



## PLANNING COMMISSION AGENDA

Thursday, September 18, 2014

6:30 p.m.

Coon Rapids City Center

Council Chambers

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### Call to Order

### Pledge of Allegiance

### Roll Call

### Adopt Agenda

Approval of Minutes from Previous Meeting - August 21

### New Business

1. PC 14-12, Lot Split, 10425 Jay Street, Dan Super
2. PC 14-14, Site Plan approval to allow design and use flexibility for two monument signs for Mercy Hospital, 4050 Coon Rapids Blvd
3. Revocation Conditional Use Permit PC 00-15, 900 117th Lane, Engel
4. Revocation Conditional Use Permit PC 00-51, 2608 116th lane, Stark
5. Revocation Conditional Use Permit PC 01-86, 2620 111th Avenue, Swezey
6. Revocation Conditional Use Permit PC 03-24, 517 108th Ave, Wiemann
7. Revocation Conditional Use Permit PC 03-57, 13234 Martin Street, Urick
8. Revocation Conditional Use Permit PC 03-66, 10277 Mississippi Boulevard, Benedict

### Other Business

Current Development

### Adjourn





**Planning Commission Regular**

**Meeting Date:** 09/18/2014

**SUBJECT:** Approval of Minutes from Previous Meeting - August 21

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**Attachments**

**Draft August 21 Minutes**

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## **COON RAPIDS PLANNING COMMISSION MEETING OF AUGUST 21, 2014**

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### **CALL TO ORDER**

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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 Denise Hosch.

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

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### **PLEDGE OF ALLEGIANCE**

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Chair Geisler led the Commission in the Pledge of Allegiance.

### **ADOPTION OF THE AGENDA**

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MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER NAEVE, TO ADOPT THE AGENDA AS AMENDED, SWITCHING ITEMS 1 AND 2. THE MOTION PASSED UNANIMOUSLY.

### **APPROVAL OF THE JULY 17, 2014 REGULAR MINUTES**

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MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 19, 2014, AS PRESENTED. THE MOTION PASSED 5-0 (STEPHENSON ABSTAINED).

### **NEW BUSINESS**

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#### **2. PLANNING CASE 14-WC1 – COMMERCIAL ANTENNA TOWER – PHEASANT RIDGE PARK – AT&T – PUBLIC HEARING**

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Staff presented a brief overview and requested the Planning Commission postpone action on this item to the October 16<sup>th</sup> Planning Commission meeting.

Chair Geisler asked who currently owned the property. Planner Harlicker commented this was a City owned park.

Chair Geisler opened the public hearing at 6:37 p.m.

Harold Hedger, 11908 Silverrod Street NW, asked for the time frame on this project. City Planner Harlicker stated the City was unaware of the timeline.

Mr. Hedger recommended the water tower at Northdale and Crooked Lake be reconsidered for this AT&T antenna. Community Development Director Nevinski reported he had spoken with AT&T about co-locating on the water tower at Northdale and Crooked Lake Boulevard and this location as not going to meet their needs.

Mr. Hedger expressed concern with a private entity locating on the public park land. In addition, he anticipated that the tower addition to the park would negatively impact the property values of the homeowners adjacent to the park. He opposed the tower being located at Pheasant Ridge Park.

Commissioner Stephenson asked if the City had any other cell towers at 150 feet in the City. City Planner Harlicker noted there are other towers that are 150 feet in height.

Brenda Goader, 3592 118<sup>th</sup> Avenue, had concern with the aesthetics of the park and how it would be impacted by the addition of an antenna. She explained that the park was heavily used by the public. She reported she paid 25% more for her property because it abutted this nature park land and requested that this park remain as is. She also feared there would be health concerns for the adjacent property owners if a cell tower were to locate on the park property. She recommended the antenna not proceed.

Colleen Maxwell, 11799 Tulip Street NW, recommended the field behind Target be considered for the commercial antenna.

Ms. Maxwell recommended another location be considered for the tower as this would not beautify the City park.

David Goader, 3592 118<sup>th</sup> Avenue, reported he paid extra to build his home next to a nature park. For this reason, he believed a cell tower did not belong at Pheasant Ridge Park. He discussed the numerous towers surrounding his property and recommended co-location be reconsidered by AT&T as he did not want to take another hit on his property value.

Larry Groshen, 11708 Pheasant Ridge Drive, discussed the distance between the park and the light rail station. He recommended the tower be placed at the rail station as this would be less intrusive. He questioned how imposing the tower, buildings and AT&T equipment trucks would be on the park. He believed it would be rather damaging to have a road going through the middle of the park to provide access to the tower. He recommended the City pursue alternative locations for this tower and that if it were approved, that only 90 feet be allowed.

Brian Heron, 11901 Silverrod Street, questioned why the City would consider placing a commercial antenna and equipment building on a piece of land that was zoned residential. He recommended that the antenna be placed on a City water tower and away from the neighborhood.

Chair Geisler requested staff provide the Commission with a footprint of where the tower would be located and how the tower would be accessed at the October meeting. She suggested staff also address the coverage concerns from AT&T.

Chair Geisler thanked the public for their comments this evening and reported this item would come back to the Planning Commission in October after staff had reviewed the matter further and wetland delineation information could be completed by AT&T.

**MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO POSTPONE ACTION ON THIS ITEM AND CONTINUE THE PUBLIC HEARING TO THE OCTOBER 16, 2014 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.**

**1. PLANNING CASE 14-11 - PRELIMINARY PLAT TYLER ADDITION – 8780  
UNIVERSITY AVENUE – RICHARD NORDLUND – PUBLIC HEARING**

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It was noted the applicant is requesting preliminary plat approval, and a variance to the 1 acre minimum lot size requirement, to subdivide a commercial parcel into two lots. The property is occupied by two fast food restaurants. The subdivision will result in each restaurant on its own lot. Staff reviewed the case in detail with the Commission and recommended approval of the preliminary plat for Tyler Addition and variance with conditions.

Commissioner Stevens asked if the parcel was two acres prior to the MnDOT takings. Planner Harlicker stated this was the case.

Chair Geisler opened and closed the public hearing at 7:06 p.m., as no one wished to address the Planning Commission.

**MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE PLANNING CASE 14-11, THE PRELIMINARY PLAT FOR TYLER ADDITION WITH THE FOLLOWING CONDITIONS:**

1. THE CITY OF BLAINE APPROVE THE PRELIMINARY AND FINAL PLAT FOR THE PORTION OF THE PROPERTY THAT IS LOCATED IN BLAINE.
2. ALL COMMENTS OF THE ASSISTANT CITY ENGINEER BE ADDRESSED.
3. CROSS ACCESS AND PARKING EASEMENTS BE PROVIDED BETWEEN THE TWO LOTS.

**THE MOTION PASSED UNANIMOUSLY.**

**MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 14-11, THE VARIANCE TO MINIMUM LOT AREA BASED ON THE FOLLOWING FINDINGS:**

1. THE INTENT OF THIS CHAPTER IS MET.
2. THE GRANTING OF THE VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC SAFETY, HEALTH OR WELFARE, OR INJURIOUS TO OTHER

PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED.

3. THE CONDITIONS UPON WHICH THE REQUEST FOR A VARIANCE IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT AND ARE GENERALLY NOT APPLICABLE TO OTHER PROPERTY.
4. THE LITERAL INTERPRETATION OF THE PROVISIONS OF THIS CHAPTER WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT.
5. THE SPECIAL CONDITIONS AND CIRCUMSTANCES DO NOT RESULT FROM THE ACTIONS OF THE APPLICANT.
6. BECAUSE OF THE PARTICULAR NATURAL SURROUNDINGS, SHAPE, OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, UNUSUAL HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF THESE REGULATIONS WERE CARRIED OUT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the March 23, 2014 City Council meeting.

3. PLANNING CASE 98-46 – REVOCATION OF CONDITIONAL USE PERMIT – 3944 123<sup>RD</sup> AVENUE – RONNENG – PUBLIC HEARING
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It was noted the City received a phone call from the Frank Ronneng explaining that this business was still operational.

Chair Geisler opened the public hearing at 7:08 p.m.

Frank Ronneng, 3944 123<sup>rd</sup> Avenue NW, stated he has been running a vacuum cleaner sales business from his home since 1998. He apologized for overlooking the City letter and requested the Planning Commission not revoke his permit.

Chair Geisler closed the public hearing at 7:09 p.m.

MOTION BY COMMISSIONER NAEVE, SECONDED BY COMMISSIONER STEVENS, IN PLANNING CASE 98-46, TO NOT REVOKE THE HOME OCCUPATION CONDITIONAL USE PERMIT FOR VACUUM CLEANER SALES BASED ON THE FINDING THAT THE HOME OCCUPATION WAS STILL IN OPERATION AT THIS ADDRESS. THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

4. PLANNING CASE 99-05 – REVOCATION OF CONDITIONAL USE PERMIT –  
11832 OLIVE STREET - TOMAN – PUBLIC HEARING

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It was noted the City was revoking the conditional use permit for a home occupation (music lessons), as the applicant was no longer operating the business.

