



PLANNING COMMISSION AGENDA

Thursday, November 21, 2013

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes from Previous Meeting - October 17

Public Hearing

Old Business

1. PC 13-24 Site plan for 610 Express, 430 Coon Rapids Boulevard

New Business

2. PC 13-28 Conditional Use Permit, Auto Rental Facility, 3325 124th Avenue, Avis Budget Group
3. PC 13-30 Conditional Use Permit, Place of Worship, 10731 Hanson Blvd., North Point Church
4. PC 13-29, Ordinance Amendment to add Section 11-1600 Alternative Energy Sources and Systems
5. PC 13-17 Code change to Title 11 regarding junk vehicles, number of trailers allowed and minimum number of stacking spaces for a drive thru window

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 11/21/2013

SUBJECT: Approval of Minutes from Previous Meeting - October 17

Attachments

Draft Minutes October 17th

COON RAPIDS PLANNING COMMISSION MEETING OF OCTOBER 17, 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 Jonathan Lipinski, Donna Naeve, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: Commissioner Cedric Lattimore.

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker; Community Development Specialist Matt Brown, 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 SCHWARTZ, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE SEPTEMBER 19, 2013 REGULAR MINUTES

Commissioner Schwartz requested a correction on Page 2, as the motion should reflect an approval for Planning Case 13-21 and not a denial. In addition, “fo” should be changed to “of” in Condition #1.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF SEPTEMBER 19, 2013, AS CORRECTED. THE MOTION PASSED (NAEVE AND GEISLER ABSTAINED).

NEW BUSINESS

1. PLANNING CASE 13-23 - COMPREHENSIVE PLAN AMENDMENT – PRELIMINARY AND FINAL PORT MASTER PLANS – PORT RIVERWALK – PUBLIC HEARING
-

It was noted the Planning Commission is being asked to consider an amendment to the Comprehensive Plan to adopt a Port Master Plan for Port Riverwalk. Staff gave a presentation on the Port Riverwalk Master planning process. It was noted a steering committee assisted with the planning, which included property/business owners, residents, along with Commissioners Naeve and Lipinski. The market analysis conclusions for the Coon Rapids Boulevard Corridor

were reviewed, along with the short-term implementation steps. Staff recommended the Commission consider approval of the Preliminary and Final Port Master Plans for Port Riverwalk.

Commissioner Naeve requested further information on the proposed housing changes for the corridor. Community Development Specialist Brown discussed the proposed housing changes and locations in further detail with the Commission.

Commissioner Schwartz asked if the existing service road would be removed through the master plan. Community Development Specialist Brown commented the current plan would be to remove the service road, but noted a sidewalk or trail would remain.

Chair Geisler opened and closed the public hearing at 6:47 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER NAEVE, TO APPROVE THE TEXT AMENDMENT TO CHAPTER 2 OF THE COMPREHENSIVE PLAN INCORPORATING THE FUTURE LAND USES AND RELATIONSHIPS, TRAFFIC CIRCULATION, PEDESTRIAN SYSTEMS, PARK AND OPEN SPACE CONCEPTS, AND EXAMPLES OF BUILDING TYPES ESTABLISHED BY THE PORT RIVERWALK MASTER PLAN. THE MOTION PASSED UNANIMOUSLY.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PRELIMINARY AND FINAL PORT MASTER PLANS FOR PORT RIVERWALK. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the November 6, 2013 City Council meeting.

2. PLANNING CASE 13-24 – SITE PLAN MODIFICATION: BUILDING ELEVATIONS AND ADDITIONAL FREESTANDING PYLON SIGN – 430 COON RAPIDS BOULEVARD – JACK OVICK – PUBLIC HEARING
-

It was noted the applicant has requested this item be postponed to the November 21, 2013 Planning Commission meeting to allow more time for the applicant to revise their building elevations.

Chair Geisler opened the public hearing at 6:52 p.m.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO CONTINUE PLANNING CASE 13-24 TO THE NOVEMBER 21, 2013 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Community Development Director Nevinski provided the Commission with a development update.

ADJOURN

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 6:58 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

DRAFT



Planning Commission Regular

1.

Meeting Date: 11/21/2013

Subject: PC 13-24 Site plan for 610 Express, 430 Coon Rapids Boulevard

From: Scott Harlicker, Planner

INFORMATION:

The applicant has requested that this item be postponed to the December 19th Planning Commission meeting.



Planning Commission Regular

2.

Meeting Date: 11/21/2013

Subject: PC 13-28 Conditional Use Permit, Auto Rental Facility, 3325 124th Avenue, Avis Budget Group

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a conditional use permit for an auto rental facility located at 3325 124th avenue (Pep Boys Auto Parts building). They will be sharing space with Pep Boys in the existing building.

ACTIONS

- Conduct a public hearing
- Decision by Planning Commission
- Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: October 17, 2013

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: December 16, 2013.

LOCATION

The building is located at 3325 124th Avenue.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Auto Part Sales	General Commercial	General Commercial
North	Main Street	N/A	N/A
South	Shopping Center	General Commercial	General Commercial
East	Bank	General Commercial	General Commercial
West	Shopping Center	General Commercial	General Commercial

DISCUSSION

Background

The applicant is proposing to operate a car rental facility within an existing building located at 3325 124th Avenue. The building currently houses Pep Boys auto parts sales. The applicant is proposing to place a rental counter in the building, sharing floor space with Pep Boys. No changes to the site plan or exterior of the building are proposed. They will have a maximum of 10 rental cars on site.

Parking

The parking requirement for the existing use is 113 spaces, 89 spaces for retail sales and 24 spaces for the 12 service bays. The parking requirement for the rental facility is 12 spaces, two spaces plus one for each rental car. The parking requirement for both uses is 125 spaces; there are 127 parking spaces on site. The applicant is proposing to park the rental cars along in the south east corner of the site along Riverdale Boulevard.

Compliance with Conditional Use Permit Standards, Chapter 11-304.3

Standards	Staff Comment
The use shall be in conformance with the City’s comprehensive Plan.	OK – The Comprehensive Plan has identified this site as General Commercial
The use shall not be detrimental to the public health, safety or welfare.	OK – The proposed use will not create any effects that will be detrimental to the public health safety or welfare.
The use shall be compatible with the existing or intended character of the zoning district.	OK – The proposed use is compatible with the character of the district.
The use shall not depreciate property values.	OK – The site is surrounded by property the is commercial.
The use shall not produce dangerous or detrimental noises, glare, smoke, dust, odor, water pollution, vibration or other nuisances.	OK – The proposed use will not produce any public nuisance.
The use shall not create traffic congestion, unsafe access or inconvenience parking needs.	OK – There are parking spaces on site which is sufficient parking to accommodate this use as well as the existing use.
The use shall be served adequately by essential services.	OK – The essential services currently available to the site are sufficient to serve the proposed use.
The use shall not create excessive additional requirements at public cost for public facilities and services.	OK – The proposed use will not require additional public facilities or services.
The use shall preserve and incorporate the site’s important natural features into the development design.	OK – The proposed use will not alter the site natural features. No changes are proposed.
The use shall cause minimal adverse environmental effects.	OK – There will be no adverse environmental effects resulting from the proposed use.
The Council may waive one or more of the above requirements provided they make a determination that the public interest is best served by such a waiver.	N/A

RECOMMENDATION

In Planning Case 13-28, the Planning Commission approve the conditional use permit for the auto rental facility.

