE 9-20, THE PROPOSED ORDINANCE AMENDMENT TO RECODIFY TITLE 11 (ZONING CODE), AMENDING SECTION 1206.2(8) SETTING A DUMPSTER COMPLIANCE DATE OF JUNE 1, 2014.

FRIENDLY AMENDMENT:

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER LATTIMORE, TO AMEND THE CHAPTER 1200 REGARDING THE FENCE ORDINANCE, TO ALLOW BARBED WIRE TOPPED FENCES IN INDUSTRIAL AREAS, PROVIDED THE CHAIN LINKED FENCE WAS A MINIMUM OF SIX FEET IN HEIGHT.

Commissioner Naeve did not support the amendment moving forward at this time. She indicated she would need additional information from staff as to the industrial land that was available and the amount of street frontage that would be affected by the proposed code amendment.

Commissioner Lipinski asked the amendment could be slightly amended. City Attorney Johnson stated Robert's Rules of Order would allow an amendment.

AMENDED FRIENDLY AMENDMENT:

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER LATTIMORE, TO AMEND THE CHAPTER 1200 REGARDING THE FENCE ORDINANCE, TO ALLOW BARBED WIRE TOPPED FENCES IN INDUSTRIAL AREAS, PROVIDED THE CHAIN LINKED FENCE WAS A MINIMUM OF SIX FEET IN HEIGHT, SPECIFICALLY NOT ALLOWING BARBED WIRE ALONG STREET FRONTAGE.

Commissioner Naeve stated the impact on the industrial community was still uncertain and she would not support the friendly amendment until additional information was available from staff on this issue.

Chair Geisler explained she was not a fan of barbed wire fence, but felt it was reasonable to allow this in the industrial zoning district. She did not oppose reconsidering the matter in the future.

AMENDED FRIENDLY AMENDMENT VOTE - THE MOTION PASSED UNANIMOUSLY.

Commissioner Lattimore asked if the friendly amendment should state the barbed wire was allowed for security purposes.

Commissioner Naeve did not feel this was necessary. The Commission agreed.

FRIENDLY AMENDMENT VOTE - THE MOTION FAILED (LIPINSKI, NAEVE AND CHAIR GEISLER OPPOSED).

ORIGINAL MOTION - THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the March 19, 2013 City Council meeting.

OTHER BUSINESS

3. 2012 PLANNING COMMISSION ANNUAL REPORT

Community Development Director Nevinski reviewed the 2012 Planning Commission annual report.

Chair Geisler thanked staff for putting together the annual report for the Commission.

4. CURRENT DEVELOPMENT

Planner Harlicker stated Mercy Hospital has broken ground and was currently under construction, along with the new eye clinic along Coon Rapids Boulevard. The Autumn Glen Senior Housing development was on hold at this time.

Community Development Director Nevinski indicated a golf practice facility would be constructed and operational by June of this year at Bunker Hills.

ADJOURN

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:25 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

**COON RAPIDS PLANNING COMMISSION WORKSHOP MEETING OF
February 21, 2013**

The workshop meeting of the Coon Rapids Planning Commission was called to order by Chair Geisler at 5:45 p.m.

Members Present: Chairman Jenny Geisler, Commissioners Donna Naeve, Cedric Lattimore, Wayne Schwartz, Jonathan Lipinski and Julia Stevens.

Members Absent: Zachary Stephenson

Staff Present: Community Development Director Marc Nevinski Assistant City Attorney Doug Johnson and Planner Scott Harlicker.

City Staff met with the Commission to review the proposed draft of the recodification of Title 11. The Commission reviewed each of the chapters. They discussed possible changes to triggers for site plan review, reduced front yard setbacks, dumpster enclosures for apartment buildings and barbwire fencing.

The Commission recommended setting June 1, 2014 as the date for requiring a dumpster enclosure. No other changes were made.

Chair Geisler adjourned the meeting at 6.25 PM.

Respectfully submitted
Scott Harlicker
Planner



Planning Commission Regular

1.

Meeting Date: 03/21/2013

Subject: PC 12-29 JH Architects, Site Plan Dayton Freight Lines

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval for a 87,000 square foot freight terminal and 9,300 square foot maintenance building. The property is located at Evergreen Boulevard and 87th Lane.

ACTIONS

Continue the public hearing from the February 21, 2013 meeting
 Decision by Planning Commission
 Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: December 7, 2012

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 day approval period to April 6, 2013.

LOCATION

The property is located on the east side of Evergreen Boulevard at 87th Lane.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Undeveloped	Industrial and Community Commercial	Industrial and Community Commercial
North	YMCA, daycare and retail	Institutional, Industrial and Community Commercial	Industrial and Community Commercial
South	Undeveloped, stormwater ponds	Utility and Community Commercial	Industrial and Community Commercial
East	Restaurant, retail and office	Community Commercial	Community Commercial
West	Evergreen Boulevard and industrial	Industrial	Industrial

DISCUSSION

Project Description

The applicant is requesting site plan approval for a freight terminal and associated fleet maintenance facility. Freight terminals are a permitted use in the Industrial district requiring site plan approval. The terminal consists of 149 freight doors and 14,000 square foot office. The maintenance facility is 9,300 square feet and includes maintenance bays, office space and outdoor fueling station. The site is 23 acres and a portion of the site was recently rezoned from Community Commercial to Industrial. About one acre of the site fronting on Springbrook Drive remained Community Commercial; this area will be utilized for stormwater ponding.

The applicant is requesting site plan approval for the entire development. However, the project will be constructed in two phases. The first phase will be the 56 doors and the office space in the terminal building and half of the maintenance building. The second phase will be 93 freight doors in the terminal, the remainder of the maintenance building and additional parking.

Dimensional Requirements: <u>Industrial</u>	Proposed															
Site Area – N/A	23 acres															
Lot Coverage - 50% Covered by building	building coverage is 12%															
Parking – one space per employee on largest shift + one space per company vehicle	214 automobile spaces, 126 tractor spaces and 182 trailer spaces															
<table border="0"> <thead> <tr> <th>Setbacks</th> <th>Required</th> <th>Minimum Provided</th> </tr> </thead> <tbody> <tr> <td>Bldg from street ROW</td> <td>35' min</td> <td>280 feet</td> </tr> <tr> <td>Bldg from other property line</td> <td>25' min</td> <td>60 feet</td> </tr> <tr> <td>Parking from street ROW</td> <td>20' min</td> <td>20 feet</td> </tr> <tr> <td>Parking from property lines</td> <td>5' min</td> <td>10 feet</td> </tr> </tbody> </table>	Setbacks	Required	Minimum Provided	Bldg from street ROW	35' min	280 feet	Bldg from other property line	25' min	60 feet	Parking from street ROW	20' min	20 feet	Parking from property lines	5' min	10 feet	
Setbacks	Required	Minimum Provided														
Bldg from street ROW	35' min	280 feet														
Bldg from other property line	25' min	60 feet														
Parking from street ROW	20' min	20 feet														
Parking from property lines	5' min	10 feet														
Building Height - 70 feet Maximum	29 feet															
Landscaped Area - minimum 15% of site	15%															

January 17th and February 21st Planning Commission Meetings

At the January 17 meeting, the Commission reviewed the proposed project, opened the public hearing and continued it. The item was postponed to the February 21st meeting. At the meeting on January 17th the Commission expressed concerns regarding screening and traffic. At the February 21st meeting the public hearing was continued to the March 21st meeting because the traffic study had not been completed and the applicant was working on changes to the site plan.

Site Plan Criteria

Required Finding - Chapter 11-325 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	Potential issues - The surrounding land uses include a day care, the YMCA a restaurant, a grocery store and a fitness center/chiropractic office. Potential issues regarding compatibility are discussed below.
(2) Preserve existing natural features whenever possible	N/A- There are no natural features to preserve.

(3) Achieve a safe and efficient circulation system	OK – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation. Traffic will access the site from Evergreen Boulevard which is the collector street for Evergreen Industrial Park. No access is proposed from Springbrook Drive.
(4) Not place excessive traffic loads on local streets	OK – A traffic study has been conducted to assess potential project generated traffic impacts. Issues identified by the the study are discussed in the City Engineer's memo.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	N/A – There are no plans for sidewalks or service drives on this section of Evergreen Boulevard.
(6) Conform to the City’s Goals and Policies	OK
(7) Achieve a maximum of safety, convenience, and amenities	OK – A crosswalk connects the terminal building entrance with the automobile parking lot. Lighting is provided for the parking lot and driveway. The lights will have shields and cut offs so that the light is directed away from adjacent properties. The lighting plan complies with city ordinance.
(8) Show sufficient landscaping	NO – Street frontage landscaping meet code. However, the open space landscaping plan is short on overstory trees and shrubs. See landscaping discussion and table.
(9) Not create detrimental disturbances to surrounding properties	Potential Issues – See discussion discussion below regarding compatibility with surrounding land uses
(10) Meet Title 11	OK
(11) Show efforts to conserve energy whenever practical	OK

Compatibility with Surrounding Land Uses

Day Care and YMCA

Potential compatibility issues include include noise, odors from diesel exhaust and the visual impacts. The site abuts a daycare center and the outdoor play areas. Semi trailer parking abuts this use. Exhaust odors from the diesel engines and noise from the semis could also impact the daycare. The outdoor playground for the YMCA is less than 130 feet from the facility and could be subject to the same impacts. Limitations on when trucks idle, additional screening and berming are options that may reduce potential impacts, but may be difficult to enforce long term.