Chair Geisler opened and closed the public hearing at 7:10 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER NAEVE, TO APPROVE PLANNING CASE 99-05, THE REVOCATION OF THE HOME OCCUPATION CONDITIONAL USE PERMIT FOR MUSIC LESSONS BASED ON THE FINDING THAT THE HOME OCCUPATION WAS NO LONGER IN OPERATION AT THIS ADDRESS. THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

5. PLANNING CASE 99-59 – REVOCATION OF CONDITIONAL USE PERMIT –  
12549 FLINTWOOD STREET – NIES – PUBLIC HEARING

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It was noted the City was revoking the conditional use permit for a home occupation (tax preparation), as the applicant was no longer operating the business.

Chair Geisler opened and closed the public hearing at 7:12 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 99-59, THE REVOCATION OF THE HOME OCCUPATION CONDITIONAL USE PERMIT FOR TAX PREPARATION BASED ON THE FINDING THAT THE HOME OCCUPATION WAS NO LONGER IN OPERATION AT THIS ADDRESS. THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

OTHER BUSINESS

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

ADJOURN

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MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:14 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,  
Heidi Guenther  
Planning Commission Recording Secretary

DRAFT



**Planning Commission Regular**

**1.**

**Meeting Date:** 09/18/2014  
**Subject:** PC 14-12, Lot Split, 10425 Jay Street, Dan Super  
**From:** Scott Harlicker, Planner

**INTRODUCTION**

The applicant is requesting approval of a lot split and variances to lot depth, lot width and lot area requirements to subdivide an existing parcel into two lots.

**ACTIONS**

Conduct of public hearing  
 Recommendation by Planning Commission  
 Decision City Council on: October 7, 2014

**60 DAY RULE**

The applicant submitted this application on: August 11, 2014

In order to comply with the 120-day consideration requirement, the City must approve or deny the application by: December 9, 2014

**LOCATION**

The property is located at 10425 Jay Street

	<b>Existing Use</b>	<b>Comprehensive Plan</b>	<b>Zoning</b>
<b>Subject Property</b>	A non-conforming detached garage	Low Density Residential	Low Density Residential 2 (LDR2)
<b>North</b>	Single Family	Low Density Residential	Low Density Residential 2 (LDR2)
<b>South</b>	Single Family	Low Density Residential	Low Density Residential 2 (LDR2)
<b>East</b>	Single Family	Low Density Residential	Low Density Residential 2 (LDR2)
<b>West</b>	Apartments	High Density Residential	High Density Residential (HDR)

**DISCUSSION**

**Project Description**

The applicant is proposing to subdivide a 19,406 square foot parcel (.445 acres.) into two lots. There is an existing non-conforming detached garage on the property. The applicant is proposing to remove the garage prior to construction of the new house. The existing lot is 129.4 feet deep and 150 feet wide. The proposed lots will have dimensions of 75 feet wide by 129.4 feet deep; the minimum lot width is 80 feet and the minimum depth is 135 feet. Lot A will be 9,675 square feet in area and Lot B 9,709; the minimum lot area is 10,800 square feet. Both lots will have frontage on Jay Street. Both lots will require variances to lot depth, lot width and lot area requirements.

The City Engineer has reviewed the proposed lot split and has the following comments:

- Per City ordinance, all existing overhead power services crossing the property, and intended to serve the future lots, shall be buried. The costs for burying the services shall be at the developers expense.
- The property is incorrectly identified as being located in Hennepin County within the section, township and range statement.
- Information regarding proposed grading and drainage shall be submitted to the City for review. The new lots shall not alter existing drainage patterns or flows onto existing adjacent lots.
- Drainage and utility easements shall be provided along all four sides of the new lots. A 10' wide minimum drainage and utility easement shall be provided along both the front and rear lot lines, and a 5' wide minimum drainage and utility easement shall be provided along all side lot lines.
- Permit and hookup fees shall apply to the installation of new sewer and water services to Parcel B.
- The City shall require a bond or escrow, in an amount equal to the cost of the street pavement excavation/patch, that will be necessary for the installation of the new utility services. The bond or escrow is to ensure the proper patching and restoration of the Jay Street pavement

Park Dedication

The original lot was platted as part of Forest Park in 1923, predating park dedication fees. Park dedication should be paid for the two new lots at this time.

Variance to Lot Depth Requirement

The proposed lot split requires a variance to the minimum lot depth requirement. Both lots are 129 feet deep and the code requires a minimum lot depth of 135 feet. This lot was platted as part of Forest Park in 1923, prior to minimum lot depth requirements. The plat shows the lots as 130.5 feet deep with a 14 foot alley in the rear. The applicant could apply to the city to vacate the alley. He could then combine his portion of the alley with the existing lots and would then meet the minimum lot depth requirement. There has been one other lot split in the neighborhood, PC 91-39. A variance to lot depth was granted as part of that approval.

Variance to Lot Width

The proposed lot split requires a variance to the minimum lot width requirement. Both lots are 75 feet wide; the minimum lot width requirement is 80 feet. Forest Park was platted as 25 foot wide lots. A builder could purchase as many 25 foot wide lots as they needed. There is a wide range of lot widths within the two block area of this property. They range in width from 75 to 175 feet. There are 11 lots within the two blocks that are 75 feet wide.

Variance to Lot Area

The proposed lots are 9,697 square feet. and 9,709 square feet; the minimum lot area requirement is 10,800 square feet. There is a wide range in lot size within this area. They range in size from 19,575 square feet to 9,707 square feet. There are 11 lots that are less than the required 10,800 square feet. If the applicant were to apply to vacate the alley, the additional area would make each lot about 10,200 square feet.

The Subdivision Regulations permit the granting of variances. The variances can be granted provided the following are met:

<b>Criteria for Granting a Variance</b>	
The intent of this Chapter is met	Yes - The granting of the variance will allow the subdivision of a parcel that is not out of character with other lots in the area.
The granting of the variance will not be detrimental to the public safety, health or welfare, or injurious to other property	Yes - The granting of this variance will not be detrimental to the public or neighborhood. The lots

or improvements in the neighborhood in which the property is located	have sufficient size, depth and width so that all setbacks can be met.
The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are generally not applicable to other property	Yes - The conditions for the variance are unique and are not generally applicable to other lots in the City.
The literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district	Yes - There are other lots that are located in the area that do not meet the lot depth, width and size requirements.
The special conditions and circumstances do not result from the actions of the applicant	Yes - The special conditions are a result of the original plat.
Because of the particular natural surroundings, shape, or topographical conditions of the specific property involved, unusual hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out	Yes - The original lots were platted in such a way that they do not comply with current standards. Without the variance the applicant will not be able to subdivide the lot and make use of the existing services.

**RECOMMENDATION**

In Planning Case 14-12, the Planning Commission recommend approval of the proposed lot split and the variance to minimum width and area requirements with the following conditions:

1. All comments of the City Engineer must be addressed.
2. Compliance with Title 11, Land Development Regulations.
3. Park dedication for the two lots be paid in the amount of \$2,000 per lot prior to releasing the lot split for recording.
4. The applicant must apply to the City to vacate the alley located to the rear of the property.

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**Attachments**

Location Map

Survey

Lot less than 80 ft wide and 10,800 sf

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# Location Map



Established in 1962  
**LOT SURVEYS COMPANY, INC.**  
 LAND SURVEYORS  
 REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA  
 7601 73rd Avenue North (763) 560-3093  
 Minneapolis, Minnesota 55428 Fax No. 560-3522

# Surveyors Certificate

INVOICE NO. 82961  
 F.B.NO. 1064-43  
 SCALE: 1" = 20'

LOT DIVISION FOR:  
**SUPER 1 PROPERTIES, LLC**  
 8700 Mississippi Blvd.  
 Coon Rapids, MN 55433

Property located in Section 22, Township 31, Range 24,  
 Hennepin County, Minnesota.  
 Property Address: 10425 Jay Street NW, Coon Rapids, MN 55433



- Denotes Found Iron Monument
- Denotes Iron Monument
- x000.0 Denotes Existing Elevation

**EXISTING LEGAL DESCRIPTION:**

Lots 7 to 12 inclusive, Block B, FOREST PARK.

**PROPOSED LEGAL DESCRIPTION:**

PARCEL A : (Area of Parcel = 9697 sq.ft)  
 Lots 10 to 12 inclusive, Block B, FOREST PARK.

PARCEL B : (Area of Parcel = 9709 sq.ft)  
 Lots 7 to 9 inclusive, Block B, FOREST PARK.

