

COON RAPIDS PLANNING COMMISSION MEETING OF NOVEMBER 20, 2014

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 Denise Hosch, Jonathan Lipinski, Wayne Schwartz, Zachary Stephenson and Julia Stevens.

Members Absent: Commissioner Donna Naeve.

Staff Present: Planner Scott Harlicker and Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Geisler led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEPHENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE OCTOBER 16, 2014 REGULAR MINUTES

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF OCTOBER 16, 2014, AS PRESENTED. THE MOTION PASSED 5-0-1 (CHAIR GEISLER ABSTAINED).

OLD BUSINESS

1. PLANNING CASE 14-15 - AMENDMENT TO GATEWAY COMMERCE CENTER PUD TO ALLOW RESTAURANT WITH DRIVE-THRU INSTEAD OF A BANK AT 1865 GATEWAY DRIVE – PUBLIC HEARING
-

It was noted the applicant seeks approval to revise the Final PUD and change the use of Lot 9 from a bank with drive thru window to a restaurant with a drive thru window. No change to the property lines are proposed. At the October 16th meeting, the Commission postponed action on this item. The Commission asked that the applicant incorporate the proposed revision into an overall amendment to the entire PUD.

Chair Geisler clarified that this evening the Planning Commission was considering a PUD amendment and not a specific site plan. She expressed concern with how the market has impacted the various uses proposed within this PUD. She did not want to see each site deviate from the original plan. However, she believed that moving from a bank with a drive thru to a restaurant with a drive thru was not that great of a change.

Commissioner Lipinski agreed.

Commissioner Hosch feared that the PUD was in jeopardy of not being diverse given the fact it would have fast food and restaurant uses. She did not want to see additional fast food restaurants in this area.

Commissioner Stevens noted that three of the other sites were proposed to have sit down restaurants.

Jonathan Adam, 165 Louisa Court, representing the applicant, did not feel there would be a need to deviate any of the other uses within the PUD. He commented that he has not been able to find a bank that wanted to occupy 5,000 square feet. For this reason, he has requested the PUD amendment.

Commissioner Schwartz asked if the applicant supported the staff recommended landscaping. Mr. Adam supported the proposed trees and noted the landscaping around the pond had already been installed.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 14-15, THE PROPOSED REVISIONS TO THE GATEWAY COMMERCE CENTER FINAL PUD WITH THE FOLLOWING CONDITIONS:

1. THE LANDSCAPING AROUND THE STORMWATER POND ON THE NORTH SIDE OF GATEWAY DRIVE BE INSTALLED.
2. ALL CONDITIONS OF THE ORIGINAL PUD APPROVAL OF DECEMBER 18, 2007 ARE INCLUDED IN THIS APPROVAL.
3. APPROVAL AND EXECUTION OF AN AMENDMENT TO THE PUD AGREEMENT.

Commissioner Schwartz requested a fourth condition be added to require the applicant to plant two trees along Gateway Drive.

4. TWO TREES SHALL BE PLANTED ALONG GATEWAY DRIVE.

Commissioner Stephenson stated he was slightly disappointed with the PUD request but he understood that the economic conditions have changed. He did not want to see this plan return to the Commission for a piece-by-piece approval.

Chair Geisler agreed and expected that the remainder of the plan would hold true.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the December 2, 2014 City Council meeting.

OTHER BUSINESS

City Planner Harlicker noted there would be no Planning Commission meeting in December.

ADJOURN

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 6:49 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

DRAFT