Aldi Grocery, Outback Steakhouse and Chiropractic office/Fitness center

These abutting uses are also subject to the same noise, odor and exhaust, and visual impacts as the daycare and YMCA. However, since most of the activity at these locations occurs inside the building, the main impacts are likely to be visual.

Development Guidelines

Required Findings - 11-1600 Industrial District Requirements	Staff Comment

Building Character – Complimentary relationship to surrounding land uses.	OK – The project is complimentary to nearby industrial buildings.
Building Massing - variation, staggering, columns, short/uneven facades	OK - The office component of the terminal provides variation to the front facade of the 1,000 foot long building. The office extends 60 feet out from the rest of the terminal building. Other than the office there are no breaks in the facade. The office of the maintenance building also provides the required variation.
Building Facades - articulation, awnings, window treatments, entries facing the street	OK - The office provides the required articulation. The office exterior includes changes in materials and the use of special window treatments to differentiate it from the bulk of the building.
Roof Shapes – variety through use of pitched, gable, or hip roofs or detailed parapets and cornices	OK- The roof covering the terminal area of the building is sloped standing seam metal and the roof over the office is flat. The design of the maintenance building is similar to the freight terminal. The roof is proposed to be unpainted. It should be painted a color that is compatible with the exterior of the building.
Focal Element - elevation, towers, emphasis, canopies, entrance, etc.	OK - The main entrance is identified by the change in materials, split face block versus concrete panels, and the use of spandrel glass. There is no focal element to the maintenance building.
Building Materials - high quality, allowed types, accents.	NO - The buildings includes a mix of split face and painted concrete panels. Spandrel glazing is used as an accent material on the main entrance for the terminal. The use of painted panels is not allowed. The panels, and block, must be integrally colored. Colors are a mix of dark and light grey. The color scheme is the same for both the terminal and the maintenance building.
Landscaping Compliance – Standards, irrigation, parking lot islands, ground cover, screening.	See landscaping discussion.

Street Frontage Landscaping

The landscape plan has sufficient overstory trees and exceeds the required number of shrubs along Evergreen Boulevard and Springbrook Drive. The trees include a mix of Locusts, Hackberrys, Maples and Lindens. The shrub beds are a mix of Dogwoods, Arborvitae, Spirea and Junipers. They provide the required three foot high hedge. The number of shrubs exceed the requirement, 358 shrubs are required and 576 are proposed.

Parking Lot Landscaping

There is a 15 foot wide median between the automobile parking area and the freight yard. The median is landscaped with a combination of crab apple trees and shrub beds that are similar to those along the street frontage. The

landscape ordinance requires two overstory trees on the parking lot islands. Since the proposed islands are not full sized, each island has two ornamental trees. The landscaping exceeds the required 3% landscaped area.

Park Dedication

Park dedication in the amount of \$4,000 per acre (23.1 x \$4,000 = \$92,400) must be paid prior to the issuance of a building permit.

Project Changes

Changes have been made to the site plan that improve screening, the phasing has been changed, and the size of the maintenance facility has been reduced and its location moved. A traffic study has been completed and its findings incorporated into the recommendation. An analysis of the changes is included in the following discussion:

Building Size and Location

The size of the freight terminal has been expanded from 143 door to 149 freight doors; the office component has not been changed. The size of the maintenance building has been reduce to 9,300 square feet . It includes service bays and a small office/employee area. The indoor washing area has been removed. A covered outdoor filling station is located outside on the the south side of the building. The location of the maintenance building has been shifted to the southwest, away from the grocery store and Springbrook Drive. The location of the freight terminal has not been changed.

Phasing

The phasing of construction has been modified. The first phase will include the south 56 doors and the office of the freight terminal, the south half of the maintenance facility, the paving around the two buildings and the south automobile parking lot. The installation of the landscaping will also be phased; details are included in the landscaping discussion.

Landscaping

Landscaping Table

Location	Standard	Requirement	Proposed
Street Frontage			
Over-story	1/40' of frontage	34	34
Shrubs	1/5' of frontage	358	576
Open Areas			
Over-story	1/3000 sf of open area	35	24
Evergreen	1/3000 sf of open area	35	197
Ornamental	1/1500 sf of open area	70	139
Shrubs	1/100 sf of open area	1035	512
Parking Lot			

Landscaped Islands	3 % of parking lot	1,008 s.f.	1,350 s.f.
Landscaping/screening between parking and street	3' high Hedge/fence/wall/berm		Hedge consisting of arborvitae and dogwood

Open Space Landscaping

The landscaping plan has been revised to include additional berming and landscaping along the adjacent uses to the north. The berm along the north property line, adjacent to the YMCA has been widened and the height increased to six feet. The other berms remain at three feet. The landscaping plan has been amended to include shrubs and ornamental trees in the median between the automobile parking and the freight yard. The southeast property line has been planted with a mix of pussy willows and oak trees. The berm adjacent to the YMCA has been planted with three rows of evergreens. The entrance into the facility has been planted with ornamental trees.

The landscape plan exceed the requirements for ornamental trees (139 proposed and 70 required) and evergreen trees (197 are proposed and 35 are required), but is short on overstory trees (24 proposed and 35 required) and shrubs (416 proposed and 1035 required). Staff is recommending that the additional evergreen and ornamental trees be counted toward meeting the open space requirements for overstory trees and shrubs.

Grading, Drainage and Utilities

Grading, drainage and utilities are addressed in the City Engineer's memo.

Traffic

The results and findings of the traffic study are included in the City Engineer's memo.

RECOMMENDATION

Staff recommends approval of the proposed site plan with the following conditions:

1. Park dedication in the amount of \$92,400.00 must be paid prior to the issuance of a building permit.
2. Compliance with Title 11 of the City Code.
3. No access is permitted to Outlot F or Springbrook Drive.
4. All exterior building materials must be integrally colored.
5. The use of smooth faced block as an exterior building material or dumpster enclosure is prohibited.
6. Concrete curb and gutter must be installed around the perimeter of all paving, landscaped islands, medians and peninsulas.
7. The use of barbed wire is prohibited.
8. All comments of the City Engineer and Fire Department must be addressed to their satisfaction.
9. The generator and transformer located at the main entrance must be moved to the rear of the terminal building.
10. The second phase of the project must be completed within five years from the date of approval of the first phase. If the second phase is not completed within five years from the date of approval of the first phase, a new site plan application is required and must be in compliance with the code in effect at the time of application.
11. The findings and improvements contained in the traffic study must be implemented.
12. The metal roofs must be painted a color compatible with the color of the building.
13. The landscaping on the north property line, adjacent to the YMCA, must be shifted to the south so that they are not within the utility easement.
14. The that the additional evergreen and ornamental trees be counted toward meeting the open space

requirements for overstory trees and shrubs.

15. The applicant must enter into a site security agreement and development agreement with the city.
16. The perimeter fencing must be placed inside of the landscaping.
17. Pedestrian crosswalk be included that connects the north auto parking area with the proposed pedestrian walkway from the south auto parking lot.
18. The north wall of the freight terminal must be finished to match the rest of the building.
19. The north wall of the maintenance facility must be finished to match the rest of the building.
20. All trailers must be licensed and operable.