Property zoned LDR-2 Low-Density Residential District

**Zoning Requirements:**

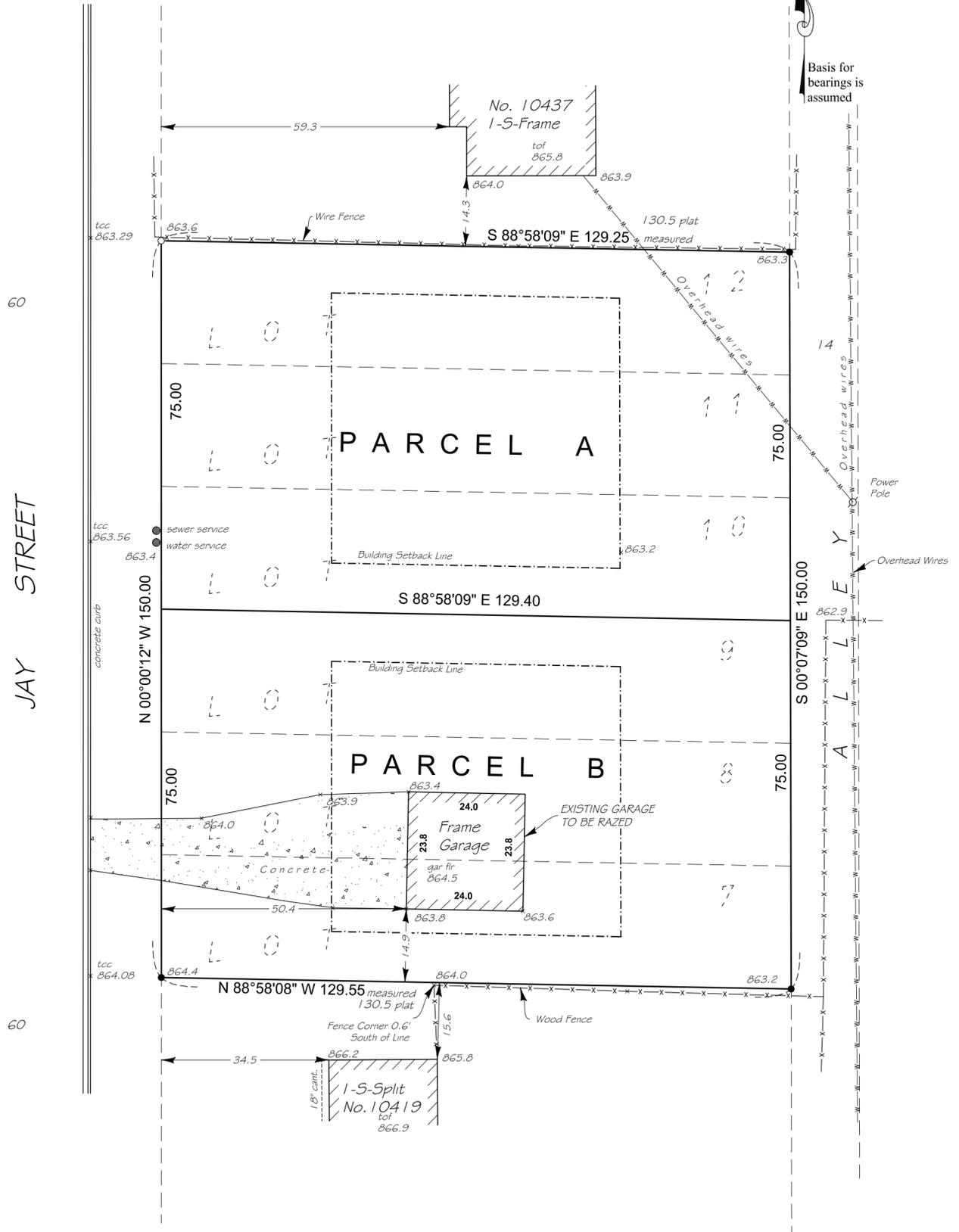
- Minimum lot area = 10,800 sq.ft
- Minimum lot width = 80 feet
- Minimum lot depth = 135 feet

**Building Setback Requirements (principal structure):**

- Front - 35 feet
- Rear - 35 feet
- Side - 10 feet

Maximum building height = 40 feet

Refer to City Code for additional requirements or restrictions.



The only easements shown are from plats of record or information provided by client.

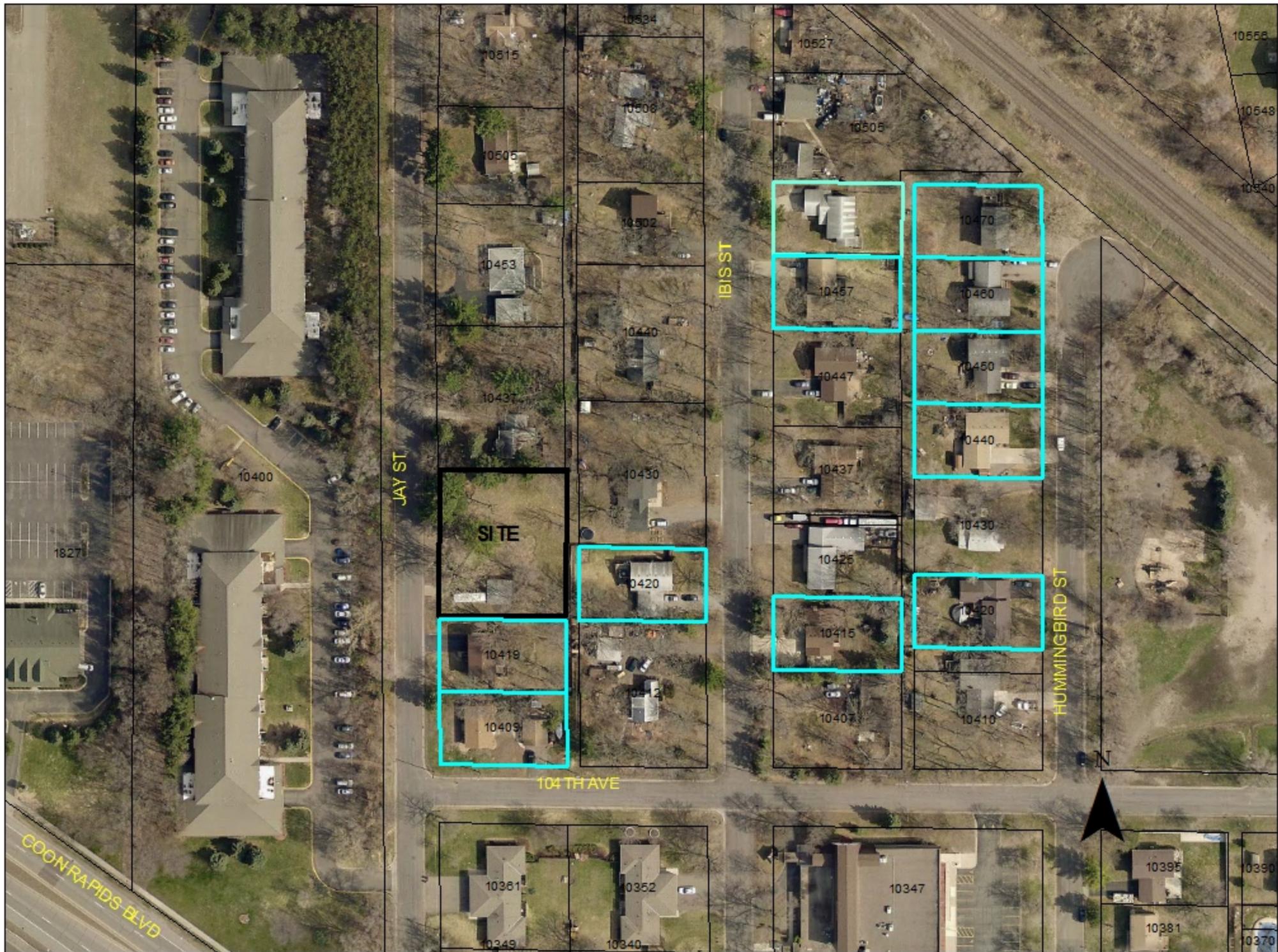
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.

Surveyed this 12th day of August 2014.

Signed   
 Gregory R. Praszch, Minn. Reg. No. 24992

Rev	Drawn By DJB
	File Name
	fp-7-12-bin82961lotdiv.dwg

# Lots Less Than 80 feet wide and 10,800 Square Feet





**Planning Commission Regular**

**2.**

**Meeting Date:** 09/18/2014

**Subject:** PC 14-14, Site Plan approval to allow design and use flexibility for two monument signs for Mercy Hospital, 4050 Coon Rapids Blvd

**From:** Scott Harlicker, Planner

**INTRODUCTION**

The applicant is requesting use and design flexibility for two monument signs along Coon Rapids Boulevard.

**ACTIONS**

Conduct public hearing  
 Recommendation by Planning Commission  
 Decision City Council on: October 7, 2014

**60 DAY RULE**

The applicant submitted this application on: August 11, 2014

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: October 10, 2014

**LOCATION**

The hospital is located at 4050 Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
<b>Subject Property</b>	Hospital	Commercial Use	PORT and River Rapids Overlay
<b>North</b>	Coon Rapids Boulevard and Office Building	Commercial Use	PORT and River Rapids Overlay
<b>South</b>	Hospital Parking Lot	Commercial Use	PORT and River Rapids Overlay
<b>East</b>	Office Building	Commercial Use	PORT and River Rapids Overlay
<b>West</b>	Apartments and Hospital Parking Lot	Commercial Use and High Density Residential	PORT and River Rapids Overlay and High Density Residential

**DISCUSSION**

**Background**

Earlier this year Mercy Hospital updated the signage at the hospital complex. The update included a request for design flexibility for a larger monument sign along Coon Rapids Boulevard and larger directional signs. That upgrade included eliminating two pylon signs near the Blackfoot Street entrance, one was 17 foot tall and the other was 10 feet tall, and combining them in a single 15 foot tall monument sign. The Council approved the use of design flexibility at their April 1, 2014 meeting. The 15 foot tall sign was installed this summer.

In a separate sign application they replaced a 15 foot tall pylon sign at Dakota Street and Coon Rapids Boulevard with a 10 foot tall monument sign. No flexibility was requested with this change over.

The hospital has found that there is still some confusion with traffic finding the appropriate entrances and internal drive aisles. To rectify that, the hospital is requesting design flexibility to replace the sign on Dakota Street with a taller and larger sign, and use and design flexibility to add a second monument sign at Blackfoot Street.