Attachments

Location Map

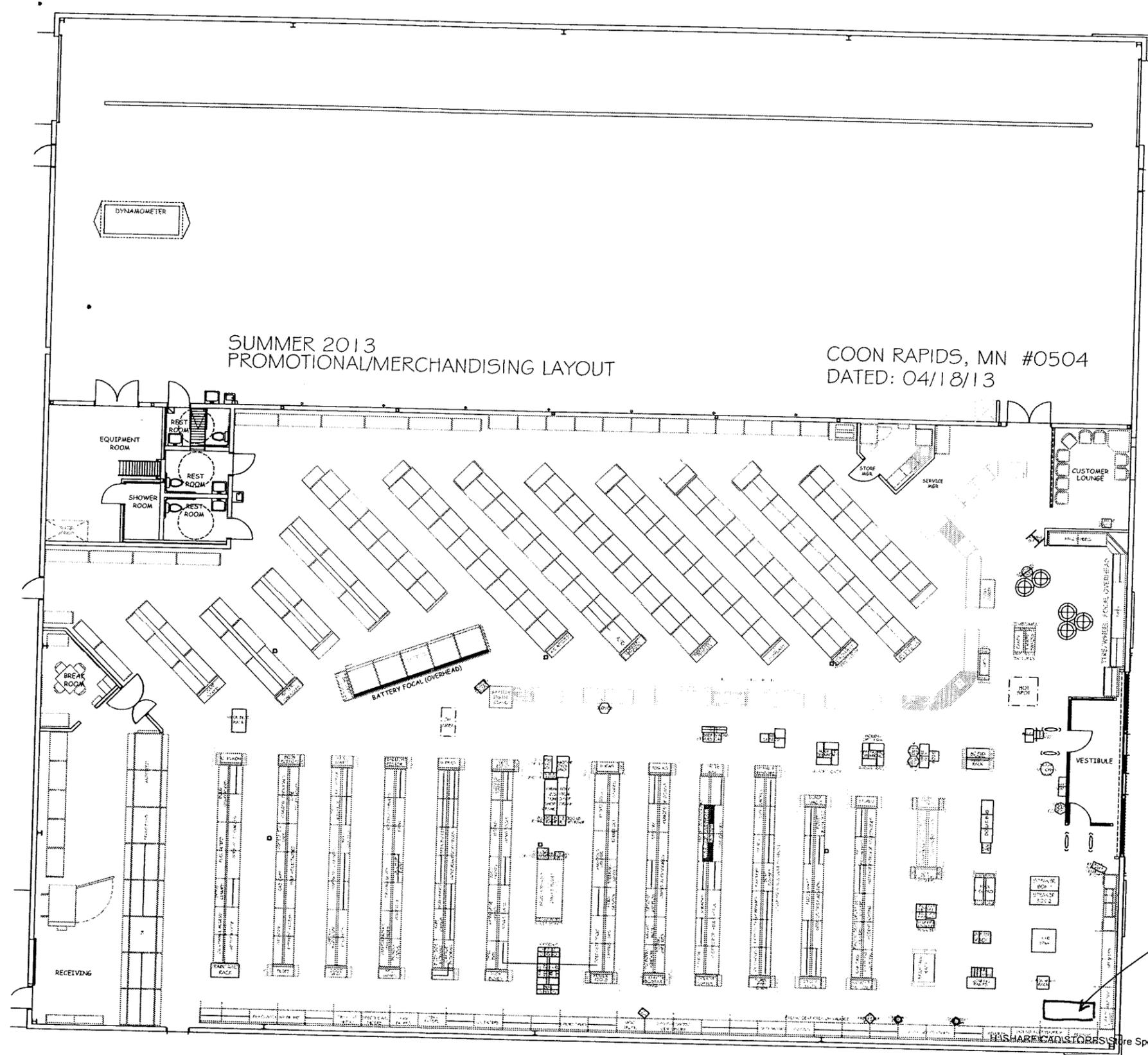
Floor Plan

Site Plan

Applicant's Narrative

Location Map





SUMMER 2013
PROMOTIONAL/MERCHANDISING LAYOUT

COON RAPIDS, MN #0504
DATED: 04/18/13

PROPOSED
CAR RENTAL
COUNTER
LOCATION

ALTA/ACSM Land Title Survey

Pep Boys - MN
 Coon Rapids
 0504
 3325 124th Ave N.W.
 Coon Rapids, MN
 County of Anoka

To: Fidelity National Title Insurance Company, The Pep Boys and American National, Inc.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Fidelity National Title Insurance Company's Commitment No. 04-PHI-5110GD, effective date November 12, 2004 and were made: (i) in accordance with the "Minimum Standard Detail Requirements for ALTA, ACSM, and NSPS in 1999"; (ii) in accordance with the "AGREEMENT and Survey Requirements for Surveys dated 1/11/2005, and" includes items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 15, 16 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Larry J. Hulin
 Registered Land Surveyor No. 24332
 In the State of Minnesota

Date of Survey: 1/11/2005
 Revision: 2/9/2005
 Ref: 20040088-1

Survey Performed By:
 NorthStar Surveying L.L.C.
 720 South First Street
 Darwin, MN 55324

Legal Description

Lot 4 Block 1 RIVERDALE COMMONS FOURTH ADDITION Anoka County, Minnesota

Anoka County
 Registered Property
 Torrens Certificate Number 84676

Together with the benefit of easements created by Reciprocal Easement Agreement and Consent dated November 8, 1995, filed December 20, 1995 as Document No. 275288, as amended by instruments filed as Documents No. 293713, 293714, 298547, 303549, and 325412.

AND

Together with the benefit of easements created by Operation and Easement Agreement dated November 12, 1997, filed November 13, 1997 as Document No. 303551, as amended by instrument filed as Document No. 325413.

THE ABOVE DESCRIPTION DESCRIBES THE SAME PROPERTY AS IN TITLE COMMITMENT FILE NO. 04-PHI-5110GD, DATED November 12, 2004.

