

## **COON RAPIDS PLANNING COMMISSION MEETING OF NOVEMBER 19, 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, Ray Knoblauch, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: None.

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

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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 STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

### **APPROVAL OF THE OCTOBER 15, 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 OCTOBER 15, 2015, AS PRESENTED. THE MOTION PASSED 5-0-1 (STEVENS ABSTAINED).

### **NEW BUSINESS**

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1. PLANNING CASE 15-31 – CONDITIONAL USE PERMIT AND SITE PLAN FOR EXPANSION OF OUTDOOR STORAGE AREA – 9900 VALE STREET – MAYFLOWER PROPERTIES – PUBLIC HEARING
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It was noted the applicant is requesting the Public Hearing be continued to the January 21<sup>st</sup> Planning Commission meeting.

Chair Schwartz opened the public hearing at 6:32 p.m.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEVENS, TO POSTPONE ACTION ON THIS ITEM TO THE JANUARY 21, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

2. PLANNING CASE 15-32 – LOT SPLIT – 12856 CROOKED LAKE BOULEVARD –  
RACHEL NEIMAN – PUBLIC HEARING

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It was noted the applicant is requesting approval of a lot split to subdivide two parcels totaling 97,102 square feet into two lots. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened the public hearing at 6:36 p.m.

Patricia Morris, 12846 Crooked Lake Boulevard, reported she lives on the south side of the proposed lot split. She discussed an easement between her property and the proposed lot split property and requested her driveway remain as is. Planner Harlicker explained there was a private easement in place between the two property owners. Assistant City Attorney Johnson advised that private easements carry over from property owner to property owner and would remain in effect after the lot split was complete.

Ms. Morris encouraged the Broadwell's to place their mailbox on 129<sup>th</sup> Avenue.

Michael Rike, 12908 Crooked Lake Lane, asked if Parcel B would have deeded access to the lake. He explained that this area of the lake was a shallow channel that provided a critical habitat for all kinds of wildlife, fish, wood ducks and deer. Assistant City Attorney Johnson explained the Planning Commission did not have jurisdiction over access to the lake and encouraged that Mr. Rike to contact the DNR or watershed district.

Chair Schwartz closed the public hearing at 6:43 p.m.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS,  
TO APPROVE PLANNING CASE 15-32 THE LOT SPLIT WITH THE FOLLOWING  
CONDITIONS:

1. THE APPROPRIATE DRAINAGE AND UTILITY EASEMENTS BE APPROVED BY THE CITY ENGINEER AND RECORDED AT THE COUNTY.
2. PARK DEDICATION IN THE AMOUNT OF \$4,000 (\$2,000 PER LOT) BE PAID PRIOR TO RELEASING THE LOT SPLIT FOR RECORDING.
3. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.

THE MOTION PASSED UNANIMOUSLY.

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

3. PLANNING CASE 15-33 – ORDINANCE AMENDMENT TO REVISE SECTION 11-  
1101 FLOODPLAIN MANAGEMENT – PUBLIC HEARING

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It was noted the City is proposing to revise and update Section 11-1101 Floodplain Management regulations. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson asked how homeowners would find out if there had been a change to their floodplain status. Assistant City Engineer Hanson explained that this information would be on file with the City at City Hall through updated floodplain maps. He reported that lending institutions have become more strict and the City was aligned with these requirements.

Commissioner Stephenson suggested that the maps be posted on the City's website. Assistant City Engineer Hanson indicated the maps would be available on the City's website in the near future.

Commissioner Knoblauch thanked staff for addressing his questions prior to the meeting. He was in favor of all members of the community being provided with an update on the proposed changes to the City of Coon Rapids floodplain maps.

Chair Schwartz opened and closed the public hearing at 6:57 p.m., as no one wished to address the Planning Commission.

**MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 15-33, APPROVING THE PROPOSED ORDINANCE AMENDMENT UPDATING SECTION 11-1101 FLOODPLAIN MANAGEMENT. THE MOTION PASSED UNANIMOUSLY.**

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

#### **OTHER BUSINESS**

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Planner Harlicker provided the Planning Commission with an update on current development taking place in the City of Coon Rapids.

#### **ADJOURN**

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**MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:00 P.M. THE MOTION PASSED UNANIMOUSLY.**

Recorded and Transcribed by,  
Heidi Guenther  
Planning Commission Recording Secretary