### Dakota Street Sign

The applicant is proposing a 15 foot tall monument sign that is 120 square feet in size. The maximum height allowed for a monument sign is 10 feet and the maximum size allowed is 100 square feet. The sign will have 10" letters and will meet the setback requirement. The current sign is 10 feet tall and 100 square feet.

### Blackfoot Street Sign

The applicant is proposing a 20 foot tall monument sign that is 160 square feet with 10" letters. The sign is the third monument sign along Coon Rapids Boulevard. With the amount of frontage along Coon Rapids Boulevard (835 feet) and multiple entrances, a third monument sign would not be unreasonable or out of place. The sign will meet the setback requirements.

### Design and Use Flexibility

The applicant is requesting design flexibility under section 11-1003.16. Design flexibility may be approved provided the applicant demonstrates an alternative approach to meeting the design standards is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section.

Because of the amount of information that has to be displayed, the applicant is requesting the taller monument signs along Coon Rapids Boulevard. The larger signs will allow for larger letters that are more legible from cars on Coon Rapids Boulevard. It is essential that traffic coming to the hospital have legible directions to get where they need to go. That, along with the fact that the hospital building and skyway provide a backdrop to the sign, will reduce the impact. There will also be 200 square feet of landscaping around the base of the signs.

The applicant is also requesting use flexibility for an additional monument sign under Section 11-1003.16. Use flexibility may be approved based on the following findings:

- (a) The modification significantly advances the intent of this Section;
- (b) The modification is necessary to develop the property in an efficient, well-organized way;
- (c) The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use; and
- (d) The use does not detract from uses in Port Districts.

The modification will advance the intent of the Section in that it will protect the health and safety of individuals coming to the hospital by providing clearer and more legible information and directions. Because of the way the property has been developed and the length of frontage along Coon Rapids Boulevard, a third sign along Coon Rapids Boulevard will advance the goal of having the site function in an efficient and well organized manner. The third sign will be buffered with the backdrop of the skyway, existing landscaping and the hospital building. The additional sign will not detract from the other uses in the PORT.

### **RECOMMENDATION**

In Planning Case 14-14 the Planning Commission recommend approval of the request for design and use flexibility to allow a 15 foot tall monument sign and a 20 foot tall monument sign based on the following findings:

1. The applicant demonstrated that the modification is necessary to respond to site conditions. The large building and the amount of information that has to be displayed creates the need for taller signs to ensure that lettering is legible.
2. The larger signs will result in better integration of uses. The signs can better direct traffic into and around the

site.

3. The placement of the monument sign away from Coon Rapids Boulevard and the fact the the hospital building and skyway provide a backdrop for the sign will mitigate potential adverse effects of the taller sign.
4. The uniform design of the signs will help people identify that they are on the Mercy Hospital complex and not an adjacent site.
5. The modification will advance the intent of the Section in that it will protect the health and safety of individuals coming to the hospital by providing clearer and more legible information and directions.
6. Because of the way the property has been developed and the length of frontage along Coon Rapids Boulevard, a third sign along Coon Rapids Boulevard will advance the goal of having the site function in an efficient and well organized manner.
7. The third sign will be buffered with the backdrop of the skyway, existing landscaping and the hospital building.
8. The additional sign will not detract from the other uses in the PORT.

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### Attachments

Location Map

Applicant Narrative

Narrative from hospital

Sign drawings and locations

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# Location Map





# VisualCommunications

475 Cleveland Avenue North Suite 223 Ivy League Place Saint Paul, MN 55104

## MEMORANDUM

TO: Scott Harlicker  
City of Coon Rapids

DATE: 9.8.14 (revised)

RE: Narrative for Sign Design Review  
Allina Health Mercy Hospital Signage

Visual Communications is a representative of the Allina Health sign design team, As requested, we are submitting this narrative on the need for Design Standard Flexibility for the primary pylon sign and EMERGENCY entrance sign on Coon Rapids Blvd. for the Allina Health Mercy Hospital.

We recently presented to Coon Rapids Planning and Commission for Design Standard Flexibility for this project and received approval of the primary directional on Blackfoot Drive as well as approval of the Coon Rapids Blvd/Dakota Avenue directional sign for the EMERGENCY entrance. We reduced the signage to meet the best possible requirements with minimal design flexibility to city code. These signs have been installed and Mercy Hospital senior leadership is not pleased with the result. They have received multiple complaints from consumers that cannot read the letters or see the signs because of their setbacks and smaller letter height. They are requesting that we re-analyze the locations and address the letter height and sign size for the sign at the north west corner (Coon Rapids Blvd/Dakota) and replacing the main pylon that was removed due to the building of the skyway connecting Mercy Professional Building. This sign was not pursued in the original request.

We ask the city staff to support this alternate approach in meeting the design standard of the project. On the attached drawings we are showing the site setbacks and viewing distances. These show that a letter of 10" in height would be an adequate readable height for a driver going 45mph on Coon Rapids Blvd. We are also requesting that the height be allowed at 20'. This again will allow the visibility required for a campus of this size, and a setback that is deeper than most because of county easements. We understand that the 'Medical Port' has a maximum height of 10' and believe that this would meet the needs of a medical office building - but a hospitals needs are different; especially with highly stressed clients trying to make the right turn onto the property. In the city of Coon Rapids ordinance there are many areas that allow pylons from 20' - 36' in height.

With Mercy Hospital being one of the largest complexes in the city of Coon Rapids and a vital asset to the community we would hope that Design Flexibility could adjust the 10' height in the 'Medical Port' to a more visible size. An example of the taller pylons would be the Pet Hospital located two miles down the road from Mercy Hospital. They are allowed a pylon that is approximately 20' in height. Yet the hospital that receives hundreds of visitors a day is only allowed 10 feet in height.

We have also completed a study of other similar area hospitals - including North Memorial Robbinsdale and Maple Grove locations. These locations meet the sign needs of their communities with more readable signs and less setbacks.

We have asked the hospital administration to write a synopsis of the complaints from patients, doctors and staff regarding this issue. That will be forthcoming and an administrative representative will be in attendance at the Planning and Council meet. I will also be in attendance to answer questions on September 18 and October 7. Let me know if you have any questions. I can be reached at 651-644-4494 or at [odonnell@visualcomm.com](mailto:odonnell@visualcomm.com).

651.644.4494

FAX 651.644.4289

[odonnell@visualcomm.com](mailto:odonnell@visualcomm.com)



September 9, 2014

4050 Coon Rapids Blvd.  
Coon Rapids, MN 55433  
763-236-6000

Scott Harlicker  
City of Coon Rapids  
Coon Rapids City Hall  
11155 Robinson Drive  
Coon Rapids, MN 55433

Dear Mr. Harlicker,

For nearly 50 years, Mercy Hospital has been a cornerstone of the north metro community both as a nationally recognized health care provider and thriving employer. The reputation of being a top hospital, recent recognitions include U.S. News & World Report and Truven Health Analytics, has resulted in more people choosing and traveling longer distances to Mercy for emergency, cardiac, surgical and other specialty care including having a baby. In response, Mercy is committed to enhancing its facility and services to ensure a superior experience as well as excellent clinical care for patients and families.

Individuals coming to a hospital are experiencing a high level of anxiety, stress and even confusion. After the recent signage replacement, many of these patients and their families have expressed concern on the ability to see hospital entrance locations and poor visibility of the signage on Coon Rapids Blvd. This concern has also been expressed by our physicians, volunteers and staff members. While we can't prevent the emotional or physical state in which people arrive, we need to be able to effectively communicate the location and where to turn to get help. We are requesting design flexibility in our efforts improve our signage because when someone is experiencing a heart attack, stroke or having a baby a few weeks early, minutes and seconds can literally save a life. This concern is heightened when considering the very high level of traffic coming to the campus on a busy divided road at high speeds, and that in several instances individuals are unfamiliar with Coon Rapids. It is important to note:

- Mercy has the 4<sup>th</sup> busiest Emergency Room in the Twin Cities (56,652 visits in 2013).
- Nearly 25 percent of patients admitted in 2013 lived outside of Coon Rapids and its immediate surrounding areas.
- Approximately 40 percent of patients admitted to Mercy are age 65 or older
- More than 137,000 individuals came to Mercy for tests, follow-up care and other services in 2013.
- Mercy delivers nearly 2,000 newborns each year. This number is expected to significantly increase with the opening of The Mother Baby Center at Mercy with Children's in summer 2015.
- Mercy employs more than 2,000 staff members and is affiliated with more than 700 physicians who see patients throughout the north metro communities.

In closing, we would like to restate our request for design flexibility in our quest to serve and care for communities.