Containing 2.43 acres more or less
 Containing 105,940 Sq. Ft. more or less

Utility Notes

PLEASE CALL 1-800-232-1166 BEFORE YOU DIG
 UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Encroachment Statement

(A) CITY SIDEWALKS AND RETAINING WALL MAY ENCRONCH ONTO SUBJECT PROPERTY WITHOUT THE KNOWN BENEFIT OF AN EASEMENT

Legend of Symbols & Abbreviations

- ▲ LIGHT POLE
- ▼ GROUND LIGHT
- ♿ HANDICAP PARKING
- CONCRETE SURFACE
- TELEPHONE PEDESTAL
- GAUDD POST
- ⚡ AUTO SPRINKLER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ 3x2 CATCH BASIN
- ⊕ CURB INLET CATCH BASIN
- ⊕ MANHOLE
- ⊕ INDICATES BUILDING HEIGHT
- ⊕ ROOF DRAIN
- ⊕ AUTO SPRINKLER VALVE

Notes Corresponding to Schedule B

- 1) Drainage and utility easements as shown on and delineated by the recorded plat of Riverdale Commons, filed as Document No. 275288 (Plotted as Shown)
- 2) Drainage and utility easements as shown on and delineated by the recorded plat of Riverdale Commons Second Addition, filed as Document No. 303545 (Plotted as Shown)
- 3) Drainage and utility easements as shown on and delineated by the recorded plat of Riverdale Commons Fourth Addition, filed as Document No. 120707 (Plotted as Shown)
- 4) Reciprocal Easement Agreement and Consent dated November 8, 1995, filed December 20, 1995, as Document No. 275288, by and among Shawrock Development, Inc., a Minnesota corporation, Riverdale Partnership, a Minnesota partnership, and Home Depot U.S.A., Inc., a Delaware corporation, as amended by Amendment to Reciprocal Easement Agreement dated February 28, 1997, as Document No. 293713, as further amended by Second Amendment to Reciprocal Easement Agreement dated July 3, 1997, filed July 14, 1997, as Document No. 293714, as further amended by Third Amendment to Reciprocal Easement Agreement dated July 3, 1997, filed July 14, 1997, as Document No. 298547, as further amended by Fourth Amendment to Reciprocal Easement Agreement dated November 12, 1997, filed November 13, 1997, as Document No. 303549, and as further amended by Fifth Amendment to Reciprocal Easement Agreement dated October 12, 1998, filed December 23, 1998, as Document No. 325412 (No Plottable Data)
- 5) Operation and Easement Agreement dated November 12, 1997, filed November 13, 1997, as Document No. 303551, by and between Dayton Hudson Corporation, a Minnesota corporation, and Home Depot U.S.A., Inc., a Delaware corporation, as amended by First Amendment to Operation and Easement Agreement dated October 12, 1998, filed December 23, 1998, as Document No. 125413 (No Plottable Data)
- 6) All access to County State Aid Highway No. 14 (Main Street) was dedicated to the County of Anoka by plat of Riverdale Commons, filed January 25, 1996, as Document No. 276577 (No Plottable Data)

Miscellaneous Notes

- NOTE: ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- NOTE: ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED TO HAVE A BEARING OF S89°15'55"E ALONG THE EAST LINE LOT FOUR, BLOCK ONE OF RIVERDALE COMMONS FOURTH ADDITION.
- NOTE: WE ARE NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY PRESENTLY OR PROPOSED.
- NOTE: BASED ON OBSERVED EVIDENCE ONLY THE SITE IS NOT BEING USED AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- NOTE: BASED ON OBSERVED EVIDENCE ONLY THERE IS NO EARTH MOVING WORK OR BUILDING CONSTRUCTION OR ADDITIONS IN RECENT MONTHS.

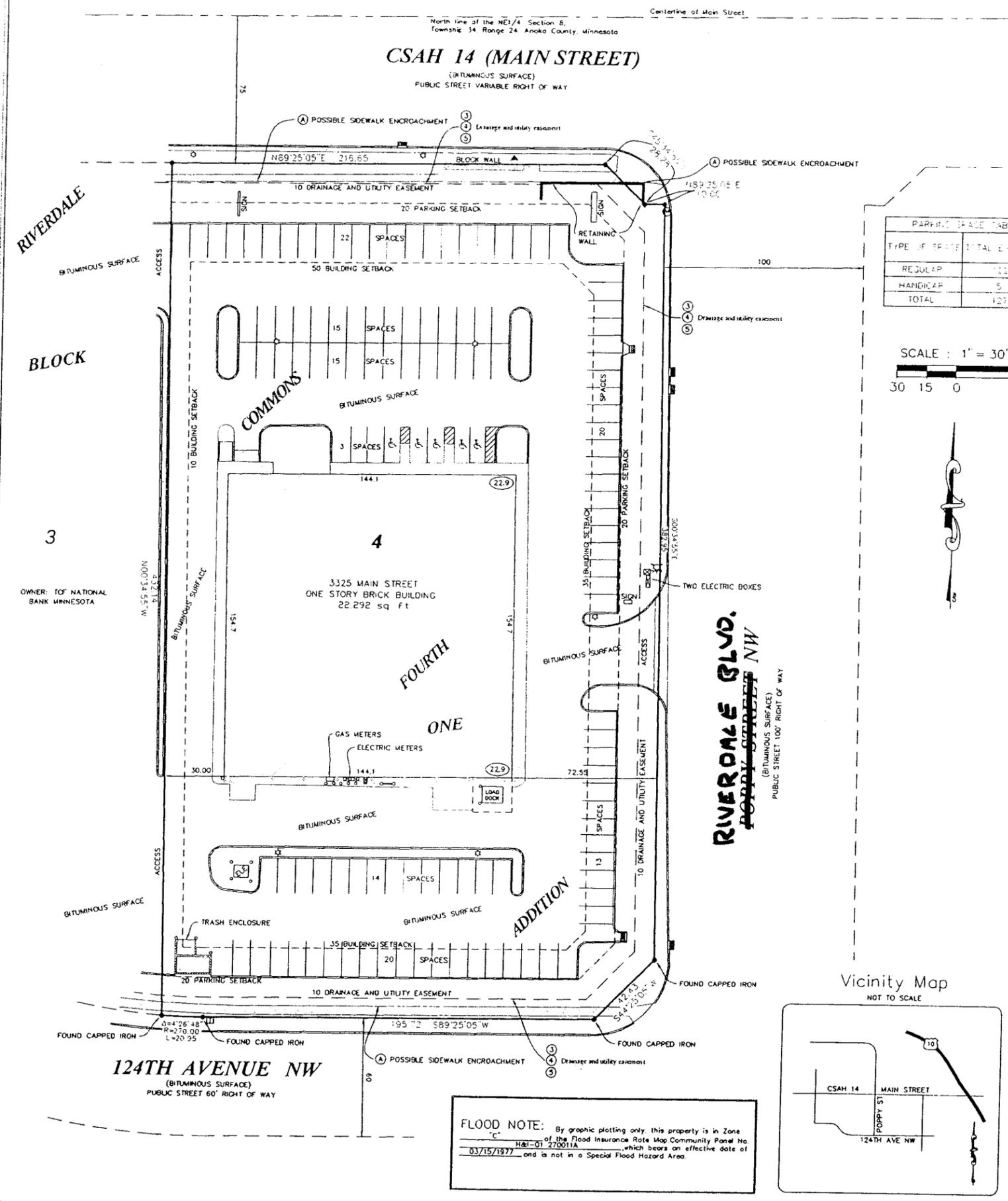
Zoning Information

PROPERTY ZONED - GENERAL COMMERCIAL

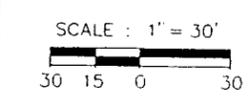
HEIGHT - 35 Feet
 MAIN STREET SETBACK - 50 Feet
 POPPY AND 124TH STREET SETBACK - 35 Feet
 SIDE YARD SETBACK - 10 Feet
 PARKING SETBACK ON STREET SIDES - 20 Feet
 MAXIMUM LOT COVERAGE - 40% Maximum Building Coverage
 PARKING RESTRICTIONS - 1 Space per 180 sq. ft. of retail floor area