Attachments

Location Map

City Engineer's Memo

Site Plan

Landscape Plan

Grading Plan

Overall Terminal Elevation

Terminal Front Elevation

Terminal South and Front Elevation

Terminal North and Front Elevations

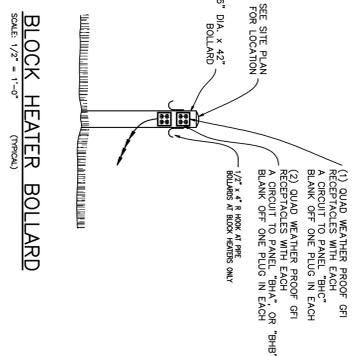
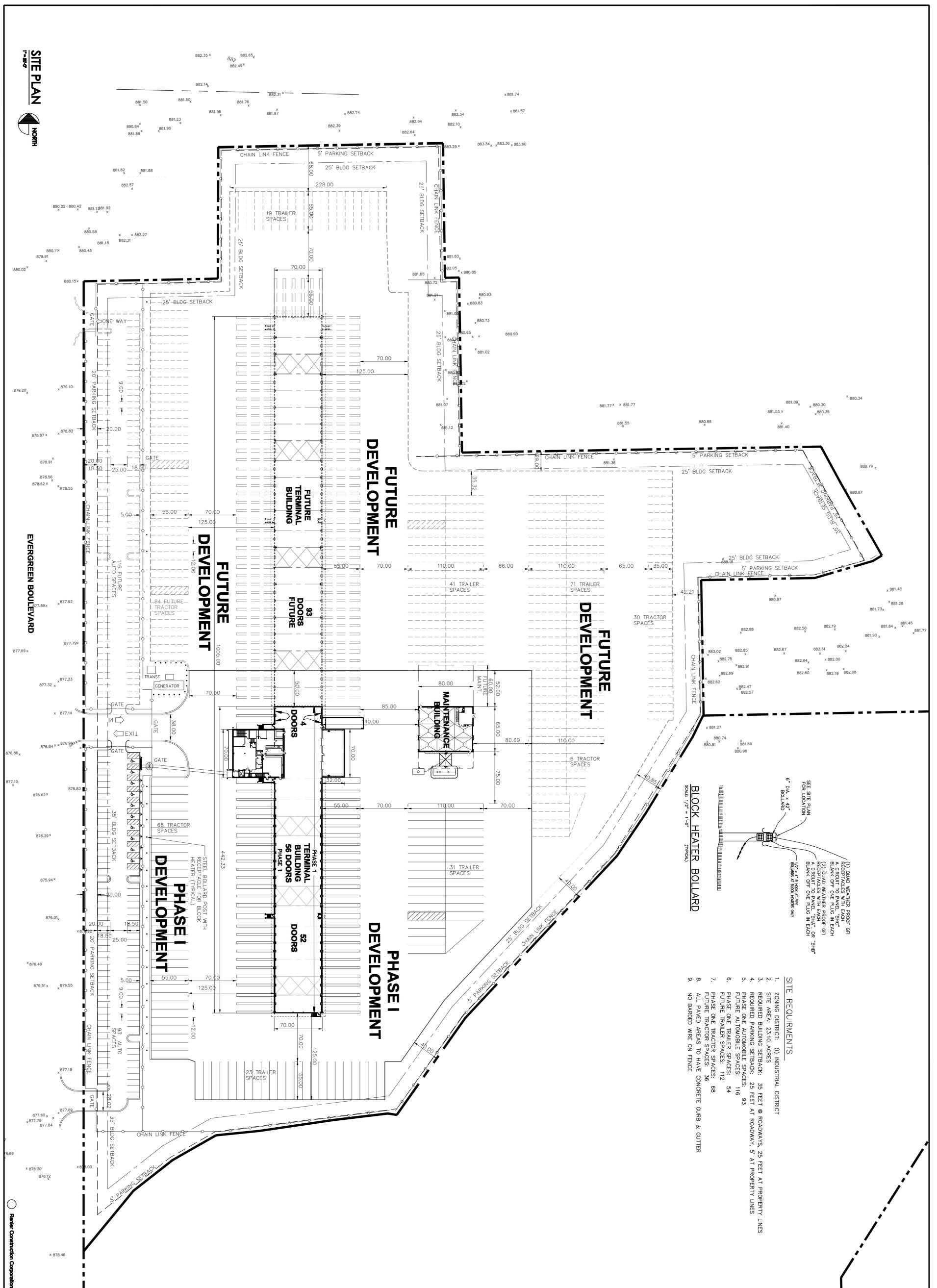
Elevations Maintenance Bldg



TO: Scott Harlicker, City Planner
FROM: Bob Moberg, City Engineer
SUBJECT: Revised Site Plan Review – Dayton Freight
DATE: March 14, 2013

My comments on the proposed site plan, which has been revised since my review of 1/10/13, are as follows:

1. A traffic study for the proposed trucking operation has been completed. According to the study, the proposed development does not trigger a need for any additional road improvements.
2. The applicant shall furnish evidence, using truck turning templates, that the median openings in Evergreen Boulevard at the site entrances are wide enough to accommodate truck turning movements. If the openings are too narrow, modifications to the median islands and related storm sewer structures will be required.
3. Commercial concrete driveway aprons are required at all entrances to the site from Evergreen Boulevard.
4. Drainage calculations must be submitted for onsite drainage improvements to demonstrate compliance with City and Coon Creek Watershed District requirements for storm water rate and volume control and for phosphorus and sediment removal.
5. Coordinate with Coon Creek Watershed District to determine the pipe size required for the proposed conversion and realignment of old Ditch No. 17.
6. Consider adding a gate valve at the northerly water main connection.
7. Permits for grading activity are required by the City, Coon Creek Watershed and MPCA.
8. Permits are required from MDH for water main and from MPCA and MCES for sanitary sewer.
9. Per a previous agreement with the property owner, Tract B, which contains the existing storm water ponds and wetland south of the proposed development, was to be deeded to the City. City records indicate the deed transfer has not occurred.
10. A 20-ft wide drainage and utility easement (centered on the pipe) is needed over the pipe proposed to replace old Ditch No. 17.



- SITE REQUIREMENTS**
1. ZONING DISTRICT: (I) INDUSTRIAL DISTRICT
 2. SITE AREA: 23.10 ACRES
 3. REQUIRED BUILDING SETBACK: 35 FEET @ ROADWAYS, 25 FEET AT PROPERTY LINES
 4. REQUIRED PARKING SETBACK: 25 FEET AT ROADWAY, 5' AT PROPERTY LINES
 5. PHASE ONE AUTOMOBILE SPACES: 93
 6. FUTURE AUTOMOBILE SPACES: 116
 7. PHASE ONE TRAILER SPACES: 54
 8. FUTURE TRAILER SPACES: 112
 9. PHASE ONE TRACTOR SPACES: 36
 10. FUTURE TRACTOR SPACES: 68
 11. ALL PAVED AREAS TO HAVE CONCRETE CURB & GUTTER
 12. NO BARBED WIRE ON FENCE

SHEET NO.
SP1

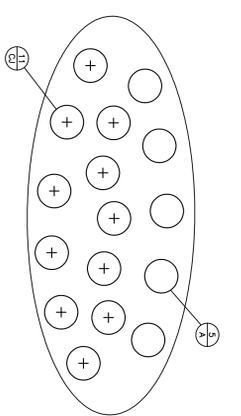
Renier Construction
2164 Citygate Drive, Columbus, Ohio 43219
(614) 866-4580 Fax: (614) 866-0115
WWW.Renier.com

DATE
December 7, 2012

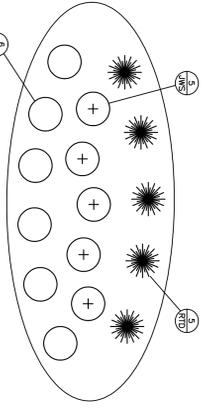
REVISIONS
12-19-12
1-28-13

JH ARCHITECTS, INC.
5120-B NIKE DRIVE
HILLIARD, OHIO 43026
PH. (614) 527-7590 FAX (614) 527-7592

DAYTON FREIGHT Dayton Freight Lines, Inc.
Evergreen Boulevard
Coon Rapids, Minnesota

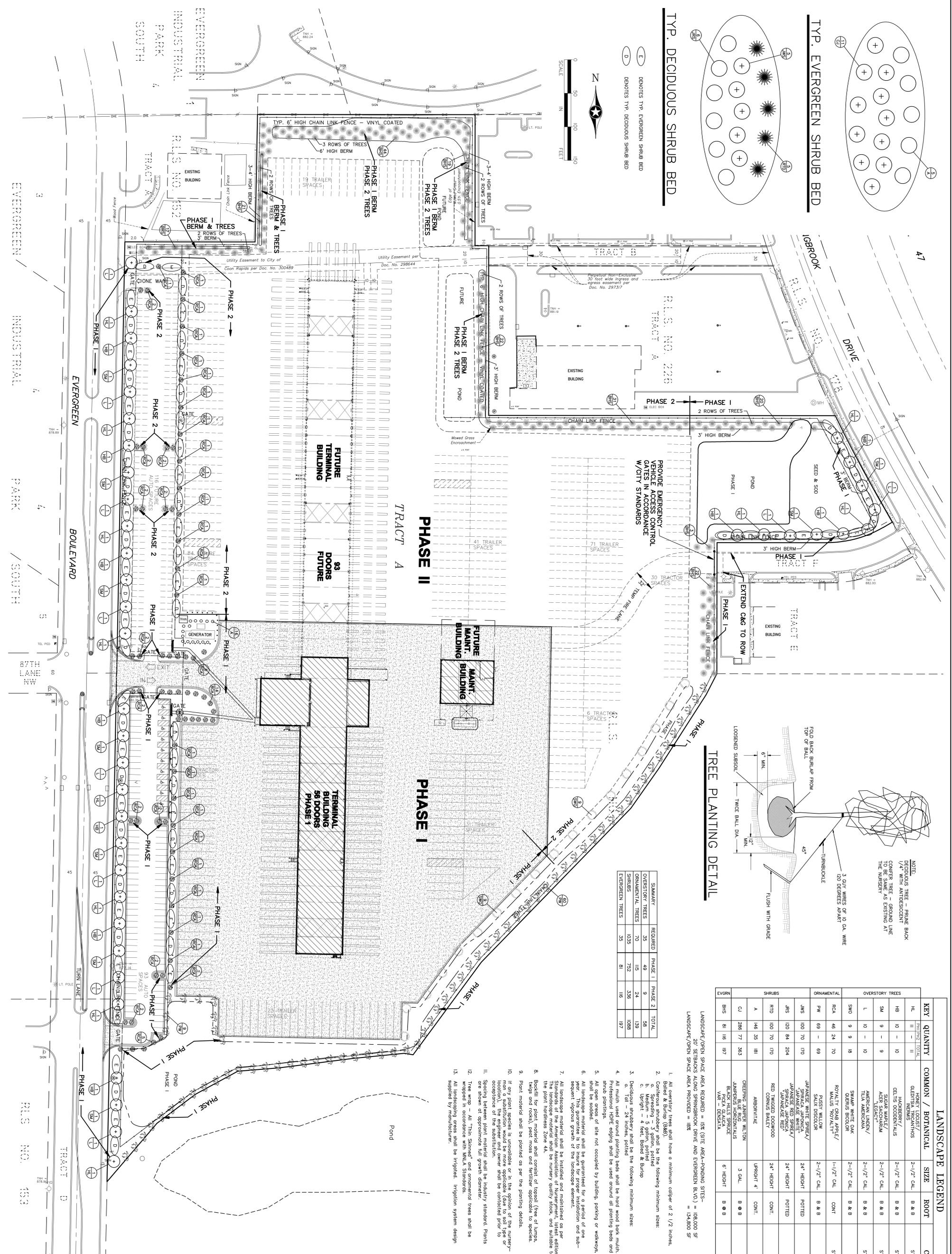
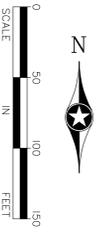