Thank you

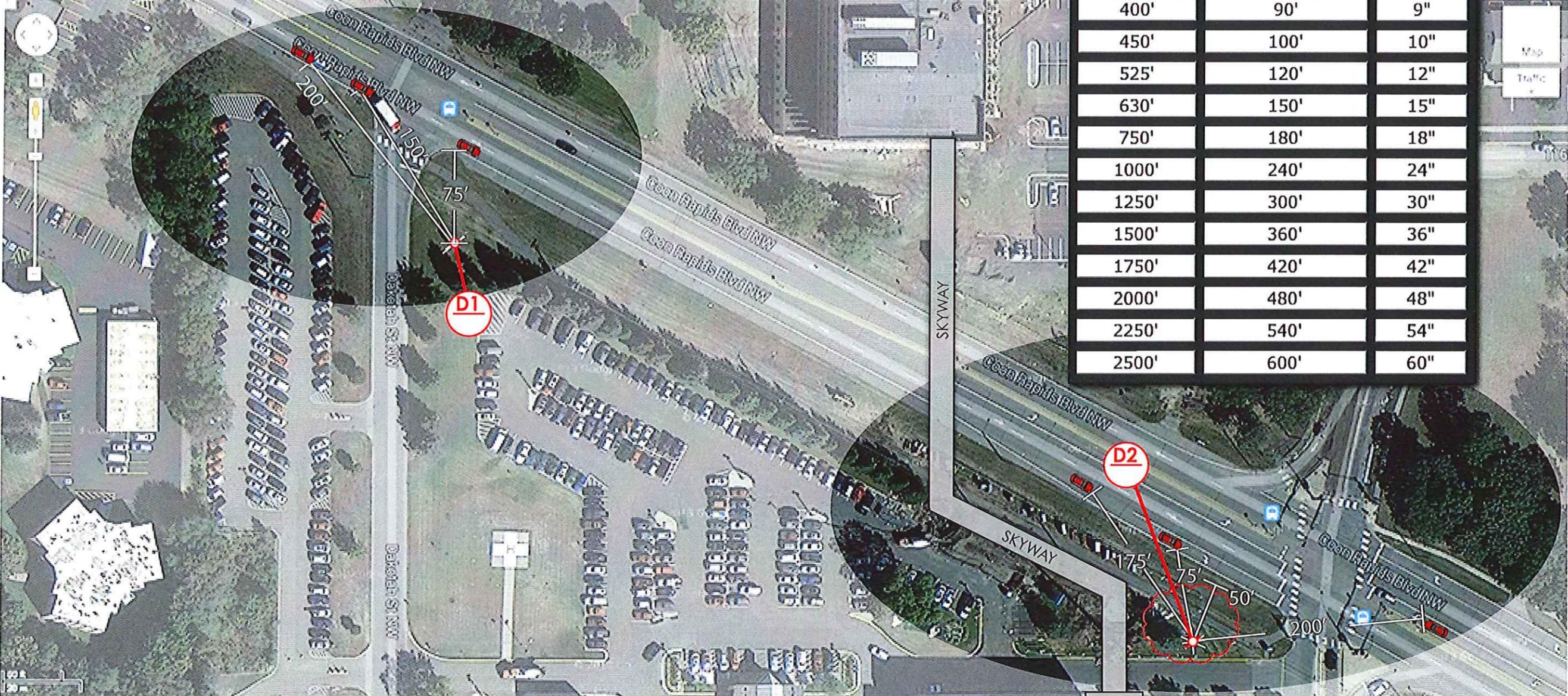


Sara Criger  
System Vice President  
President, Mercy Hospital

# SIGNAGE VISIBILITY STANDARDS

A MOTORIST MOVING 45 MPH  
REQUIRES A 10" LETTER (AT MINIMUM)  
FOR MAXIMUM READABILITY FROM  
A DISTANCE OF 100FT

MAXIMUM READABLE DISTANCE	READABLE DISTANCE FOR MAXIMUM IMPACT	LETTER HEIGHT
100'	30'	3"
150'	40'	4"
200'	60'	6"
350'	80'	8"
400'	90'	9"
450'	100'	10"
525'	120'	12"
630'	150'	15"
750'	180'	18"
1000'	240'	24"
1250'	300'	30"
1500'	360'	36"
1750'	420'	42"
2000'	480'	48"
2250'	540'	54"
2500'	600'	60"