PLEASE CONTACT THE CITY OF COON RAPIDS PLANNING & ZONING DEPARTMENT FOR ANY QUESTIONS REGARDING ZONING, SETBACKS AND ANY OTHER RESTRICTIONS AT:

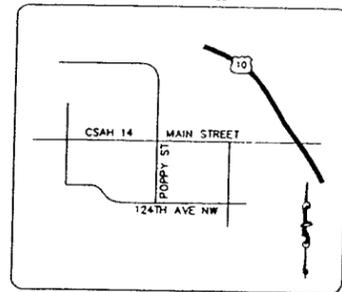
CITY OF COON RAPIDS
 1155 ROBINSON DRIVE
 COON RAPIDS MN, 55433
 PHONE: (763) 767-6430



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL SPACES
REGULAR	121
HANDICAP	5
TOTAL	127



Vicinity Map
 NOT TO SCALE



FLOOD NOTE: By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map Community Panel No. H&I-01 270011A, which bears an effective date of 03/15/1977 and is not in a Special Flood Hazard Area.

Avis Budget Car Rental @ Pep Boys
3325 124th Avenue NW
Coon Rapids, MN

Avis Budget partners with Pep Boys throughout the country to open car rental facilities within the Pep Boys stores. It is our desire to return to the Coon Rapids market and it makes the most financial sense to partner with Pep Boys in order to do so.

Simply stated, we intend on placing a car rental counter on the Pep Boys sales floor from which rental transactions would take place. We propose to have a maximum of ten (10) rental vehicles parked at the location, but we would average five (5) idle vehicles at any given time. All vehicle cleaning and maintenance would take place within the Pep Boys building or at off-site facilities. Our proposal would also include exterior signage if the Conditional Use Permit is approved, but we would submit sign permit applications under separate cover.

The Pep Boys facility currently has 127 parking spaces, 5 of which are handicapped spots. Parking calculations for the existing business are:

22,292 SF Building at 4 spaces per thousand = 89 required spaces
2 spaces per service bay (12 bays) = 24 spaces
A total of 113 spaces are required for Pep Boys operations
Excess of 14 spaces

Vehicle rental requires 2 spaces plus one per rental car, so there is ample parking for the addition of the car rental activity.



Planning Commission Regular

3.

Meeting Date: 11/21/2013

Subject: PC 13-30 Conditional Use Permit, Place of Worship, 10731 Hanson Blvd., North Point Church

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a conditional use permit to operate a place of worship in the building located at 10731 Hanson Boulevard.

ACTIONS

- Conduct a public hearing
- Decision by Planning Commission
- Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: October 18, 2013

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: December 17, 2013

LOCATION

The property is located at 10731 Hanson Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant Building	Office	Office
North	Railroad racks	N/A	N/A
South	Park	Conservancy	LDR2
East	Hanson Boulevard	N/A	N/A
West	Single Family Home	LDR2	LDR2

DISCUSSION

Background

The applicant is proposing to use the existing 7,300 square foot building as a place of worship. One half of the building will be converted to office/sanctuary and the other half will be office, conference rooms and storage. The sanctuary will be capable of seating 200 people. Work on the building will include general maintenance and upgrades to bring the space current with today's handicapped accessibility standards and fire code. Exterior improvements include the removal of the existing loading area, patching, repairing and striping the existing parking lot and general maintenance to the exterior of the building and grounds.

Access and Parking

Access

There are two accesses to the site, one from Hanson Boulevard and one from 108th Avenue. Neither access will be changed and no new ones are proposed.

Parking

The proposed 200 seat sanctuary requires 50 parking spaces. The site plan provided by the applicant shows 50 parking spaces. However, 17 of those spaces are in the rear of the building where the pavement is failing or where the surface is dramatically uneven due to loading docks and former fuel station platforms. Additionally, the existing parking along 108th and Hanson Boulevard does not comply with city code requirements for concrete curb and gutter and a 20 foot setback from the property lines. Additionally, section 11-1302.5(2) also states that a non-conforming site improvement must be brought into compliance upon the change of use in a site that triggers a need for change in an associated site improvement. The change in use from office/industrial to a place of worship changes the parking demand and the requirements. The parking demand for a 200 seat place of worship is greater than a 7300 SF office building.

The 17 spaces proposed in the rear of the building cannot be included in the parking total for the site because several of the proposed spaces impede existing access from 108th. Nor are the pavement conditions, as described above, acceptable for use as parking. However, pavement replacement to address the current conditions would trigger the need to bring the parking lot into compliance with current code. Section 11-1302.5(3) states that non-conforming site improvements, which includes parking lots, must be brought into compliance upon the destruction or replacement of the site improvement. Replacing the 17-space-parking-area would require bringing the other paved areas of the site into compliance with setback requirements, installation of curb and gutter and possibly, depending on the extent of the paving, installing a storm water management system.

The applicant has indicated that they are not in a position to make those type of improvements at this time. Therefore, without improving the paved area there are only 33 spaces on site. Because of the reduced number of parking spaces, seating in the sanctuary is therefore limited to 132 until the parking lot is expanded or replaced.

At some point the congregation may be of such size that additional parking would be needed. The applicant has indicated that the church does not expect it will expand to a size that requires more parking than the 50 spaces shown on their site plan. However, to provide 50 spaces for their 200 seat sanctuary they need to utilize the existing paving in the rear of the building as parking.

To allow the applicant to move forward with the project at this time and work towards eventually achieving code compliance of a currently non-conforming site, staff is recommending that, as a condition of approval, the entire paved area be brought into compliance with current code and standards when either parking is replaced or added, or after five years from the date of this approval, whichever comes first. The applicant is not agreeable to this condition.

The site plan shows 13 parking spaces facing 108th Avenue and the drive aisle on the south side of the building as two way traffic. The applicant may have to remove some of the planting bed to accommodate the required 24 foot wide drive aisle.

Existing Fence

The perimeter of the site is currently enclosed with a six foot high wood privacy fence. Much of the fence is in a state of disrepair. The fence should be repaired so that it is in compliance with city code. The code states that, "Fences must be maintained in accordance with applicable building code provisions and Chapter 12, Building and Fire Codes, of the Coon Rapids Revised- 1982 City Code. Every fence must be maintained in a condition of good repair and must not be allowed to become a danger or fall into a state of disrepair."