TYP. EVERGREEN SHRUB BED

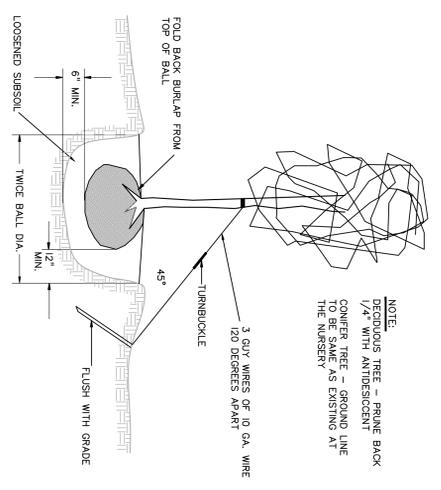


TYP. DECIDUOUS SHRUB BED

- (E) DENOTES TYP. EVERGREEN SHRUB BED
- (D) DENOTES TYP. DECIDUOUS SHRUB BED



TREE PLANTING DETAIL



NOTE:
DECIDUOUS TREE - PRUNE BACK 1/4\"/>

SUMMARY	REQUIRED	PHASE 1	PHASE 2	TOTAL
OVERSTORY TREES	35	49	9	58
ORNAMENTAL TREES	70	115	24	139
SHRUBS	1035	752	336	1088
EVERGREEN TREES	35	81	116	197

KEY	QUANTITY	COMMON / BOTANICAL		SIZE	ROOT	COMMENTS
		PHASE 1	PHASE 2			
HL	11	11	0	2-1/2\"/>		

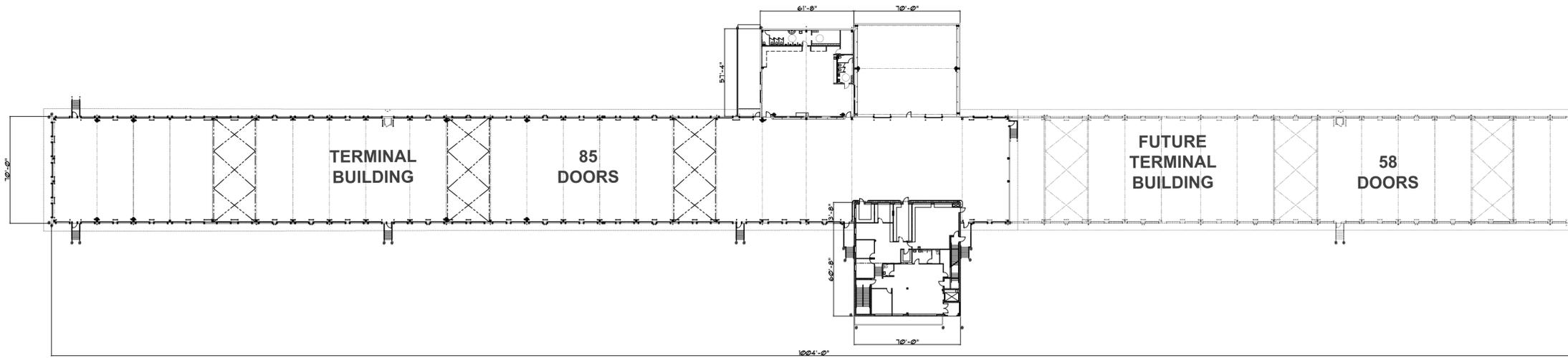
1. All overstory trees shall have a minimum caliper of 2 1/2 inches. Balled & Burred (B&B).
2. Coniferous shrubbery shall be the following minimum sizes:
 - a. Spreading - 3 gallon, potted
 - b. Upright - 4 feet, Balled & Burred
3. Deciduous shrubbery shall be the following minimum sizes:
 - a. Ball 24 inches, potted
 - b. All other sizes, Balled & Burred
4. All mulch used around planting beds shall be hard wood bark mulch. Professional HOPE edging shall be used around all planting beds and shrub plantings.
5. All open areas of site not occupied by building, parking or walkways, shall be sodded.
6. All landscape material shall be guaranteed for a period of one year. This guarantee is to insure proper installation and subsequent vigorous growth of the landscape elements.
7. All landscape material shall be installed and maintained as per the landscape material specifications of the landscape contractor. The landscape material shall be nursery quality stock, and suitable to the plant hardiness zone 4a.
8. Backfill for plant material shall consist of topsoil (free of lumps, twigs and rocks), peat moss and fertilizer applicable to species.
9. Plant material shall be planted as per the planting details.
10. If any plant species is unavailable or in the opinion of the nursery/landscape contractor is not suitable for the site, the engineer or architect shall be notified in writing and the engineer and owner shall be contacted prior to acceptance of the substitution.
11. Spacing between plant material shall be industry standard. Plants are shown at approximate full growth diameter.
12. Tree wrap - All "thin skinned" and ornamental trees shall be wrapped in accordance with MLLA Standards.
13. All landscaping areas shall be irrigated. Irrigation system design supplied by manufacturer.

DAYTON FREIGHT
COON RAPIDS, MN
PREPARED FOR:
JH ARCHITECTS
FINAL LANDSCAPE PLAN

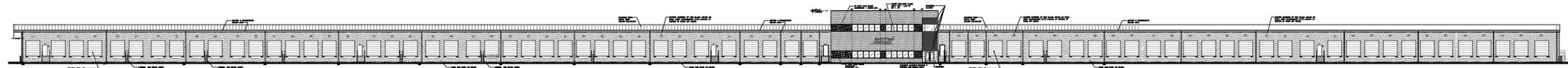
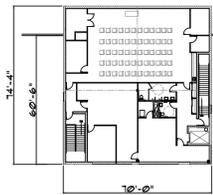
Oliver Surveying & Engineering, Inc.
Land Surveying • Civil Engineering • Land Planning
580 Dodge Ave. Elk River, Minnesota 55330
(763) 441-2072 - fac. (763) 441-5665
www.oliver-se.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: *Ross D. Abel*
Ross D. Abel, PE
Date: 12/07/2012 Lic. No. 16733

REV. NO.	DATE	DESCRIPTION
1	12/07/2012	DATE
2	1/04/2013	ADDED BLUE SPRUCE/BERM
3	1/16/2013	ADDED PUSSY WILLOW/WHITE OAK
4	2/07/2013	REV. BUILDING/PARKING LAYOUT, GRADES, ETC.



OVERALL TERMINAL BUILDING FLOOR PLAN
1" = 40'-0"



EAST ELEVATION
1" = 40'-0"

Dayton Freight Lines, Inc.
Evergreen Boulevard
Coon Rapids, Minnesota



J.H. ARCHITECTS, INC.
1700 W. 12TH ST. SUITE 200
MILWAUKEE, WISCONSIN 53233
PH: (414) 527-7590 FAX: (414) 527-7592

DATE: December 7, 2012

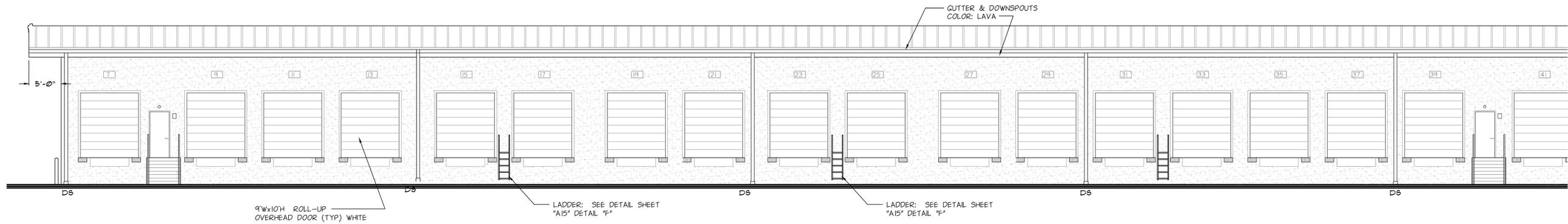
REVISIONS	
△	_____
△	_____
△	_____

Renier Construction
2164 Citygate Drive, Columbus, Ohio 43219
(614) 866-4580 Fax: (614) 866-0115
WWW.RENIER.COM