4050 Coon Rapids Blvd.  
Coon Rapids, MN 55433

Exterior  
Sign Design

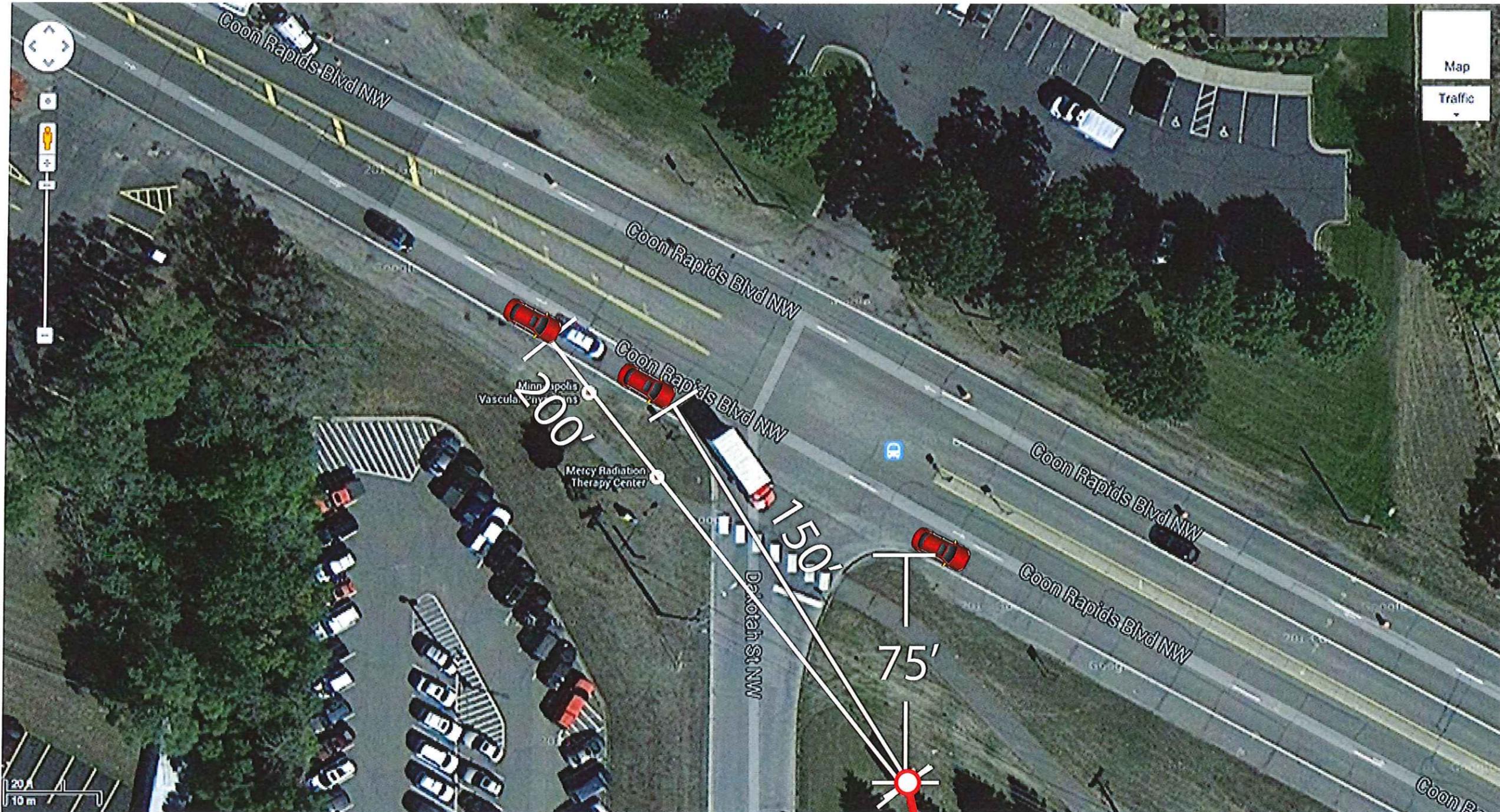


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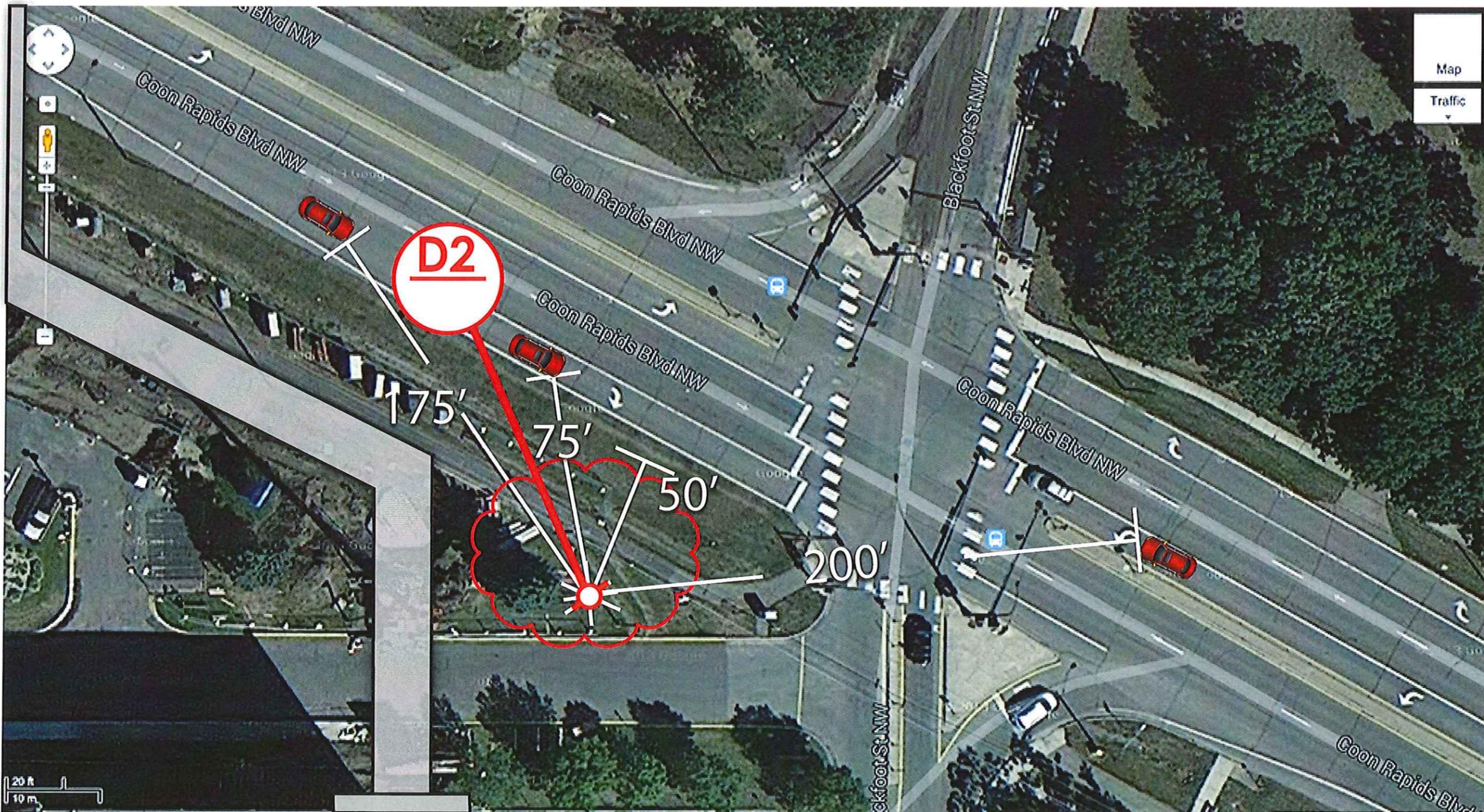
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**D1**



**MERCY HOSPITAL**

4050 Coon Rapids Blvd.  
Coon Rapids, MN 55433

Exterior  
Sign Design



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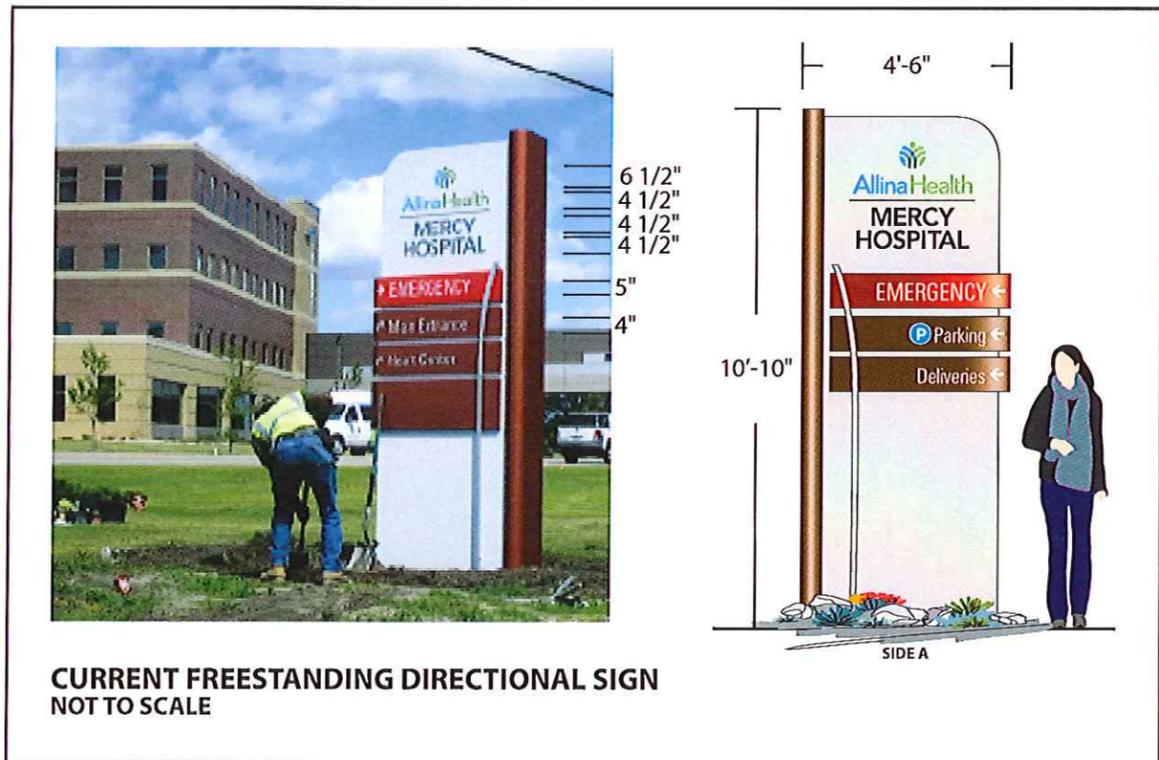
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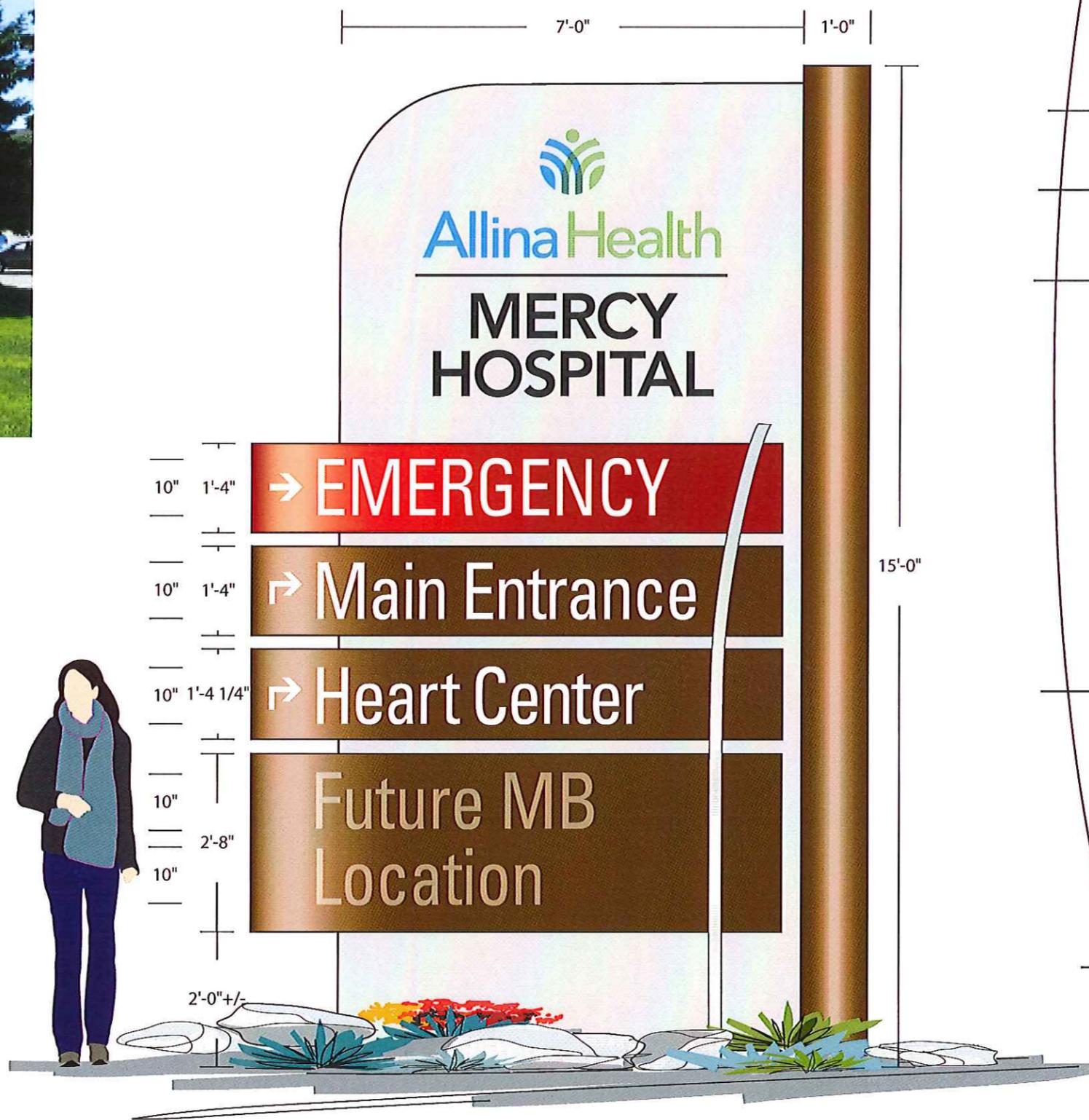
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09/02/14 nv  
09/04/14 nv



OLD FREESTANDING DIRECTIONAL SIGN / SCALE: 1/4" = 1' - 0"