Compliance with Conditional Use Permit Standards, Chapter 11-304.3

Standards	Staff Comment
The use shall be in conformance with the City's comprehensive Plan.	OK – The Comprehensive Plan has identified this site as Office
The use shall not be detrimental to the public health, safety or welfare.	OK – The proposed use will not create any effects that will be detrimental to the public health safety or welfare.
The use shall be compatible with the existing or intended character of the zoning district.	OK – The proposed use is compatible with the character of the district.
The use shall not depreciate property values.	OK – The proposed use will not depreciate the property value of the adjacent single family homes.
The use shall not produce dangerous or detrimental noises, glare, smoke, dust, odor, water pollution, vibration or other nuisances.	OK – The proposed use will not produce any public nuisance.
The use shall not create traffic congestion, unsafe access or inconvenience parking needs.	OK – There are sufficient spaces on site which is sufficient parking to accommodate this use.
The use shall be served adequately by essential services.	OK – The essential services currently available to the site are sufficient to serve the proposed use.
The use shall not create excessive additional requirements at public cost for public facilities and services.	OK – The proposed use will not require additional public facilities or services.
The use shall preserve and incorporate the site's important natural features into the development design.	OK – The proposed use will not alter the site natural features. No changes are proposed.
The use shall cause minimal adverse environmental effects.	OK – There will be no adverse environmental effects resulting from the proposed use.
The Council may waive one or more of the above requirements provided they make a determination that the public interest is best served by such a waiver.	N/A

RECOMMENDATION

In Planning Case 13-30, the Commission approve the conditional use permit for a place of worship with the following condition:

1. The number of seats in the sanctuary is limited to 132 until the parking lot is expanded to accommodate additional seating.
2. The applicant agrees that reconstruction or expansion of the parking lot, or five years from the date of this approval, whichever comes first, will require the entire parking lot to be brought into compliance with the current code.
3. Cars parking in the stalls along 108th must not overhang the sidewalk and all drive aisles must be a minimum 24 feet wide.
4. A scaled parking lot striping plan must be provided prior to striping the parking lot.
5. The fence must be repaired and maintained in compliance with City Code.

Attachments

Location Map

Applicant's Narrative

Air Photo of Site

Site Plan

Floor Plan

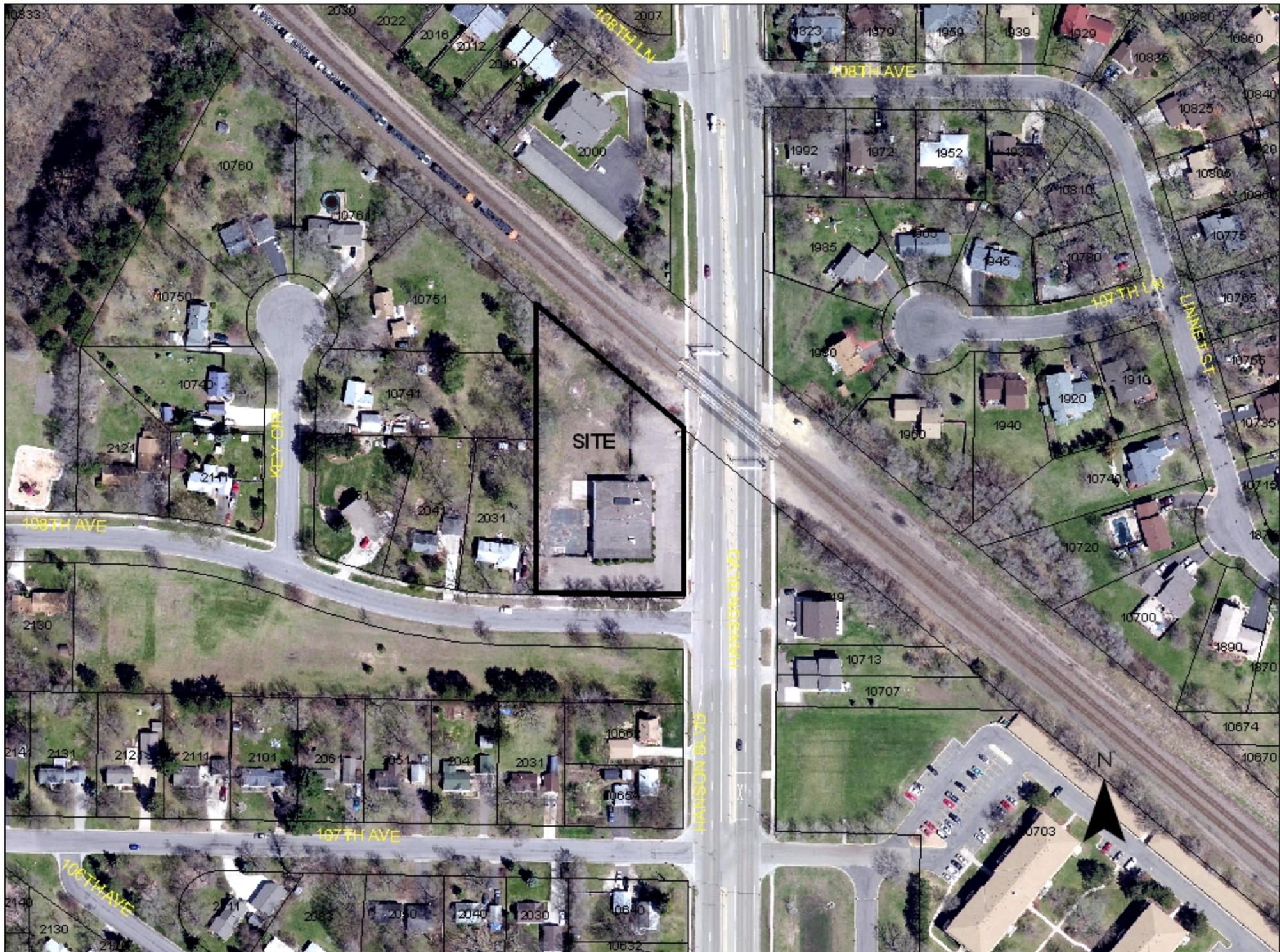
Rear Pavement Picture

Rear Pavement Picture

Rear Pavement Picture

Rear Pavement Picture

Location Map





North Point Church

Mailing Address:
PO Box 48644.
Coon Rapids, MN 55448
www.northpc.org

Helping People Discover the Goodness of God and Become Fully Devoted Followers of Jesus

October 14th, 2013

City of Coon Rapids
Mr. Scott Harlicker
Planner

Dear Coon Rapids Community,

North Point Church is a Wesleyan Church; a Protestant, evangelical, denomination with a rich heritage. We believe and teach that a victorious Christian life is possible for all believers through the experience of both forgiveness of sins and the filling of the Holy Spirit in our lives. We believe in the intrinsic value in every person. Finding unity and mutual love in Christ eliminates devaluation and deprivation of life to one another. We currently worship at the Northdale Middle School where we have been located for the last three years.