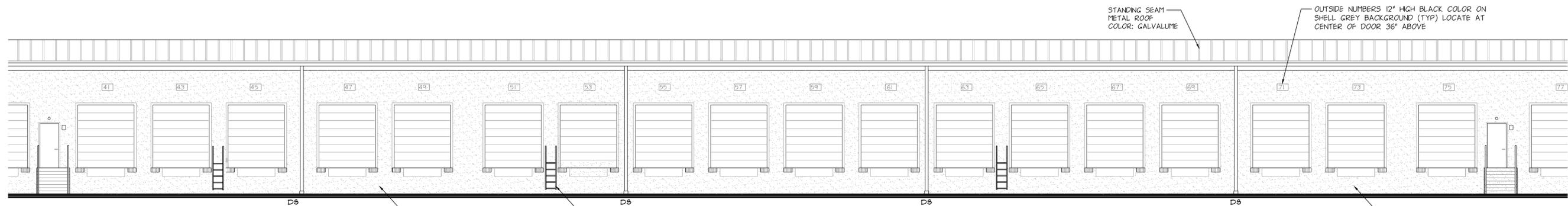
PROJECT NO. 12017

SHEET NO. A1



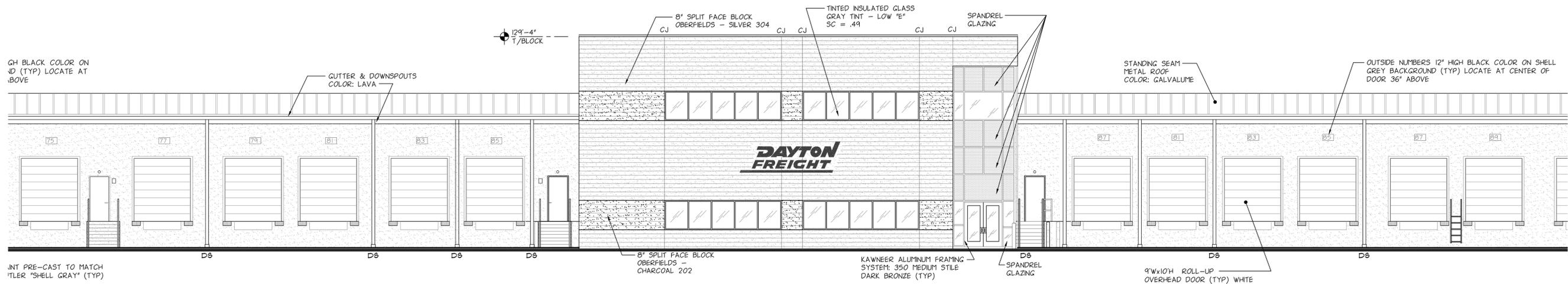
PARTIAL WEST ELEVATION

1/8" = 1'-0"



PARTIAL WEST ELEVATION

1/8" = 1'-0"



PARTIAL WEST ELEVATION

1/8" = 1'-0"

Dayton Freight Lines, Inc.
Evergreen Boulevard
Coon Rapids, Minnesota



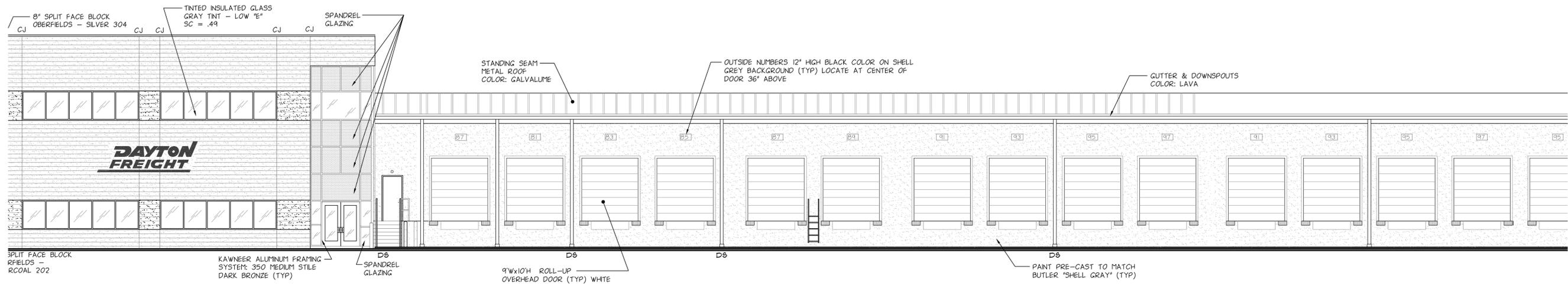
J.H. ARCHITECTS, INC.
1114200 0100 0100 0100
P.O. BOX 527-7590
COLUMBUS, OHIO 43219
TEL: (614) 527-7590 FAX: (614) 527-7592

DATE	December 7, 2012
REVISIONS	
△	
△	
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Renier Construction
2164 Citygate Drive, Columbus, Ohio 43219
(614) 866-4580 Fax: (614) 866-0115
WWW.RENIER.COM

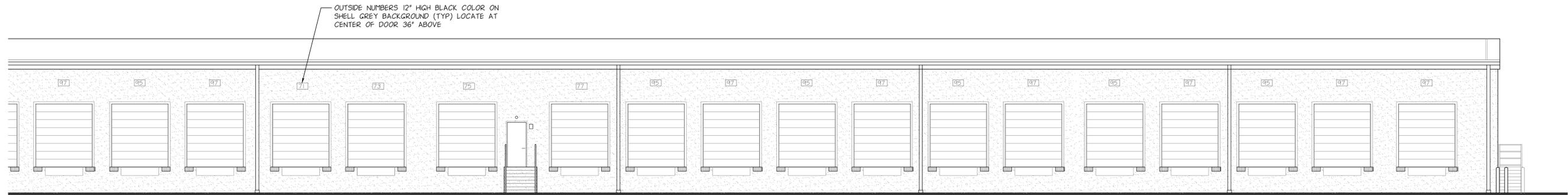
PROJECT NO. 12017

SHEET NO. **A3**



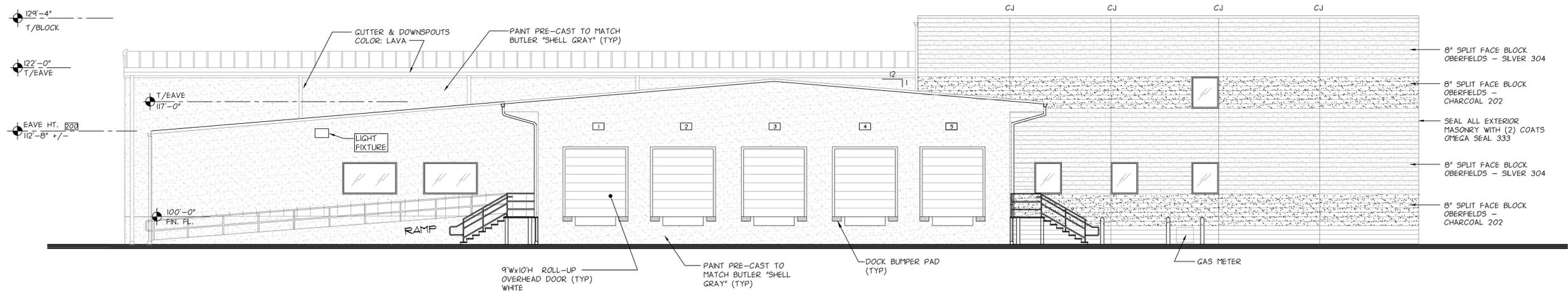
PARTIAL WEST ELEVATION

1/8" = 1'-0"



PARTIAL WEST ELEVATION

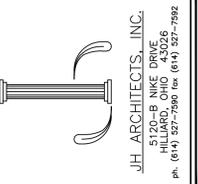
1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

Dayton Freight Lines, Inc.
Evergreen Boulevard
Coon Rapids, Minnesota



DATE: December 7, 2012

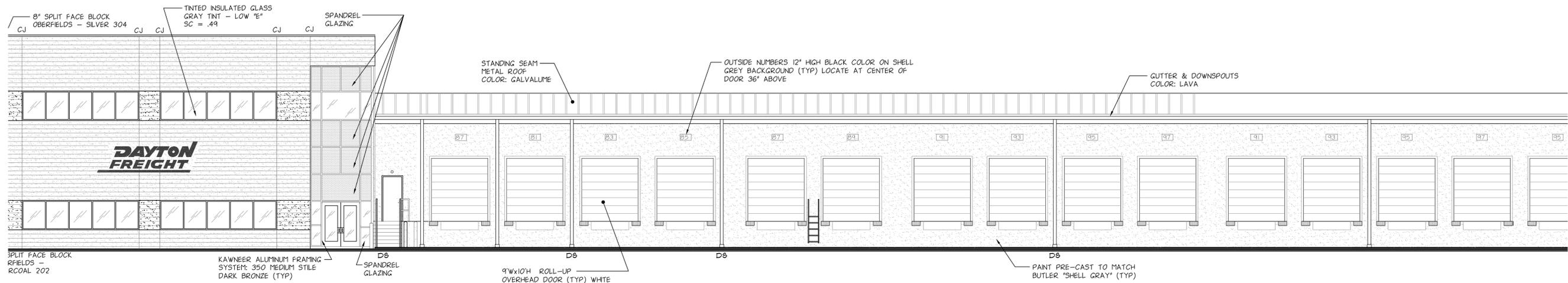
REVISIONS
△ _____
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△ _____