CURRENT FREESTANDING DIRECTIONAL SIGN NOT TO SCALE



DIRECTIONAL - REPLACE EXISTING



**MERCY HOSPITAL**

4050 Coon Rapids Blvd.  
Coon Rapids, MN 55433

Exterior  
Sign Design

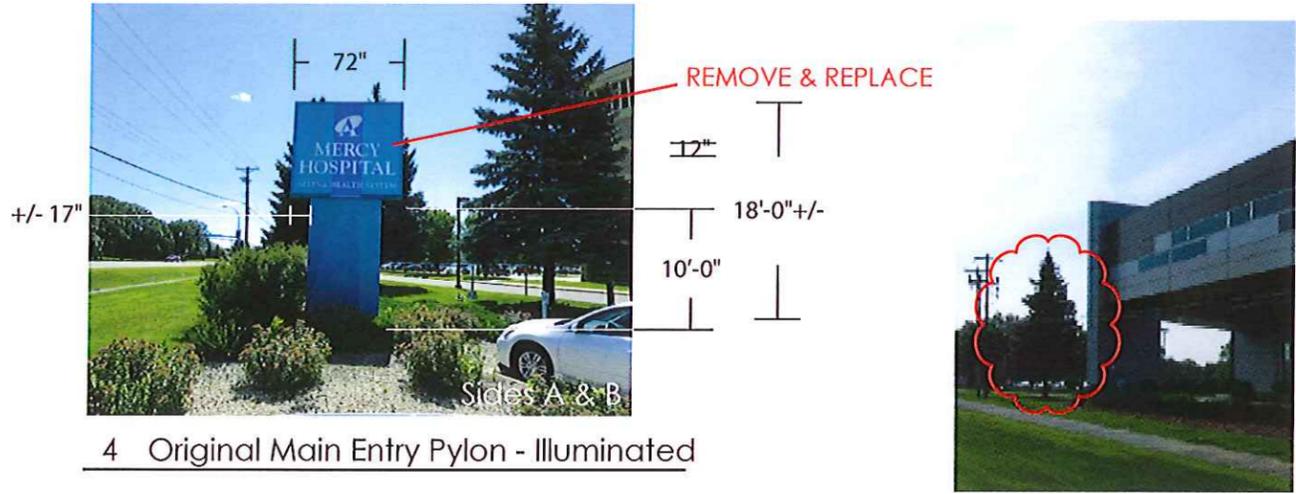


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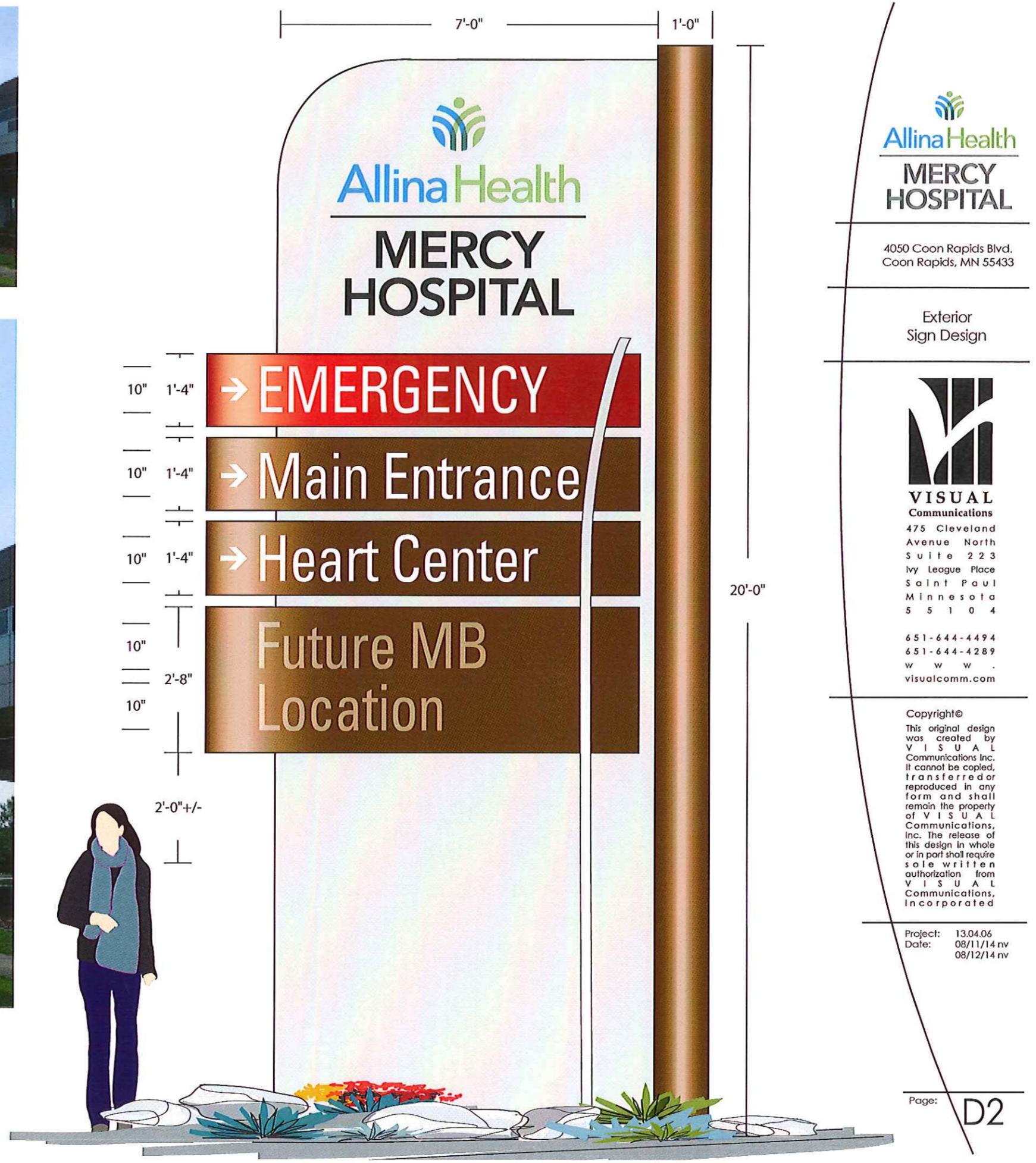


4 Original Main Entry Pylon - Illuminated



LOCATION OPTION 1 OUTSIDE OF SKYWAY  
 NOT TO SCALE

ADD NEW IDENTITY





LOCATION OUTSIDE OF SKYWAY  
NOT TO SCALE

ADD NEW IDENTITY



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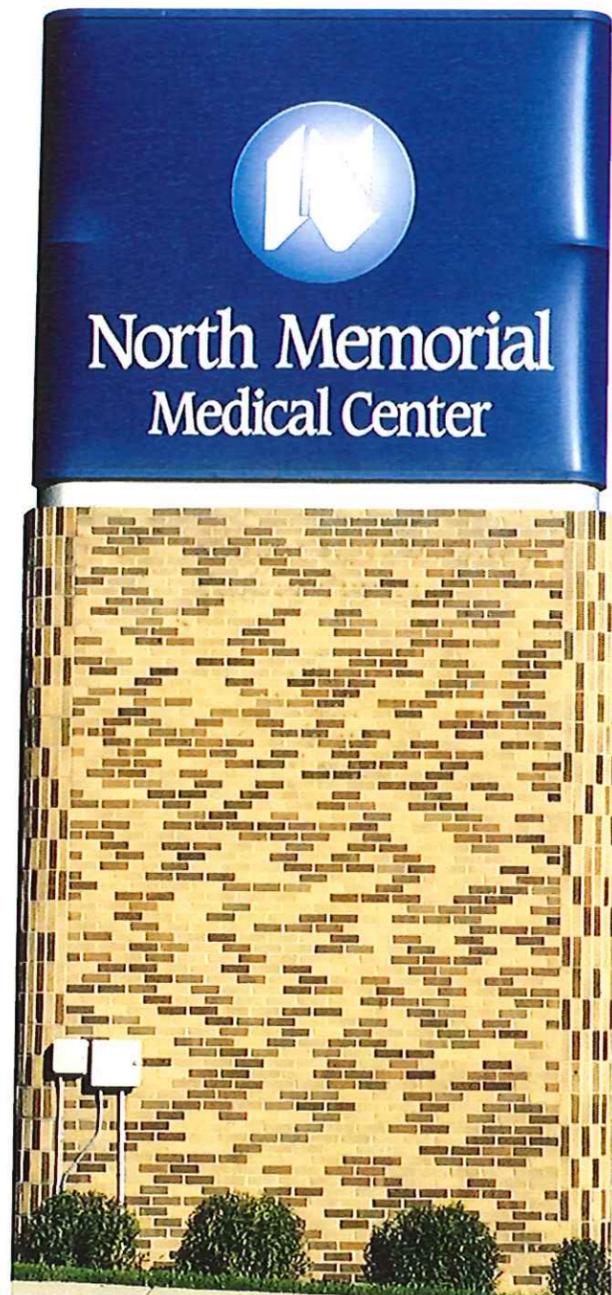
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13'-0"  
1'-1" 10'-10" 1'-1"

