

## **COON RAPIDS PLANNING COMMISSION MEETING OF AUGUST 20, 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 Ray Knoblauch, Mary Schmolke, and Julia Stevens.

Members Absent: Commissioners Denise Hosch, Jonathan Lipinski and Zachary Stephenson.

Staff Present: 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 SCHMOLKE, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

### **APPROVAL OF THE JULY 16, 2015 REGULAR MINUTES**

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Commissioner Stevens requested a change to the top of Page 7 changing the word require to requiring.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JULY 16, 2015, AS AMENDED. THE MOTION PASSED 2-0-2 (KNOBLAUCH AND SCHWARTZ ABSTAINED).

### **NEW BUSINESS**

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1. PLANNING CASE 15-28 – USE FLEXIBILITY FOR TRANSITIONAL HOUSING – HOPE 4 YOUTH – 80 COON RAPIDS BOULEVARD – PUBLIC HEARING
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The applicant has requested this item be postponed to the September 17, 2015 meeting.

Chair Schwartz opened the public hearing at 6:33 p.m.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER KNOBLAUCH, TO CONTINUE PLANNING CASE 15-28 TO THE SEPTEMBER 17, 2015 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

2. **PLANNING CASE 15-30 – ORDINANCE AMENDMENT – ELIMINATE THE FLOOR TO AREA RATIO IN PORT DISTRICTS – PUBLIC HEARING**

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It was noted the applicant is requesting an Ordinance amendment to eliminate the floor to area ratio in the PORTS Districts. Staff reviewed the request and recommended approval of the proposed code change to eliminate the floor to area ration in PORT districts.

Commissioner Schmolke asked how the City would address a developer that proposed to build too large of a building. Planner Harlicker did not anticipate this to be a concern given the size of the lots within the Port districts.

Chair Schwartz opened and closed the public hearing at 6:36 p.m., as no one wished to address the Planning Commission.

**MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER KNOBLAUCH, TO APPROVE PLANNING CASE 15-30, THE PROPOSED CODE CHANGE TO ELIMINATE THE FLOOR TO AREA RATION IN PORT DISTRICTS. THE MOTION PASSED UNANIMOUSLY.**

This is a recommendation to the City Council that will be considered at the September 1, 2015 City Council meeting.

3. **PLANNING CASE 15-29 – ORDINANCE AMENDMENT 11-1204 “FENCES AND WALLS” – REVISE THE MAXIMUM FENCE HEIGHT ALLOWED FROM 6 FEET TO 7 FEET – PUBLIC HEARING**

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It was noted the applicant is requesting that Section 11-1204 “Fences and Walls” be amended to change the maximum height of a fence allowed from six feet to seven feet. The change is being requested so that the fence regulations are consistent with recent changes to the Building Code. Staff reviewed the request further and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:40 p.m., as no one wished to address the Planning Commission.

**MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-29, THE PROPOSED ORDINANCE AMENDMENT CHANGING THE MAXIMUM HEIGHT FOR FENCES FROM SIX FEET TO SEVEN FEET. THE MOTION PASSED UNANIMOUSLY.**

This is a recommendation to the City Council that will be considered at the September 1, 2015 City Council meeting.

**OTHER BUSINESS**

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Planner Harlicker provided the Planning Commission with an update on development occurring in the City. He noted that Commissioner Lipinski has put in his letter of resignation from the Planning Commission and thanked him for his service to the City of Coon Rapids.

Chair Schwartz echoed this sentiment and thanked Commissioner Lipinski for his service to the Coon Rapids Planning Commission.

ADJOURN

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MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHMOLKE, TO ADJOURN THE MEETING AT 6:43 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,  
Heidi Guenther  
Planning Commission Recording Secretary

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