



HRA Regular Session - 6:50p.m.

CITY COUNCIL AGENDA
Tuesday, May 17, 2016
7:00 p.m.
Coon Rapids City Center
Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Proclamations/Presentations

1. Poppy Days Proclamation
2. Community Scholarship Month Proclamation
3. Armed Forces Day Proclamation

Approval of Minutes of Previous Meeting

4. 2016 Local Board of Appeal and Equalization Minutes
5. Approve Minutes of May 3, 2016

Consent Agenda

6. Approve Temporary On-Sale Strong Beer and Wine Liquor License for 4th of July Community Celebration
7. Approve a Class A On Sale, Sunday, and 2AM Liquor License for Marblz 2 Inc.
8. Adopt Resolution 16-58, Approving New Gambling Premises Permit for Coon Rapids Youth Hockey Association

9. Adopt Resolution 16-62 Setting Levy Hearing for Misc. Assessment 2016-2
10. Adopt Resolution 16-64, Approving New Gambling Premises Permit for the American Legion Post #334
11. Adopt Resolution 16-65 Accepting Coon Rapids 2016 Member City Grant Agreement

Public Hearing

12. Consider Resolution 16-63 Authorizing Application for Economic Development Funding for RMS Company
13. Hold Public Hearing on Establishing of Housing Improvement Area for Creek Meadows II Owners Association

Bid Openings and Contract Awards

14. Consider Resolution No. 16-3(9) Awarding Contract for MSA Street Reconstruction
15. Consider Adopting Resolution No. 16-8(9) Awarding a Contract for Miscellaneous Trail Construction and Rehabilitation

Old Business

16. Consider Adoption of Ordinance 2166 Amending the Minimum Seating Capacity for Taprooms and Cocktail Rooms and the Hours for 3.2 Malt Liquor on Sundays

New Business

17. PC 16-9, Approval of Amendment to Gateway Commerce Center Planned Unit Development, H & W, LLC
18. PC 16-10: Consider Resolution 16-54 Granting Final Plat Approval for Gateway Commerce Center 4th Add., Highway 10 and Hanson Blvd., H&W Family LLLP
19. PC 16-12: Consider Resolution 16-55 Granting Final Plat Approval for Gateway Commerce Center 5th Add., Highway 10 and Hanson Blvd., H&W Family, LLLP
20. Consider Introduction of Ordinance Establishing Fee for Keeping Chickens

Open Mic/Public Comment

Reports on Previous Open Mic

Other Business

Adjourn



City Council Regular

1.

Meeting Date: 05/17/2016

Subject: Poppy Days Proclamation

From: Melissa Moore, Administrative Assistant I

INTRODUCTION

Council is asked to proclaim May 20 and 21 as Poppy Days in the City of Coon Rapids.

DISCUSSION

Coon Rapids American Legion Post 334 and the Veterans of Foreign Wars Post 9625, have adopted the Poppy as their commemorative symbol. Poppy Days pays respectful tribute to those killed in war, and also benefits the living Veterans and their families. Representatives from these organizations will be present to accept the Proclamations. Council is asked to Proclaim Poppy Days in Coon Rapids.

RECOMMENDATION

Council is asked to proclaim May 20 and 21, 2016 as Poppy Days in Coon Rapids.

Attachments

Poppy Days Proclamation



PROCLAMATION

POPPY DAYS

Whereas, the Coon Rapids American Legion Post 334 and Auxiliary, the Veterans of Foreign Wars Post 9625, and the Veterans of Foreign Wars Auxiliary have adopted the Poppy as their commemorative symbol; and

Whereas, the memorial Poppy, assembled by disabled veterans, pays respectful tribute to those killed in war, and also benefits the living veterans and their families; and

Whereas, public donations for Poppies fund rehabilitation programs within each local community that benefit veterans, their families, and ultimately our state and nation; and

Whereas, the basic purpose of the annual distribution of Poppies is eloquently reflected in the desire to "**Honor the Dead by Helping the Living.**"

Now, therefore, I, Jerry Koch, Mayor of the City of Coon Rapids, on behalf of the Coon Rapids City Council, hereby proclaim May 20 and 21, 2016, to be "**POPPY DAYS**", urging all citizens of Coon Rapids to recognize the merits of this cause by contributing generously and to wear a poppy as mute evidence of our gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as American citizens.

Proclaimed this 17th day of May, 2016.

Jerry Koch, Mayor

Joan Lenzmeier, City Clerk



City Council Regular

2.

Meeting Date: 05/17/2016

Subject: Community Scholarship Month Proclamation

From: Melissa Moore, Administrative Assistant I

INTRODUCTION

Council is asked to proclaim May as Community Scholarship Month for the Coon Rapids Community Scholarship Association.