For the next two to five years it would be our goal to utilize our new church home in its relative current configuration. The only changes contemplated at this time would be to roughly utilize the current warehouse area as our worship space; able to seat up to 200 people. Although our congregation at this time is very small with only 35 member families, we have plans to steadily grow and will be very excited to be able to utilize the greater capacity of the new sanctuary over time. This worship space would entail removing the garage door and the quasi loading dock and repairing the parking lot where damaged from removal otherwise or significantly deteriorated. We would also remove the extraneous build outs that have been haphazardly added in the warehouse area since the last plans were submitted to the City and bring restrooms up to handicap accessibility standards. We would also be installing a fire alarm system to ensure the safety of visitors and the congregation.

Additionally we will be immediately cleaning up the property, repairing the downed fence and beautifying the building as time and the upcoming winter permits. Since the building has been sitting empty and foreclosed for the last four years or so with little maintenance or thoughtful upkeep during this time one of the biggest parts of the initial work will focused on repairs to what is currently in place.

We will be using this new multi-purpose facility for worship; religious instruction for all ages; outreach; religious services; ministries dictated by the needs of the congregation and community; and usual gatherings and meetings consistent with religious organizations and to foster community. It is part of our mission and vision to ensure that North Point Church is an asset to our Coon Rapids Community by providing faith based programs tailored to meet the various needs of the community. It is our desire, where we are able, to assist individuals and families in their daily lives, to help them to wholeness and reach new heights of success and achievement in their life journey.

God Bless!

David DeVel
Lead Pastor



10751

10741

2041

2031

108TH AVE

HANSON BLVD

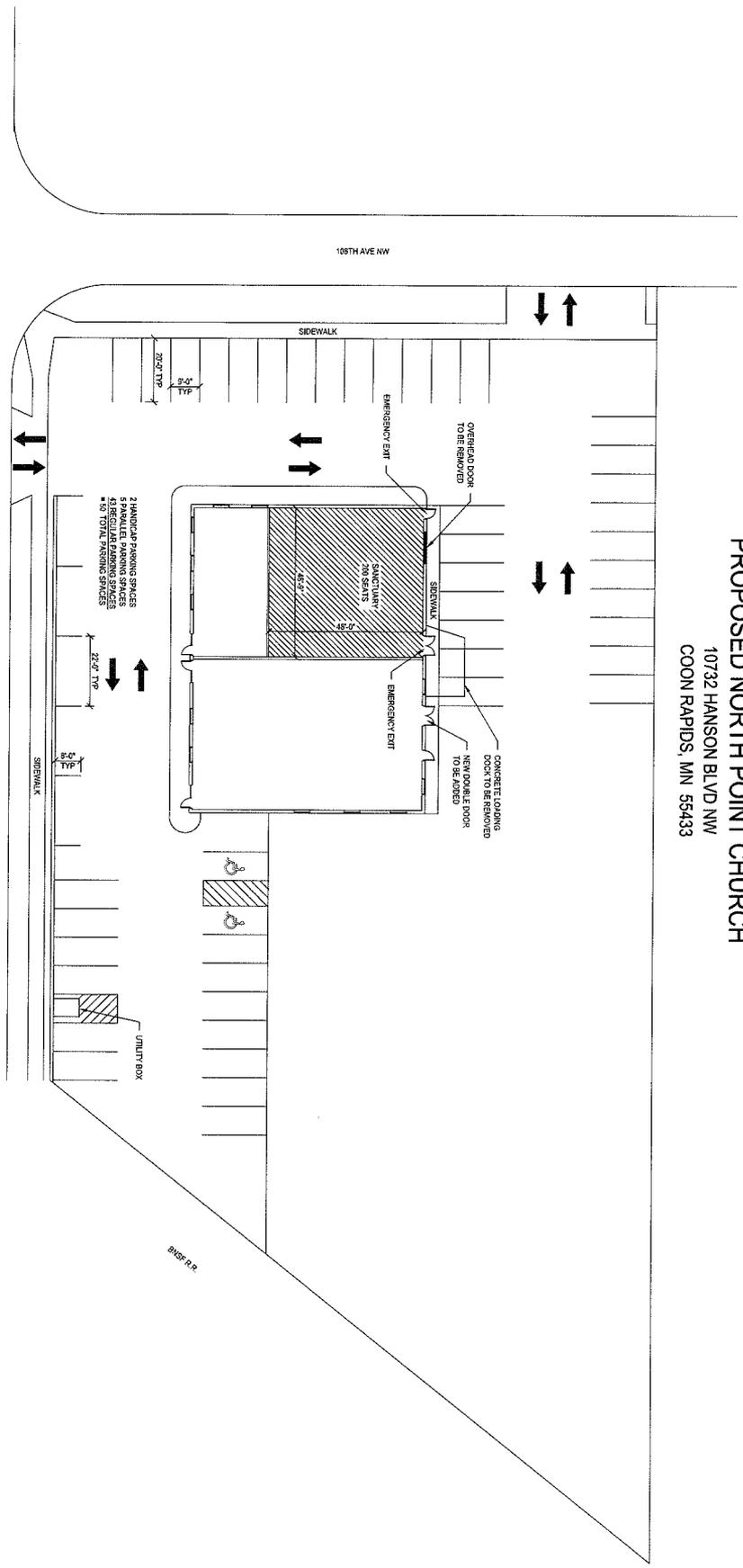
HANSON BLVD

N

1980

10719

PROPOSED NORTH POINT CHURCH
 10732 HANSON BLVD NW
 COON RAPIDS, MN 55433



SCALE: 1/4" = 1'-0"



11/15/2013 12:59



11/15/2013 13:00



11/15/2013 13:00



11/15/2013 13:02



Planning Commission Regular

4.

Meeting Date: 11/21/2013

Subject: PC 13-29, Ordinance Amendment to add Section 11-1600 Alternative Energy Sources and Systems

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting an ordinance amendment to establish Section 11-1600 Alternative Energy Sources and Systems and requirements governing wind energy conversion systems.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: December 3, 2013

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

Background

At the request of the Sustainability Commission and City Council, staff has been working on drafting regulations governing the installation of wind powered generators. To accommodate these regulations staff is proposing the establishment of a new section, Section 11-1600 Alternative Energy Sources and Systems. This section can be amended too include future regulations governing other alternative energy systems such as solar and geothermal. The process of establishing wind energy ordinances varies among communities. Staff reviewed existing ordinances, information provided by the League of Minnesota Cities and the American Planning Association, and data from wind energy trade associations. The ordinance includes three sections, Purpose, Permitting Process and Performance Standards. The performance standards section is further divided into standards for all zoning districts and standards for residential, commercial and industrial districts.

The parameters addressed by the proposed ordinance include the following:

- Abandoned and unused towers
- Access standards
- Appearance
- Electrical standards
- Ground clearance
- Lighting
- Maintenance

- Noise
- Overall height
- Permitting process
- Setbacks
- Signage
- Generator Capacity

Proposed Code

Abandoned Towers

The regulation on abandoned towers is similar to those governing cell towers. Abandoned or unused generators must be removed within 12 months of cessation of operation.