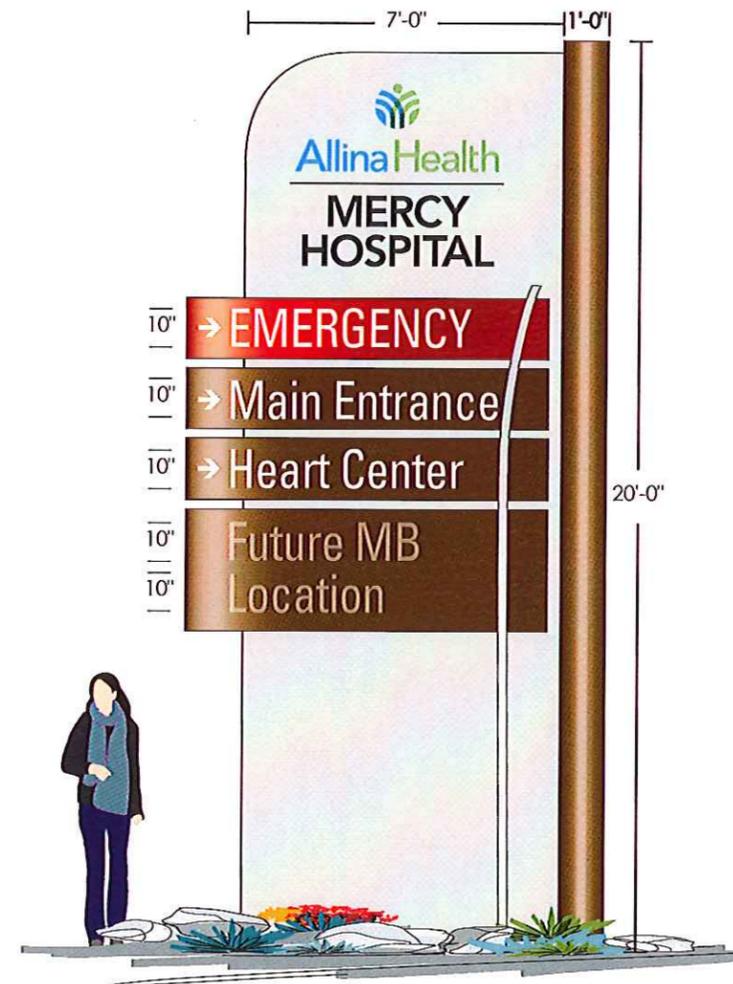


28'-2"



18'-0"

11'-6"



7'-0" 1'-0"

20'-0"

DESIRED SIZE



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**PYLON COMPARISON**

NOT TO SCALE



**Planning Commission Regular**

**3.**

**Meeting Date:** 09/18/2014

**Subject:** Revocation Conditional Use Permit PC 00-15, 900 117th Lane, Engel

**From:** Scott Harlicker, Planner

---

**INTRODUCTION**

The City is revoking the conditional use permit for a home occupation (chiropractic office), the applicant is no longer operating the business.

**ACTIONS**

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

**60 DAY RULE**

N/A

**LOCATION**

The property is located at 900 117th Lane,

**DISCUSSION**

**Background Information**

On, April 20, 2000 the Planning Commission approved a conditional use permit for a home occupation (chiropractic office).

On August 4, 2014 a letter was sent to Mr. Engel requesting confirmation that he still reside at the address and is operating the home occupation; the City did not receive a response. On August 18, 2014, based on the applicant's lack of response, the City began revocation proceedings.

A public hearing notice regarding the revocation was mailed to the applicant on September 4, 2014. The City did not receive a response.

**RECOMMENDATION**

In Planning Case 00-15 revoke the home occupation conditional use permit for chiropractic office based on the finding that the home occupation is no longer in operation at this address.

---

**Attachments**

Location Map

---





**Planning Commission Regular**

4.

**Meeting Date:** 09/18/2014

**Subject:** Revocation Conditional Use Permit PC 00-51, 2608 116th lane, Stark

**From:** Scott Harlicker, Planner

---

**INTRODUCTION**

The City is revoking the conditional use permit for a home occupation (chiropractic office), the applicant is no longer operating the business.

**ACTIONS**

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

**60 DAY RULE**

N/A

**LOCATION**

The property is located at 2608 116th Lane.

**DISCUSSION**

**Background Information**

On, August 17, 2000 the Planning Commission approved a conditional use permit for a home occupation (chiropractic office).

On August 4, 2014 a letter was sent to Mr. and Ms. Stark requesting confirmation that they still reside at the address and are operating the home occupation; the City did not receive a response. On August 18, 2014, based on the applicant's lack of response, the City began revocation proceedings.

A public hearing notice regarding the revocation was mailed to the applicant on September 4, 2014. The City did not receive a response.

**RECOMMENDATION**

In Planning Case 00-51 revoke the home occupation conditional use permit for a chiropractic office based on the finding that the home occupation is no longer in operation at this address.

---

**Attachments**

Location Map

---

# Location Map





**Planning Commission Regular**

**5.**

**Meeting Date:** 09/18/2014

**Subject:** Revocation Conditional Use Permit PC 01-86, 2620 111th Avenue, Swezey

**From:** Scott Harlicker, Planner

---

**INTRODUCTION**

The City is revoking the conditional use permit for a home occupation (Trusted Roofing company), the applicant is no longer operating the business.

**ACTIONS**

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

**60 DAY RULE**

N/A

**LOCATION**

The property is located at 2620 111th Avenue.

**DISCUSSION**

**Background Information**

On, October 18, 2001 the Planning Commission approved a conditional use permit for a home occupation (Trusted Roofing company).

On August 4, 2014 a letter was sent to Mr. Swezey requesting confirmation that he still reside at the address and is operating the home occupation; the City did not receive a response. On August 18, 2014, based on the applicant's lack of response, the City began revocation proceedings.

A public hearing notice regarding the revocation was mailed to the applicant on September 4, 2014. The City did not receive a response.

**RECOMMENDATION**

In Planning Case 01-86 revoke the home occupation conditional use permit for Trusted Roofing company based on the finding that the home occupation is no longer in operation at this address.

---

**Attachments**

Location Map

---

# Location Map





**Planning Commission Regular**

6.

**Meeting Date:** 09/18/2014

**Subject:** Revocation Conditional Use Permit PC 03-24, 517 108th Ave, Wiemann

**From:** Scott Harlicker, Planner

---

**INTRODUCTION**

The City is revoking the conditional use permit for a home occupation (gun smith), the applicant is no longer operating the business.

**ACTIONS**

Conduct a public hearing

Decision by Planning Commission

Appeal to City Council Available

**60 DAY RULE**

N/A

**LOCATION**

The property is located at 517 108th Avenue .

**DISCUSSION**

**Background Information**

On, March 21, 2002 the Planning Commission approved a conditional use permit for a home occupation (gun smith).

On August 4, 2014 a letter was sent to Mr. Wiemann requesting confirmation that he still reside at the address and is operating the home occupation; the City did not receive a response. On August 18, 2014, based on the applicant's lack of response, the City began revocation proceedings.

A public hearing notice regarding the revocation was mailed to the applicant on September 4, 2014. The City did not receive a response.

**RECOMMENDATION**

In Planning Case 03-24 revoke the home occupation conditional use permit for gun smith based on the finding that the home occupation is no longer in operation at this address.

---

**Attachments**

Location Map

---





**Planning Commission Regular**

7.

**Meeting Date:** 09/18/2014

**Subject:** Revocation Conditional Use Permit PC 03-57,13234 Martin Street, Urick

**From:** Scott Harlicker, Planner

---

**INTRODUCTION**

The City is revoking the conditional use permit for a home occupation (skin care business), the applicant is no longer operating the business.

**ACTIONS**

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

**60 DAY RULE**

N/A

**LOCATION**

The property is located at 13234 Martin Street.

**DISCUSSION**

**Background Information**

On, September 18, 2003 the Planning Commission approved a conditional use permit for a home occupation (skin care business).

On August 4, 2014 a letter was sent to Ms. Urick requesting confirmation that he still reside at the address and is operating the home occupation; the City did not receive a response. On August 18, 2014, based on the applicant's lack of response, the City began revocation proceedings.

A public hearing notice regarding the revocation was mailed to the applicant on September 4, 2014. The City did not receive a response.

**RECOMMENDATION**

In Planning Case 03-57 revoke the home occupation conditional use permit for skin care business based on the finding that the home occupation is no longer in operation at this address.

---

**Attachments**

Location Map

---





**Planning Commission Regular**

**8.**

**Meeting Date:** 09/18/2014

**Subject:** Revocation Conditional Use Permit PC 03-66, 10277 Mississippi Boulevard, Benedict

**From:** Scott Harlicker, Planner

---

**INTRODUCTION**

The City is revoking the conditional use permit for a home occupation (music lessons), the applicant is no longer operating the business.

**ACTIONS**

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

**60 DAY RULE**

N/A

**LOCATION**

The property is located at 10277 Mississippi Boulevard.

**DISCUSSION**

**Background Information**

On, April 17, 2003 the Planning Commission approved a conditional use permit for a home occupation (music lessons).

On August 4, 2014 a letter was sent to Ms. Benedict requesting confirmation that she still reside at the address and is operating the home occupation; the City did not receive a response. On August 18, 2014, based on the applicant's lack of response, the City began revocation proceedings.

A public hearing notice regarding the revocation was mailed to the applicant on September 4, 2014. The City did not receive a response.

**RECOMMENDATION**

In Planning Case 03-66 revoke the home occupation conditional use permit for music lessons based on the finding that the home occupation is no longer in operation at this address.

---

**Attachments**

Location Map

---

# Location Map