Renier Construction
2164 Citygate Drive, Columbus, Ohio 43219
(614) 866-4580 Fax: (614) 866-0115
www.renier.com



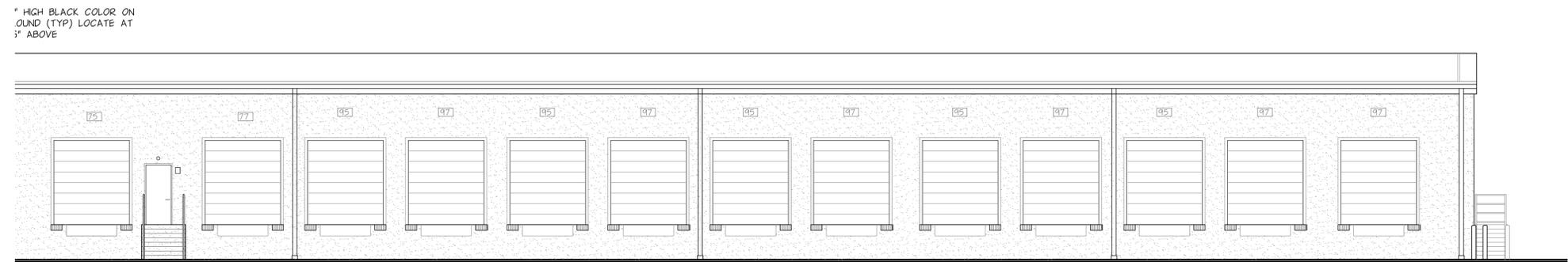
PROJECT NO. 12017

SHEET NO. **A4**



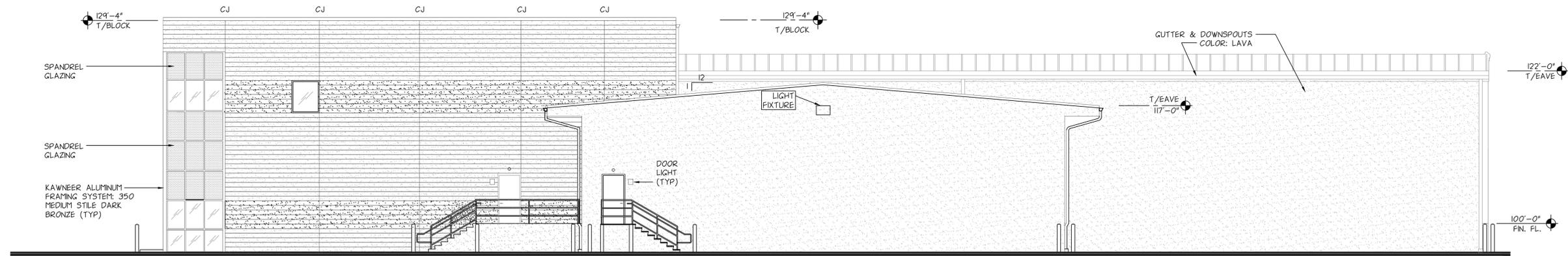
PARTIAL WEST ELEVATION

1/8" = 1'-0"



PARTIAL WEST ELEVATION

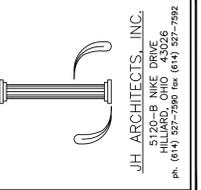
1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

Dayton Freight Lines, Inc.
Evergreen Boulevard
Coon Rapids, Minnesota



DATE: December 7, 2012

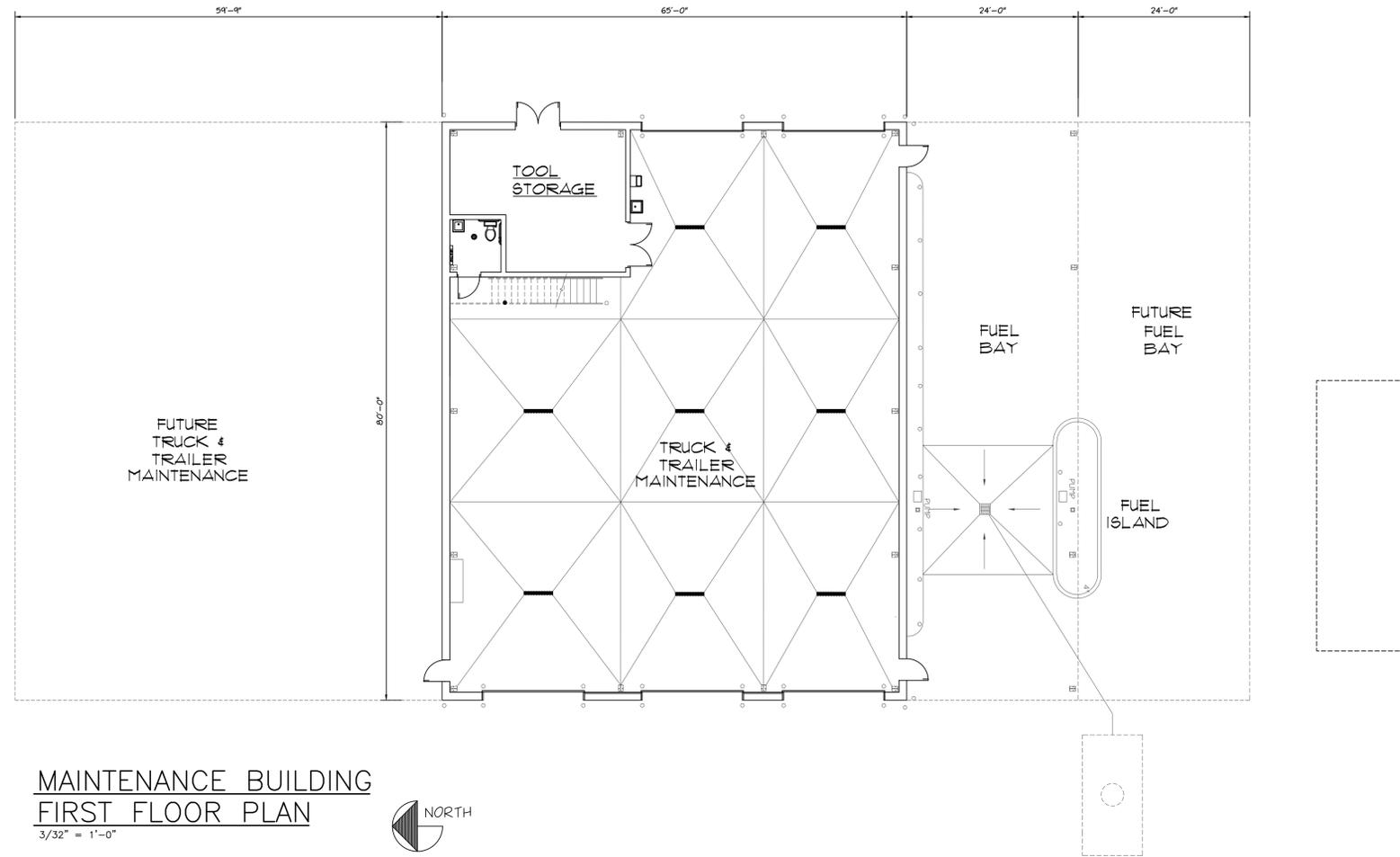
REVISIONS
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Renier Construction
2164 Citygate Drive, Columbus, Ohio 43219
(614) 866-4580 Fax: (614) 866-0115
WWW.RENIER.COM