Access

No climbing apparatus may be located within 12 feet of the ground.

Appearance

They must be a mono pole design, white or grey with a matte or dull finish.

Electrical Code

Towers and generators must comply with all applicable electric and building codes.

Ground Clearance

The minimum distance between the ground and the blade is 15 feet.

Lighting

No lighting is allowed except as required by the FAA.

Maintenance

Towers and generators must be kept in good repair and free from rust, damaged supports or other components.

Noise

Towers and generators must comply with current noise standards.

Overall Height and Setbacks

Overall height is measured from the ground to the highest point of the blades. The maximum height varies depending on the zoning district. In residential districts the maximum height is 60 feet, in commercial it is 60 feet and industrial it is 100 feet. Height is also controlled by the setback requirement. Generators must be setback from all property lines at least 1.1 times the overall height.

Permitting Process

Generators are allowed only as an accessory structure or use and require a Building Permit. In addition to the typical information required in a Building Permit, generators require information specifically for the tower. The additional information is similar to that required for a cell tower. In addition to the Building Permit, building and ground mounted generators require a conditional use permit in a residential district; in commercial and industrial districts building mounted generators are a permitted use and ground mounted require a conditional use permit. Neither building nor ground mounted generators are allowed in Overlay or Special Districts.

Signage

No signage is allowed except for require warning and identification signs.

Generator Capacity

Staff is proposing a maximum size generator of 50KW. By most codes this size generator is considered a small system. A 50 KW generator would produce enough electricity to meet the needs of a small to medium size commercial, institutional or industrial operation. Typically a 5-15 KW generator is needed to meet the needs of a single family home.

RECOMMENDATION

In Planning Case 19-29, the Planning Commission recommend approval of the the proposed ordinance establishing Section 11-1600 Alternative Energy Sources and Systems and regulations governing wind energy conversion systems.

Attachments

Draft Ordinance

Image 50 KW turbine

Image 10kw generator

Chapter 11-1600
Alternative Energy Sources and Systems

11-1601 Wind Energy Conversion Systems (WECS)

11-1601.1 Purpose. These regulations governing wind energy conversion systems will encourage opportunities for the generation of renewable wind energy in appropriate locations, ensure compatibility with surrounding land uses, promote the safe, efficient and effective use of wind energy conversion systems, and protect the public health, safety and welfare.

11-1601.2 Permitting Process.

(1) WECS are allowed only as an accessory structure or use.
(2) All WECS require a Building Permit. In addition to the general application information required as part of the Building Permit, the applicant must submit the following:

- (a) Scaled schematic drawings and photographic perspectives showing the structure and placement of the WECS.
- (b) A survey showing all structures, property lines, easements, power lines and setbacks to property lines.
- (c) A written certification from a licensed structural engineer that the structure has the structural integrity to carry the weight, wind loads and vibration of the WECS.
- (d) An analysis from a licensed engineer showing how the WECS must be designed, constructed and operated in compliance with applicable federal, state and local laws, codes, standards and ordinances.
- (e) A written certification from a licensed engineer confirming that the WECS is designed to not cause electrical, radio frequency, television and other communication signal interference.

11-1601.3 Performance Standards. All WECS are subject to the following performance standards:

- (1) All Districts
 - (a) No more than one WECS is permitted on a single one lot.
 - (b) WECS are prohibited in a drainage or utility easement.
 - (c) WECS must be equipped with both a manual and automatic braking device capable of stopping the WECS operation in high winds.
 - (d) No climbing apparatus can be located within twelve (12) feet of the ground.
 - (e) Ground mounted towers must be of a monopole design.
 - (f) WECS must be off white or grey with a matte or similar dull finish consistent with standards and samples on file with the City.
 - (g) All ground mounted WECS must be set back from all property lines at least 1.1 times the total height of the WECS.

(h) The minimum distance between the ground and the vertical length of any extensions such as the rotor blades must be fifteen (15) feet.

(i) Building mounted WECS must not exceed a total height of fifteen (15) feet above the structure.

(j) The structure upon which a proposed WECS is to be mounted must have the structural integrity to carry the weight, wind loads and vibrations of the WECS.

(k) The total rated capacity of a WECS must not exceeding fifty (50) kilowatts.

(l) Noise. WECS must comply with the noise standards contained in Chapter 11-1206.1.

(m) Lighting. WECS must not be illuminated by artificial means, except where specifically required by the Federal Aviation Administration or other state or local regulations.

(n) Signage. Advertising or identification on any kind on WECS is prohibited, except required warning and equipment information signage.

(o) Maintenance. WECS must be kept in good repair and free from rust, damaged supports, framework or other components.

(p) Electrical Wires. Electrical wires associated with a ground mounted WECS must be located within the tower and underground.

(q) Abandoned or Unused Towers. Abandoned or unused WECS must be removed within twelve (12) months of the cessation of operations unless an extension is approved by the Director. WECS not removed constitute a nuisance and the City may act to abate such nuisance, and assess the cost to abate and restore the property pursuant to Chapter 8-1100. (After removal, the owner or operator must restore the site to its original or an improved condition.)

(2) Residential Districts.

(a) Building and ground mounted WECS may be allowed as a Conditional Use, subject to the provisions of chapter 11-304.3 and 11-305.

(b) The maximum total height of a ground mounted WECS is sixty (60) feet.

(3) Industrial District.

(a) Building mounted WECS are allowed as a permitted accessory use.

(b) Ground mounted WECS may be allowed as a Conditional Use, subject to the provisions of chapter 11-304.3 and 11-305.

(c) The maximum total height of a ground mounted WECS is one-hundred (100) feet.

(4) Commercial and Office Districts.

(a) Building mounted WECS are allowed as a permitted accessory use.

(b) Ground mounted WECS may be allowed as a Conditional Use, subject to the provisions of chapter 11-304.3 and 11-305.

(c) The maximum total height of a ground mounted WECS is sixty (60) feet.

(5) Overlay and Special Districts. Building and ground mounted WECS are prohibited in all Overlay and Special Districts.

Definitions

Wind Energy Conversion System (WECS) – A device, such as a wind generator, along with associated control or electronics and support structures, that convert wind energy to electrical energy with a total rated capacity not exceeding fifty (50) kilowatts. The device must be a single system designed to supplement other electricity sources as an accessory use to existing buildings or facilities, wherein the power generated is used primarily for onsite consumption.

Wind Energy Conversion System, Total Height – The highest point, above ground level, reached by a rotor tip or any other part of the WECS, or, on building mounted systems, measured from the point where the system is attached to the building.

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Planning Commission Regular

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Meeting Date: 11/21/2013

Subject: PC 13-17 Code change to Title 11 regarding junk vehicles, number of trailers allowed and minimum number of stacking spaces for a drive thru window

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting the Planning Commission consider a code change to address issues relating to junk vehicles, number of trailers allowed and number of stacking spaces for a drive thru window.

