

COON RAPIDS PLANNING COMMISSION MEETING OF MAY 21, 2015

CALL TO ORDER

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, Ray Knoblauch, Jonathan Lipinski, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Planner Scott Harlicker; Assistant City Engineer Mark Hansen and, Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE APRIL 16, 2015 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 16, 2015, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. PLANNING CASE 15-20 – HOME OCCUPATION PERMIT – PET GROOMING – 952-86TH AVENUE – PUBLIC HEARING
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It was noted the applicant is requesting approval of a home occupation permit to operate a pet grooming business as a home occupation. It was noted this permit would have to be renewed every two years. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stevens questions how many pets could be waiting to be groomed on site. Planner Harlicker reported that only one pet would be serviced at a time.

Chair Schwartz opened the public hearing at 6:35 p.m.

Nicole Miller, 952 86th Avenue, explained that she would expect to have at most two or three dogs on site at any one time. She noted the pets would be kenneled while waiting to be groomed. She understood the importance of being respectful of her neighbors.

Chair Schwartz closed the public hearing at 6:37 p.m.

Commissioner Schmolke supported the proposed pet business and addition to the home. She asked if the rear yard of the property had to be fenced. Planner Harlicker indicated this was not a City requirement. He understood that the animals would be kenneled indoors before and after being groomed.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-20, THE HOME OCCUPATION PERMIT WITH THE FOLLOWING CONDITIONS:

1. OPERATION IS LIMITED TO APPOINTMENT ONLY BETWEEN 9:00 A.M. AND 3:00 P.M. TUESDAY THROUGH SATURDAY.
2. ALL VEHICLES ASSOCIATED WITH THE HOME OCCUPATION ARE PARKED IN THE DRIVEWAY
3. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.
4. THE APPLICATE RECEIVE ALL THE NECESSARY BUILDING PERMITS FOR THE ELECTRICAL, PLUMBING AND CONSTRUCTION.

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.

2. PLANNING CASE 15-16 – HOME OCCUPATION PERMIT – BEAUTY SALON – 11948 ELDORADO STREET – PUBLIC HEARING
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It was noted the applicant is requesting approval of a home occupation permit for a beauty salon. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:42 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 15-16, THE PROPOSED HOME OCCUPATION PERMIT WITH THE FOLLOWING CONDITIONS:

1. OPERATION IS LIMITED TO APPOINTMENT ONLY BETWEEN 9:00 A.M. AND 4:00 P.M. TUESDAY THROUGH FRIDAY.

2. ALL VEHICLES ASSOCIATED WITH THE HOME OCCUPATION ARE PARKED IN THE DRIVEWAY.
3. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.
4. THE APPLICANT RECEIVE ALL NECESSARY BUILDING PERMITS FOR THE ELECTRICAL, PLUMBING AND CONSTRUCTION WORK.

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.

3. PLANNING CASE 15-19 – CONDITIONAL USE PERMIT – GASOLINE SALES –
2825 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the application is requesting approval of a conditional use permit to operate a gas station with eight dispensing hoses. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Knoblauch asked if the proposed use would create any traffic concerns. Planner Harlicker commented this was not a concern.

Chair Schwartz opened the public hearing at 6:47 p.m.

Bob Reihn, 1932 111th Avenue NE in Blaine, explained he owns the property adjacent to the subject property. He asked if the driveway would be realigned. Planner Harlicker noted the driveway alignment would not be altered.

Chair Schwartz closed the public hearing at 6:48 p.m.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-19, THE PROPOSED CONDITIONAL USE PERMIT WITH THE FOLLOWING CONDITIONS:

1. THREE BALSAM FIRS BE PLANTED ON THE EAST SIDE OF THE CARWASH.
2. THE APPLICANT WORK WITH THE FIRE AND BUILDING DEPARTMENTS AND RECEIVE ALL NECESSARY PERMITS PRIOR TO REOPENING.
3. COMPLIANCE WITH TITLE 11.
4. REPAIR OR REPLACE LIGHT POLES AS DETERMINED BY THE BUILDING OFFICIAL.

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. CASE 15-17 – LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL – 1005 COON RAPIDS BOULEVARD EXTENSION – PUBLIC HEARING

It was noted the applicant is requesting approval of a land use amendment to the City's Comprehensive Land Use Plan to change the land use designation of a property from Low Density Residential to Medium Density Residential. The applicant is also proposing a corresponding zone change to Moderate Density Residential. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Hosch asked if the townhomes would be owner-occupied or rental. Planner Harlicker was uncertain noting that the City has not reviewed any townhome plans to date.

Commissioner Schmolke questioned if access to the property would be altered. Planner Harlicker believed the access point would remain off the Coon Rapids Boulevard Extension with a possible secondary emergency access off 109th.

Commissioner Schmolke was in favor of removing the Finding #2. She believed it was a strong statement for the City to make that by redeveloping this site as townhomes the City would eliminate future similar problem uses. Planner Harlicker explained that staff added this statement as group homes were not allowed in the Moderate Density Residential zoning district.

Commissioner Stephenson recommended that the word "eliminate" be changed to "discourage" within Finding #2.

Chair Schwartz inquired how many townhomes were located within Town Glen. Planner Harlicker indicated that a similar parcel had been developed with nine townhomes.

