



2015 PLANNING COMMISSION ANNUAL REPORT

COMMISSIONERS

Jenny Geisler, Chair (January meeting only)

Wayne Schwartz, Vice-Chair and Chair

Denise Hosch, Vice-Chair

Ray Knoblauch

Jonathan Lipinski (resigned in August)

Mary Schmolke

Zachary Stephenson

Julia Stevens



2015 PLANNING COMMISSION REGULAR MEETING ATTENDANCE

Meeting/Commissioner	Schwartz, Chair	Hosch	Knoblauch	Lipinski	Schmolke	Stephenson	Stevens
January	o (Vice-Chair)	o	(vacant seat)	x	o (J. Geisler, Chair)	o	o
February	o (Chair)	x	o	x	o	o	x
March	o	o	o	o	o	x	o
April	o	o (Vice-Chair)	x	o	o	o	o
May	o	o	o	o	o	o	o
June	No Meeting						
July	x	o	x	x	o	o	o
August	o	x	o	x	o	x	o
September	o	o	o	x (resigned)	o	o	o
October	o	o	x	-	o	o	x
November	o	o	o	-	o	o	o
December	o	o	o	-	o	o	o

o = present x = absent



2015 PLANNING COMMISSION PLANNING CASES BY MONTH AND TYPE

	Code Changes	Amendments		Conditional Use Permits	Conditional Use Permit Home Occupation			PUD	Property Subdivision			Site Plan
		Comp Plan	Zoning		New	Review	Revoke		Lot Split	Preliminary Plat	RLS	
January	15-2									15-1		
February		15-3, 15-8	15-4, 15-9				07-16			15-6	15-5, 15-7	
March		15-12, 15-11a								15-6, 15-10	15-5, 15-11	
April	15-15	15-13	15-14									
May		15-17	15-18		15-16, 15-20, 15-19					15-21	15-22	
June												
July					15-26				15-23	15-25	15-26, 15-27	
August	15-29, 15-30			15-28 (use flexibility)								
September				15-28 (use flexibility)								
October					15-31		88-37				15-31	
November	15-33				15-31				15-32		15-31	
December	15-36				15-34					15-35	15-34	

2015 PLANNING COMMISSION DEVELOPMENT CONSIDERATIONS AND APPROVALS

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
88-37	John Becker 9526 Foley Blvd	Revocation of Conditional Use Permit - semi-trailer storage	Revoke	10/15/2015	Revoke	11/3/2015	Revoke
07-16	McGee 1919 122nd Ave	Revocation of Conditional Use Permit - home occupation for massage therapy	Revoke	2/19/2015	Revoke	n/a	n/a
15-1	Deleo and RMS Company 8600 Evergreen Blvd	Registered Land Survey - subdivide three lots into two	Approve	1/15/2015	Approve	2/3/2015	Approve
15-2	City of Coon Rapids	Code Change - Include approval procedures for ordinance amendments	Approve	1/15/2015	Approve	2/3/2015 2/17/15	Introduce Adopt
15-3	TCA Real Estate Egret Blvd & Woodcrest Dr	Comprehensive Plan Amendment - from Moderate Density Residential (MDR) to General Commercial (GC)	Deny	2/19/2015	Approve	3/17/2015	Adopt
15-4	TCA Real Estate Egret Blvd & Woodcrest Dr	Zone Change - from Moderate Density Residential (MDR) to General Commercial (GC)	Deny	2/19/2015	Approve	3/3/2015 3/17/15	Introduce Adopt
15-5	The Salvation Army Coon Rapids Blvd Ext & Vale St	Site Plan - 103,000 sq ft adult rehabilitation facility	Deny	2/19/15 3/19/2015	Postponed Withdrawn	n/a	n/a
15-6	The Salvation Army Coon Rapids Blvd Ext & Vale St	Preliminary Plat - replat into two lots	Approve	2/19/15 3/19/2015	Postponed Withdrawn	n/a	n/a
15-7	Border Foods 1865 Gateway Dr	Site Plan - restaurant with drive-thru	Approve	2/19/2015	Approve	n/a	n/a
15-8	Coon Rapids Association 80 Coon Rapids Blvd	Comprehensive Plan Amendment - from Office (O) to Community Commercial (CC)	Approve	2/19/2015	Approve	3/17/2015	Adopt
15-9	Coon Rapids Association 80 Coon Rapids Blvd	Zone Change - from Office (O) to Community Commercial (CC)	Approve	2/19/2015	Approve	3/3/2015 3/17/2015	Introduce Adopt