ACTIONS

Conduct a public hearing

Recommendation by Planning Commission

Introduction by City Council on: December 3, 2013

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

Junk Vehicles and Trailers

The following proposed changes are intended supplement and aid code enforcement in regulating junk vehicles and trailer storage.

Definition of Junk Vehicles

The current code does not include language that requires current registration be displayed. The current code also includes language that allows one vehicle to be actively repaired inside a building for seven days; the length of time is proposed to be increased to 20 days. The definition of junk vehicles is proposed to be changed as follows:

Section 11-201 Definitions

Junk Vehicle- Includes any motor vehicle or trailer which is not in an operable condition; or which is partially dismantled; or which is used for the sale of parts; or as a source of repair and replacement parts for other vehicles; or which is kept for scrapping, dismantling, or salvage; or is unlicensed or unregistered, **current registration must be displayed**; or is parked off an improved surface in a front or side yard or any combination therein. The following vehicles are not considered junk vehicles:

(a) An unlicensed vehicle for sale in an automobile sales lot.

(b) A collector vehicle registered as a pioneer, classic, collector or street vehicle, as defined in M.S.A. 168.10, if

actively being restored.

(c) One vehicle being actively repaired by a resident of the premise, inside a building, garage or accessory structure, in which the vehicle is located for a period not to exceed ~~seven~~ 20 days.

Junk Vehicles in the Industrial District

Language that currently regulates junk vehicles in the commercial districts was not included in the Industrial District. The following language is currently in Section 11-700 Commercial and Office Districts and is proposed to be included in the Industrial District:

INDUSTRIAL DISTRICT

11-801.6 Junk Vehicles. The parking, storage, or maintenance of junk vehicles is allowed only if incidental to a permitted use and if the vehicles are being actively repaired. Such vehicles must be stored within an enclosed building or be so screened that they are not visible from public streets or adjoining properties.

Trailer Storage

There has been differing interpretations regarding the number of trailers allowed to be stored on a residential lot. The number allowed is currently included in the section that regulates recreational vehicles. The question arises, since trailers are included in the recreational equipment section, should they be counted as a recreational vehicle. To remove any questions, the number of trailers allowed is being moved to the section that regulates number of vehicles. The language is not being changed just its placement within the code. The section will read as follows:

11-601.3 Major Recreational Equipment in Residential Districts.

(1) Standards. Major Recreational Equipment in a residential district must conform to the following standards, in addition to the standards in Title 9 (Traffic and Transportation). These standards are enforceable against the property owner, the vehicle owner, and the vehicle possessor(s), joint and severally. For this purpose, the vehicle owner is presumed to be the registered owner, unless rebutted.

(a) No Major Recreational Equipment may be used for living, sleeping, or housekeeping purposes, except that one major recreational vehicle not exceeding the limitations of 11-601.3 is allowed for occasional living purposes, not to exceed three days per 30 day period, to accommodate visitors, provided the vehicle is parked on private property.

(b) Major Recreational Equipment stored outside must be in a condition for the safe and effective performance of its intended function or repaired to put such equipment in such condition. Equipment being repaired may not be stored longer than 20 days.

(c) Maximum Number: Major Recreational Equipment is limited to two per residential dwelling unit, whether stored inside or outside a building.

(d) Size limitations for Major Recreational Equipment parked or standing in residential districts more than 12 hours:

(i) Maximum Height: Thirteen and one half feet measured from the ground to the highest point on the vehicle at the recommended tire pressure. For the purposes of measuring height, all accessories, attachments, and material carried on the vehicle shall be considered part of the vehicle.

(ii) Maximum Length: Forty-five feet, measured from the longest point on the vehicle or, if a trailer, the horizontal distance between the front and rear edges of the trailer bed. For the purposes of measuring length, all accessories, attachments, and material carried upon a vehicle is considered a part of the vehicle or trailer bed.

(iii) Maximum Width: Eight and one half feet in width, measured from the widest point on the vehicle or, if a trailer, the horizontal distance between the left and right edges of the trailer bed. For the purposes of measuring width, all accessories, attachments, and material carried upon a vehicle is considered a part of the vehicle or trailer bed.

(e) Vehicles must be both operable and currently registered.

~~(f) The total number of trailers allowed stored outside on a residential property is two.~~

11-601.4 Number of Vehicles.

(1) The number of vehicles on a residential parcel may exceed by only two the number of persons with valid drivers

licenses residing on the premises. The following vehicles shall be exempted from this requirement:

- (a) Temporary visitor parking.
 - (b) Major Recreational Equipment.
 - (c) A maximum of two collector vehicles registered as pioneer, classic, collector or street rod vehicles. The collector plates must be displayed on the vehicle.
 - (d) Trailers, trucks, and other vehicles used in loading, unloading, maintenance, or construction on the premises.
- The total number of trailers allowed stored outside on a residential property is two.
- (e) Two- or three-wheeled vehicles.

Stacking Spaces Drive Thru Lanes

As part of the Title 11 recodification process the number of required stacking spaces for drive-thru service windows was omitted. The following language is proposed to be added:

11-1202.7 Stall, Aisle, Stacking and Loading Space Dimensions. Stall, aisle, stacking and loading spaces must be constructed to the following minimum specifications:

(1) Standard Parking Stalls.

Parking Angle	Stall Width (Including Striping)	Stall Length	Aisle Width	Bay Width	
				Interlock to Interlock	Wall to Wall
90 degrees	nine feet	20 feet	24 feet	64 feet	64 feet
60 degrees	nine feet	20 feet	16 feet	55.5 feet	60 feet
45 degrees	nine feet	20 feet	16 feet	50.5 feet	57 feet
Parallel	eight feet	22 feet	12 feet (one way) 24 feet (two way)	n/a	n/a
Tandem	eight feet	25 feet	24 feet	n/a	n/a

Stall length for 90, 60, and 45 degree angles parking stalls may be reduced by the amount of the curb overhang up to a maximum of two feet.

(2) Accessible Parking Stalls. Accessible parking spaces must be provided according to Chapter 1341 of Minnesota Rules (the Minnesota Accessibility Code).

(3) Off-Street Loading or Stacking Space. An off-street loading or stacking space must be a minimum of 12 feet wide, 50 feet long and 15 feet high, unless the maximum size of trucks used does not necessitate such space.

(4) Drive-Thru Stacking Space. A stacking space shall be a minimum of 12 feet wide and 20 feet long. Six stacking spaces are required per drive thru service window or wash bay.

RECOMMENDATION

In Planning Case 13-27, The Planning Commission recommend approval of the code change for the following:

1. Amend the Section 11-201 definition of junk vehicle to include the requirement that current registration must be displayed and 20 day time period for repair work on a vehicle.
2. Add regulations for the storage of junk vehicles to Section 11-801.6 the Industrial District.
3. Amend section 11-601.3 to remove the the standard for total number of trailers allowed and amend Section 11-601.4 to add the standard for total number of trailers allowed.
4. Amend Section 11-1207.7(4) to add minimum number of stacking spaces for drive thru service windows,