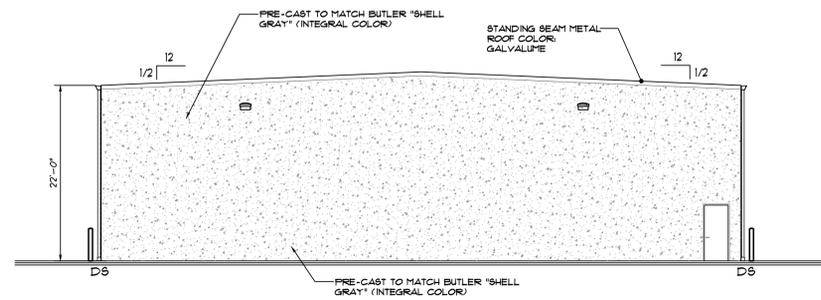


PROJECT NO. 12017

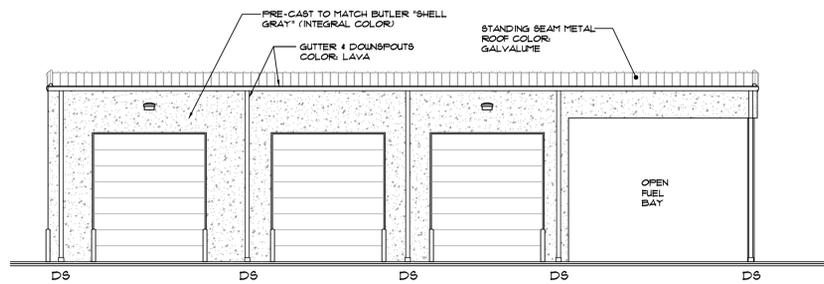
SHEET NO. **A5**



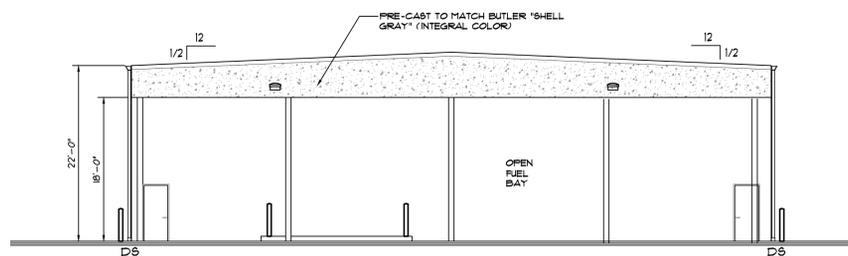
**MAINTENANCE BUILDING
FIRST FLOOR PLAN**
3/32" = 1'-0"



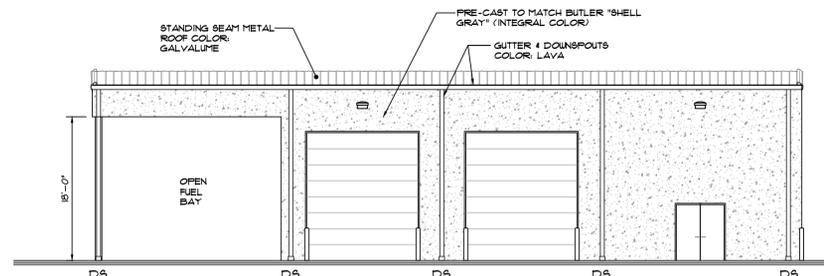
NORTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"

Dayton Freight Lines, Inc.
Evergreen Boulevard
Coon Rapids, Minnesota



JH ARCHITECTS, INC.
11100 BIRCH DRIVE
MINNETONKA, MN 55369
PH: (614) 837-7580 FAX: (614) 527-7592

DATE: MARCH 11, 2013

REVISIONS	
△	_____
△	_____
△	_____

Renier Construction
2164 Citygate Drive, Columbus, Ohio 43219
(614) 866-4580 Fax: (614) 866-0115
www.Renier.com



PROJECT NO. 12017-M

SHEET NO. M-A1



Planning Commission Regular

2.

Meeting Date: 03/21/2013

Subject: PC 13-1, Home Occupation Beauty Salon, Abukhudeer, 1149 97th Lane

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a conditional use permit to operate a home-based beauty shop.

ACTIONS

Continue the public hearing from February 21, 2013 meeting

Decision by Planning Commission

Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: January 14, 2013

To comply with the requirements of Minnesota Statute §15.99, the City the City extended the 60 day period to May 14, 2013

LOCATION

The property is located at 1149 97th Lane.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Single Family Home	Low Density Residential	Low Density Residential 2
North	Single Family Home	Low Density Residential	Low Density Residential 1
South	Single Family Home	Low Density Residential	Low Density Residential 2
East	Single Family Home	Low Density Residential	Low Density Residential 1
West	Single Family Home	Low Density Residential	Low Density Residential 2

DISCUSSION

The applicant seeks approval to operate a home-based beauty shop. The applicant will convert a portion of the three car garage into a 10 foot by 26 foot salon space. A wall will be constructed to separate the salon space from the rest of the garage. The remaining garage space is 22 feet by 22 feet. The salon will be accessed from the outside via a service door on the side of the garage. The city requires that an improved area within the garage be connected to the house. The salon space will be connected to the laundry room by a service door. Water and HVAC services will be extended from the laundry room into the salon space. The remaining garage space complies with the minimum contiguous garage dimensions of 22 feet by 22 feet and the minimum square footage requirement of 484 square feet. The business will have no outside employees. The proposed hours of operation are 10 am to 3pm Tuesday through Saturday by appointment only.

Compliance with Standards for Home Occupations, Section 11-604(5)

Home Occupation Standard–11-604(5)	Staff Comment
(a) Home occupation is incidental and secondary and does not change the residential character of the property.	OK - The home occupation involves a 10' X 26' space in the garage.
(b) No discernible impacts to surrounding properties.	OK - The only visible indication of the home occupation will be customer's vehicles, which will be parked in the driveway. All operations will be conducted indoors.
(c) No internal or external alterations are made that are not customarily found in dwellings.	OK - The garage door will remain and the service door placed will be on the side of the garage. Interior alterations such as a plumbing, electrical, heating and air conditioning and a separation wall and interior finishing are proposed.
(d) If the home occupation is carried on in the garage, the minimum amount of required garage space is maintained as garage space.	OK - The minimum square footage is maintained and the minimum dimensions of 22' X 22' are maintained.
(e) All vehicles brought to the property are parked in the driveway. Residents' vehicles are not parked in the streets to provide these driveway parking spaces. No parking spaces are improved to provide for the home occupation. Any vehicle used in the business is parked in the driveway or garage.	OK – Customers' vehicles will be parked in the existing driveway.
(f) No more than one person who does not reside on the premises works on the premises (only permitted for home occupations that would not otherwise require a conditional use permit).	OK – No outside employees will work on the premises.
(g) No delivery vehicles larger than 26,000 pounds gross vehicle weight.	OK – The home occupation will not involve regularly sending or receiving shipments.
(h) Prohibited home occupations include: repair of internal combustion engines of more than 12 horse power; body shops; machine shops; welding; ammunition manufacturing; flea markets; motor vehicle repair maintenance, service or sale; firearm sales; tattoo parlors or other objectionable uses as determined by the City Council.	OK - Beauty shops are an allowed use.
(i) No more vehicles on parcel than authorized by 11-1800.	OK - All parking can be accommodated on the existing driveway.
(j) Acceptable home occupations include, but are not limited to: beauty shops, taxidermy shops, antique shops, repair shops, seamstress/tailoring/alteration shops, catering, photography studio, clock making shops, pet grooming, repair of small internal combustion, upholstery shops, accounting, bookkeeping and medical practitioner's office.	OK - The conditional use permit is for a beauty shop.

RECOMMENDATION

In Planning Case 13-1, **approve** the home occupation conditional use permit, conditioned on the following:

1. Operation is limited to appointment only between 10:00am and 3:00pm Tuesday through Saturday.
2. A minimum width of 22' and minimum area of 484 square feet will have to be maintained in the remaining garage space.
3. The small overhead garage door will have to remain in place and the service door placed on the side of the garage.
4. All vehicles associated with the home occupation are parked in the driveway.
5. Compliance with Title 11, City Code of Coon Rapids.
6. The salon must be connected to the house by a door to the laundry room..
7. The applicant receive all the necessary building permits for the electrical, plumbing, heating and construction.
8. The applicant must have all permits finalized by March 21, 2014 or staff is authorized to revoke the conditional use permit.

Attachments

Location Map

Survey

Floor plan

Narrative

Location Map



55483

CERTIFICATE OF SURVEY

THIS IS NOT A BOUNDARY SURVEY

FOR FITZSIMONDS BLDGS.