Chair Schwartz did not believe that 14 or 15 townhome units would fit on the proposed site. Planner Harlicker reported that setback, green space and parking requirements would reduce the number of units.

Commissioner Stephenson questioned if the property has changed ownership. Planner Harlicker stated this was the case.

Commissioner Stevens asked

Chair Schwartz opened the public hearing at 7:05 p.m.

Luke Jensen, 961 Coon Rapids Boulevard Extension, discussed the steep grade of the subject property as it moves away from the railroad. He did not believe it would be possible to build on this portion of the property. He requested that the building height be limited to two stories so as not to adversely impact the surrounding homeowners. He also encouraged the City to pursue owner occupied units instead of low-income rental units.

Chair Schwartz commented that this was not a determination made by the Planning Commission.

Chair Schwartz closed the public hearing at 7:08 p.m.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-17, THE PROPOSED LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL BASED ON THE FOLLOWING FINDINGS:

1. CHANGING THE LAND USE DESIGNATION TO MODERATE DENSITY RESIDENTIAL WILL ALLOW THE PROPERTY TO BE REDEVELOPED AS TOWNHOMES, WHICH WOULD BE A COMPLIMENTARY MIX WITH THE EXISTING SINGLE FAMILY HOMES AND APARTMENTS IN THE NEIGHBORHOOD.
2. THE PROPERTY HAS A HISTORY AS A PROBLEM PROPERTY. REDEVELOPING IT AS TOWNHOMES WOULD DISCOURAGE FUTURE SIMILAR PROBLEM USES.
3. INCREASING THE DENSITY TO 7 UNITS PER ACRE, WHICH IS WHAT IS ALLOWED UNDER MODERATE DENSITY RESIDENTIAL, WOULD BE MORE EFFICIENT USE OF THE PROPERTY AND WOULD NOT BE OUT OF CHARACTER WITH THE NEIGHBORHOOD.
4. CHANGING THE LAND USE TO MODERATE DENSITY RESIDENTIAL WILL PROVIDE AN OPPORTUNITY TO ADD NEW RESIDENCES AND REMOVE THE EXISTING DWELLINGS, WHICH IS A BLIGHTING INFLUENCE.
5. THE PROPOSED CHANGE IS ALSO CONSISTENT WITH THE HOUSING GOAL OF PROVIDING A VARIETY OF HOUSING TYPES. IT SUPPORTS THE POLICY OF REDEVELOPING SITES ALONG HIGH ACTIVITY AREAS FOR TOWNHOUSES AND/OR APARTMENT TYPE USES.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 16, 2015 City Council meeting.

5. PLANNING CASE 15-18 – ZONE CHANGE FROM LOW DENSITY RESIDENTIAL 2 TO MEDIUM DENSITY RESIDENTIAL – 1005 COON RAPIDS BOULEVARD EXTENSION – PUBLIC HEARING
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It was noted the applicant is requesting approval of a zone change from Low Density Residential 2 to Moderate Density Residential. The applicant is also proposing a corresponding land use change to Moderate Density Residential. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 7:08 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 15-18, THE PROPOSED ZONE CHANGE TO MODERATE DENSITY RESIDENTIAL BASED ON THE FOLLOWING:

1. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF MODERATE 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 CAN NOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 2, 2015 City Council meeting.

6. PLANNING CASE 15-21 – PRELIMINARY PLAT – CAROUSAL MOTOR GROUP ADDITION – 10541 WOODCREST DRIVE – PUBLIC HEARING

It was noted the applicant is requesting preliminary plat approval for Carousel Motors Addition. The proposal is a replat of two existing lots into one lot. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 7:13 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-21, THE PROPOSED PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ASSISTANT CITY ENGINEER BE ADDRESSED PRIOR TO RELEASING THE PLAT FOR RECORDING.
2. ALL COMMENTS OF MNDOT BE ADDRESSED.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 2, 2015 City Council meeting.

7. CASE 15-22 – SITE PLAN – PARKING LOT EXPANSION – COON RAPIDS
CHRYSLER – 10541 WOODCREST DRIVE – PUBLIC HEARING

It was noted the applicant is requesting site plan approval for a 321 space parking lot expansion. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 7:14 p.m., as no one wished to address the Planning Commission.

Chair Schwartz asked if the islands would be extended. Planner Harlicker stated this was the case.

Commissioner Stephenson questioned if drainage would be a concern considering the parking lot was being expanded. Assistant City Engineer Mark Hansen discussed the drainage on the site and noted all City requirements were being met.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE PLANNING CASE 15-22, THE PROPOSED SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH TITLE 11 OF THE CITY CODE.
2. ALL COMMENTS OF THE CITY ENGINEER MUST BE ADDRESSED.
3. THE LANDSCAPING ON THE EXISTING FACILITY MUST BE BROUGHT INTO COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN.
4. THE APPLICANT MUST ENTER INTO A SITE SECURITY AND DEVELOPMENT AGREEMENT WITH THE CITY.
5. THE FINAL PLAT FOR CAROUSEL MOTOR GROUP ADDITION BE RECORDED AT ANOKA COUNTY.

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

Planner Harlicker provided the Commission with an update on development occurring in the City of Coon Rapids. He discussed the items that would be addressed by the Commission in June.

ADJOURN

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:21 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

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