

## **COON RAPIDS PLANNING COMMISSION MEETING OF APRIL 16, 2015**

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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 Schwartz at 6:30 p.m.

Members Present: Chair Wayne Schwartz, Commissioners Denise Hosch, Jonathan Lipinski, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: Commissioner Ray Knoblauch.

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

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### **PLEDGE OF ALLEGIANCE**

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Chair Schwartz led the Commission in the Pledge of Allegiance.

### **ADOPTION OF THE AGENDA**

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MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER LIPINSKI, TO ADOPT THE AGENDA AS AMENDED ADDING ITEM 4 – ELECTION OF A VICE-CHAIR. THE MOTION PASSED UNANIMOUSLY.

### **APPROVAL OF THE MARCH 19, 2015 REGULAR MINUTES**

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MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER HOSCH, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MARCH 19, 2015, AS PRESENTED. THE MOTION PASSED 5-0-1 (STEPHENSON ABSTAINED).

### **NEW BUSINESS**

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1. PLANNING CASE 15-13 - LAND USE AMENDMENT TO CHANGE THE LAND USE FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – PUBLIC HEARING
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It was noted the applicant is requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation of five parcels from Office, General Commercial and Moderate Density Residential to High Density Residential. Staff reviewed the request and recommended approval of the land use plan change.

Commissioner Stevens requested further information on how the property would be accessed. Planner Harlicker explained that this level of detail would be worked out in the site plan. Staff would not recommend that access be allowed onto 115<sup>th</sup>.

Peter Worthington, Endahl Properties, stated it was not his intention to have access to the property from 115<sup>th</sup>.

Chair Schwartz opened the public hearing at 6:44 p.m.

Assistant City Attorney Johnson noted for the record, an email received from the Harveys who opposed the request.

Chair Schwartz closed the public hearing at 6:45 p.m.

Commissioner Stevens was pleased that this property was not going to have access to 115<sup>th</sup>.

Chair Schwartz agreed.

**MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-13, THE AMENDMENT TO THE CITY'S COMPREHENSIVE LAND USE PLAN TO CHANGE THE LAND USE DESIGNATION FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL BASED ON THE FOLLOWING:**

1. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS COMPATIBLE WITH THE ADJACENT COMPREHENSIVE LAND USE DESIGNATIONS AND LAND USES.
2. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
3. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN.
4. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS SUPPORTIVE OF THE COMPREHENSIVE LAND USE PLAN LAND USE CHAPTER AND HOUSING CHAPTER'S GOALS FOR THE CITY, INCLUDING ELIMINATING UNDER UTILIZED AND OBSOLETE LAND USES, AND CREATING AND MAINTAINING A HIGH QUALITY HOUSING ENVIRONMENT, AND A VARIETY OF HOUSING OPTIONS.

**THE MOTION PASSED UNANIMOUSLY.**

This is a recommendation to the City Council that will be considered at the May 19, 2015 City Council meeting.

2. **PLANNING CASE 15-14 – ZONE CHANGE TO CHANGE THE ZONING FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – PUBLIC HEARING**
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It was noted the applicant is requesting approval of a rezoning to change the zoning of five parcels from Office, General Commercial to Moderate Density Residential to High Density Residential. Staff discussed the zone change in detail and recommended approval.

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

**MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 15-14, THE PROPOSED ZONE CHANGE TO HIGH DENSITY RESIDENTIAL BASED ON THE FOLLOWING:**

1. THE PROPOSED REZONING TO HIGH DENSITY RESIDENTIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGED SO THAT A REASONABLE USE OF THE PROPERTY CANNOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
5. THE PROPOSED REZONING IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN AND THE RIVER RAPIDS OVERLAY DISTRICT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 5, 2015 City Council meeting.

3. **PLANNING CASE 15-15 – ORDINANCE AMENDMENT TO SECTION 11-1500 TO AMEND THE PROCEDURAL REQUIREMENT FOR RESCINDING SUBDIVISION APPROVAL – PUBLIC HEARING**
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It was noted the applicant is requesting an ordinance amendment to revise the procedure for rescinding subdivision approvals. Staff discussed the request and recommended approval of the Ordinance Amendments.

Chair Schwartz opened and closed the public hearing at 6:54 p.m., as no one wished to address the Planning Commission.

**MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-15, THE PROPOSED AMENDMENT FOR THE FOLLOWING:**

1. AMEND SECTIONS 11-1504.2, 11-1504.4, 11-1504.5 AND 11-1504.6 TO AMEND THE PROCEDURAL REQUIREMENTS FOR RESCINDING SUBDIVISION APPROVAL.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 5, 2015 City Council meeting.

4. ELECTION OF A VICE CHAIR

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Planner Harlicker requested the Planning Commission elect a Vice Chair for 2015.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER LIPINSKI, TO ELECT DENISE HOSCH AS VICE CHAIR OF THE PLANNING COMMISSION FOR 2015. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

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Planner Harlicker provided the Commission with a development update and discussed the May meeting agenda.

ADJOURN

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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