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
15-10	Coon Rapids Leased Housing 109th Ln & Crooked Lake Blvd	Preliminary Plat - replat 30 acres in PORT Campus Square into two lots and three outlots	Approve	3/19/2015	Approve	4/7/2015	Approve
15-11	Coon Rapids Leased Housing 109th Ln & Crooked Lake Blvd	Site Plan - 166 unit senior housing apartment building	Approve	3/19/2015	Approve	4/7/2015	Approve
15-11a	City of Coon Rapids	Comprehensive Plan Amendment - find that proposed Tax Increment Financing District is consistent with Comp Plan	Approve	3/19/2015	Adopt	n/a	n/a
15-12	Silverstone Realty & Development, LLC Gateway Commerce Center	Amend PUD - to include auto dealership and a swim center	Approve	3/19/2015	Approve	4/7/2015	Approve
15-13	Pederson Floral & adjacent properties	Comprehensive Plan Amendment - from Office, General Commercial and Moderate Density Residential to High Density Residential.	Approve	4/16/2015	Approve	5/19/2015	Withdrawn
15-14	Pederson Floral & adjacent properties	Zone Change - from Office, General Commercial and Moderate Density Residential to High Density Residential	Approve	4/16/2015	Approve	5/5/2015 5/19/2015	Introduce Withdrawn
15-15	City of Coon Rapids	Code Change - amend procedural requirement for rescinding subdivision approval	Approve	4/16/2015	Approve	5/5/2015 5/19/2015	Introduce Adopt
15-16	Butler 11948 Eldorado St	Home Occupation Permit - beauty salon	Approve	5/21/2015	Approve	n/a	n/a
15-17	Vision Bank 1005 Coon Rapids Blvd Ext	Comprehensive Plan Amendment - from Low Density Residential to Moderate Density Residential	Approve	5/21/2015	Approve	6/16/2015	Adopt
15-18	Vision Bank 1005 Coon Rapids Blvd Ext	Zone Change - from Low Density Residential to Moderate Density Residential	Approve	5/21/2015	Approve	6/2/2015 6/16/2015	Introduce Adopt
15-19	Lakeside Oil 2825 Coon Rapids Blvd	Conditional Use Permit - to operate a gas station with eight dispensing hoses	Approve	5/21/2015	Approve	n/a	n/a
15-20	Noe 952 86th Ave	Home Occupation Permit - dog grooming	Approve	5/21/2015	Approve	n/a	n/a

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
15-21	Carousel Motors 10541 Woodcrest Dr	Preliminary Plat - replat two existing lots into one lot	Approve	5/21/2015	Approve	6/2/2015	Approve
15-22	Coon Rapids Chrysler 10541 Woodcrest Dr	Site Plan - 321 space parking lot expansion	Approve	5/21/2015	Approve	n/a	n/a
15-23	Kayser 3338/3352 116th Ave	Subdivision Exception - to complete a lot line adjustment	Approve	7/16/2015	Approve	8/18/2015	Approve
15-24	Case number not used						
15-25	C-Store Partners Egret Blvd & Coon Rapids Blvd	Preliminary Plat - replat two existing lots into one lot	Approve	7/16/2015	Approve	8/5/2015 9/15/15	Approve Approve
15-26	C-Store Partners Egret Blvd & Coon Rapids Blvd	Site Plan/Conditional Use Permit - 3,5000 square foot convenience store with 16 dispensing hoses with car wash	Approve	7/16/2015	Approve	8/5/2015	Approve
15-27	Anoka-Hennepin School District Sand Creek Elementary School	Site Plan - parking lot expansion	Approve	7/16/2015	Approve	n/a	n/a
15-28	Hope 4 Youth 80 Coon Rapids Blvd	Use Flexibility - transitional housing	Postpone Approve	8/20/2015 9/14/2015	Approve	10/6/2015	Approve
15-29	City of Coon Rapids	Code Change - revise fence height from 6 feet to 7 feet	Approve	8/20/2015	Approve	9/1/2015 9/15/15	Introduce Adopt
15-30	City of Coon Rapids	Code Change - eliminate the Floor to Area Ratio in PORT Districts	Approve	8/20/2015	Approve	9/1/2015	
15-31	Mayflower Properties 9900 Vale St	Conditional Use Permit and Site Plan - expansion of outdoor storage area	Postpone Postpone	10/15/2015 11/19/15 1/21/2016			
15-32	Rachel Neiman 12856 Crooked Lake Blvd	Lot Split - subdivide two parcels into two lots	Approve	11/19/2015	Approve	12/1/2015	

Case	Petitioner Location	Proposal	Staff Recommendation	Commission		Council	
				Date	Action	Date	Action
15-33	City of Coon Rapids	Code Change - Section 11-1101 Floodplain Management	Approve	11/19/2015	Approve	12/1/2015	
15-34	Anoka-Hennepin School District 11301 Dogwood St	Conditional Use Permit/Site Plan - to construct and operate a vehicle maintenace facility	Postpone Approve	12/17/15 1/21/16			
15-35	Anoka-Hennepin School District 11301 Dogwood St	Preliminary Plat - 79 acres into seven lots and one outlot	Postpone Approve	12/17/15 1/21/16			
15-36	City of Coon Rapids	Code Change - to allow brewpubs and tap rooms	Approve	12/17/2015	Approve	1/19/2016	