I HEREBY CERTIFY THAT THIS PLOT PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION THAT THIS PLAN CORRECTLY SHOWS THE PLACEMENT OF A PROPOSED BUILDING ON THE LAND HEREON DESCRIBED AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
MINNESOTA LICENSE NO. 16113

PROPOSED GRADES

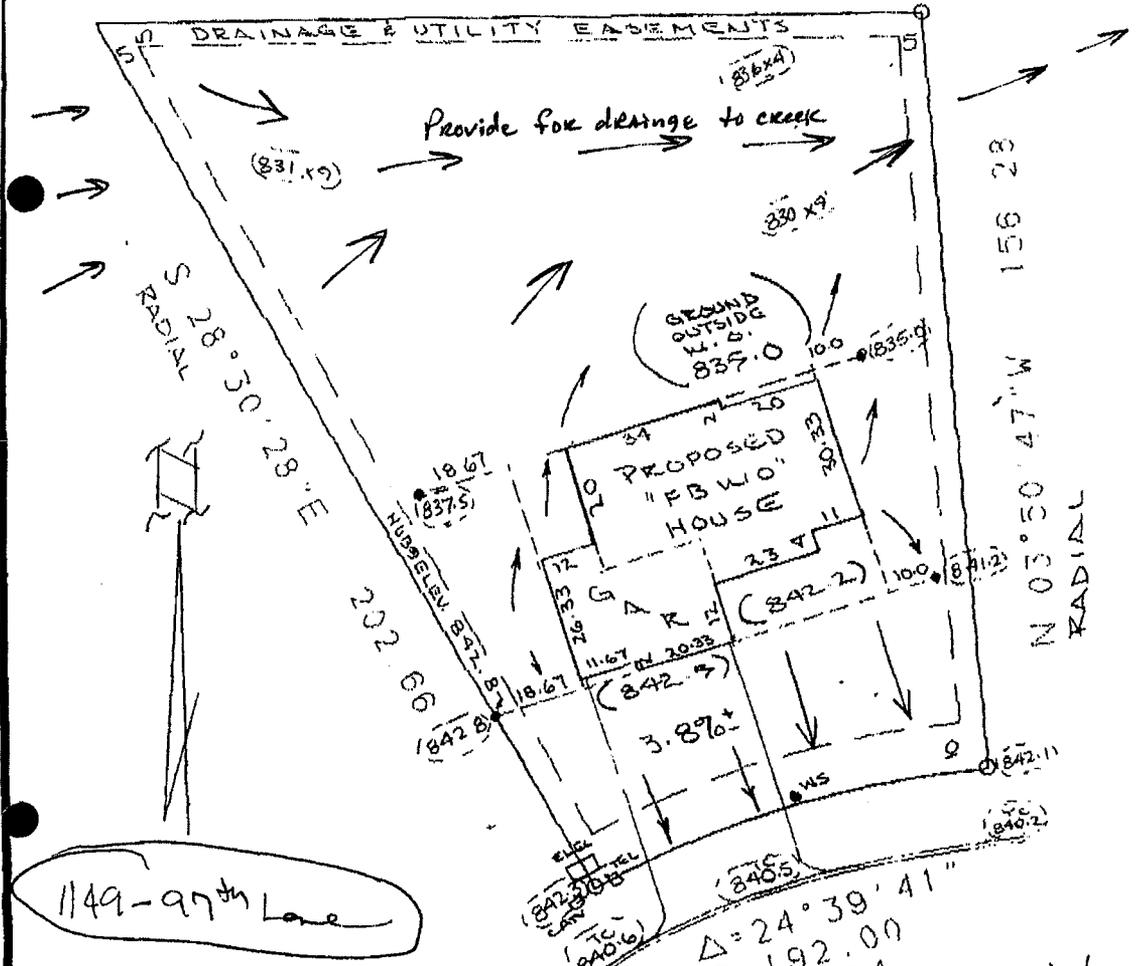
GARAGE SLAB	842.5
TOP OF BLOCK	843.5
BASEMENT FLOOR	835.8

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN. 55421
(812) 788-8768 FAX (812) 788-7602

DATE 7/3/97
O = IRON MONUMENT
B = SPIKE SET
E = EXISTING ELEVATION
P = PROPOSED ELEV.
D = DRAINAGE ARROW



S 89°45'37"W 165.00



1149-97th Lane

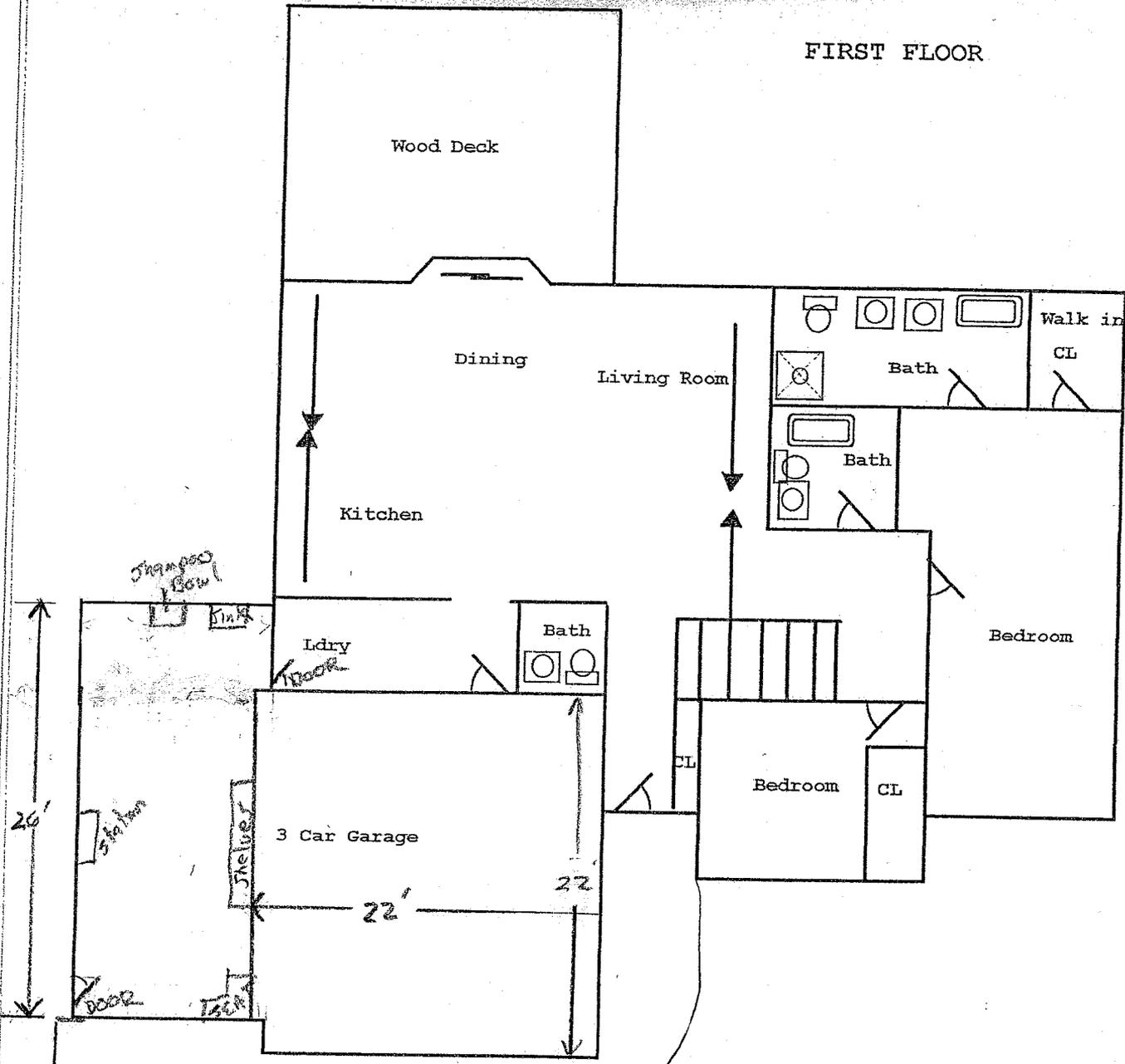
LOT 16, BLOCK 1,
THE HOLLOWES,
ANOKA COUNTY,
MINNESOTA

$\Delta = 24^\circ 39' 41''$
 $R = 192.00$
 $L = 82.64$
97TH LANE N.W.
260' R1W3

W.O. elev. OK -
DJV
7-10-97

Soil required on drainage swale
15'x150' = 84 S.Y.

FIRST FLOOR



Driveway.

Proposed Business

I wish to open a welcoming, friendly neighborhood salon. Briefly stated, my background includes graduation from Aveda and 25 years of Cosmetology experience. Due to the fact that I have children, leaving my home for work becomes a difficult task for me to accomplish; therefore, this small business will be extremely convenient and helpful in assisting me to do what I enjoy doing most. The salon will be open from Tuesday to Saturday, between the hours of 10AM- 3PM. I expect to receive approximately two to three clients a day. With my Cosmetology License at hand, my labor will mainly include doing hair color, highlights, cuts, and waxing.



Planning Commission Regular

3.

Meeting Date: 03/21/2013

Subject: Selection of Representatives for Port Riverwalk Steering Committee

From: Matt Brown, Community Development Specialist

INTRODUCTION

Staff requests that the Commission select two of its members to serve on a steering committee that will work with Staff and a consultant to update the Port Riverwalk Master Plan.

ACTIONS

NA

60 DAY RULE

NA

LOCATION

NA

DISCUSSION

The process for updating the Port Riverwalk Master Plan is expected to be similar to a process to update the Port Campus Square Master Plan that the Planning Commission is currently considering. Commissioners Geisler and Schwartz have served on that steering committee. The first meeting is scheduled for Tuesday, April 2 at 4pm. There will be two or three subsequent meetings that will also be held in the late afternoon. Additionally, this study will include a Policy Advisory Committee (PAC) which is proposed to be comprised of the City Manager, two Councilmembers and the Planning Commission Chair.

RECOMMENDATION

Select two Commissioners to serve on the Port Riverwalk steering committee.



Planning Commission Regular

4.

Meeting Date: 03/21/2013

Subject: Current Development

From: Scott Harlicker, Planner

INFORMATION:

The AMC Showplace movie theater will be undergoing interior remodeling of all the theaters. The remodeling includes replacing some individual seats with two person love seats. Construction is expected to begin this spring.