DISCUSSION

The Coon Rapids Community Scholarship Association (CRCSA) is a 501c3 association that provides scholarships for students graduating from Coon Rapids High School. Nick Braschayko, Coon Rapids Community Scholarship Association, will be present to share some information on the CRCSA and to accept the Proclamation.

RECOMMENDATION

Council is asked to proclaim May 2016 as Community Scholarship Month.

Attachments

Community Scholarship Proclamation



PROCLAMATION

COMMUNITY SCHOLARSHIP MONTH

Whereas, education has always been a high priority in this nation, from the rural schoolhouse to the great universities; and

Whereas, our country has benefited and prospered as a result of the educational opportunities available to and utilized by our youth; and

Whereas, high school graduates are encouraged to pursue post-secondary education with the receipt of scholarship aid; and

Whereas, the Coon Rapids Community Scholarship Association solicits the aid and support of the entire community in making scholarships available to each year's graduating class at Coon Rapids High School. The class of 2016 was presented with 126 scholarships in the amount of \$138,985; and

Whereas, to date the Coon Rapids Community Scholarship Association has presented \$3,434,855 benefiting a total of 5303 students since 1996; and

Whereas, the Coon Rapids Community Scholarship Association, through their support and dedication, provides opportunities for higher education to our youth which would not otherwise be available; and

Now, therefore, I, Jerry Koch, Mayor of the City of Coon Rapids, on behalf of the Coon Rapids City Council, hereby proclaim the month of May 2016 to be **Community Scholarship Month** in the City, with the intent of making every citizen aware of the great potential in our youth and the long-term value of their education. All citizens are encouraged to participate in the promotion of higher education through financial support to this important community fund.

Proclaimed this 17th day of May, 2016.

Jerry Koch, Mayor

Joan Lenzmeier, City Clerk



City Council Regular

3.

Meeting Date: 05/17/2016

Subject: Armed Forces Day Proclamation

From: Joan Lenzmeier, City Clerk

INTRODUCTION

Council is asked to approve a Proclamation honoring our courageous men and women in uniform in honor of Armed Forces Day.

DISCUSSION

May 21, 2016 is Armed Forces Day. A day set aside to encourage all citizens to pause and express our gratitude to all of our service personnel for all they do for our community and our country.

RECOMMENDATION

Adopt Proclamation.

Attachments

Armed Forces Day Proclamation



PROCLAMATION

ARMED FORCES DAY

Whereas, since the earliest days of our Union, America has been blessed with an unbroken chain of patriots willing to give of themselves so their fellow citizens might live free. Whenever our Nation has come under attack, courageous men and women in uniform have risen to her defense. Whenever our liberties have come under assault, our service members have responded with resolve. Time and again, these heroes have sacrificed to sustain that powerful promise that we hold so dear -- life, liberty, and the pursuit of happiness. And on Armed Forces Day, we honor those who serve bravely and sacrifice selflessly in our name; and

Whereas, our Soldiers, Sailors, Airmen, Marines, and Coast Guardsmen represent the best of the American character. They serve with integrity and do whatever the country they love asks of them, choosing flag over fortune and service over self-interest. Year after year, tour after tour, their dedication to protecting us at home and preserving our ideals never wavers; their commitment to each other never falters. They are the few who carry the remarkable weight of our entire Nation, and in their example we see why America is and always will be the greatest country on Earth; and

Whereas, today, we pause to express our gratitude, mindful that words and ceremonies are not enough and that our thanks extend not only to those in uniform, but also to the families who serve alongside them. We are bound by a sacred obligation to ensure our service members and their loved ones have the resources and benefits they have earned and deserve, and only when we uphold this trust do we truly show our appreciation for our Armed Forces.

Now, therefore, I, Jerry Koch, Mayor of the City of Coon Rapids, on behalf of the Coon Rapids City Council, hereby proclaim Saturday, May 21, 2016, as **Coon Rapids Salute to Our Armed Forces Day** and encourage all citizens to pause and express our gratitude to all our service personnel for all they do for our community and country.

Proclaimed this 17th day of May, 2016.

Jerry Koch, Mayor

Joan Lenzmeier, City Clerk



City Council Regular

4.

Meeting Date: 05/17/2016

SUBJECT: 2016 Local Board of Appeal and Equalization Minutes

Attachments

2016LocalBoardofAppealandEqualizationMinutes

MINUTES OF THE COON RAPIDS LOCAL BOARD OF APPEAL AND
EQUALIZATION MEETING – APRIL 26, 2016

The 2016 Local Board of Appeal and Equalization meeting was brought to order by Chair Koch at 7:05 p.m. on Tuesday, April 26, 2016 in the City Council Chambers.

Board Members Present: Chairperson Jerry Koch, Ron Manning, Wade Demmer, Jennifer Geisler, Brad Johnson, Steve Wells

Board Members Absent: Denise Klint

Pledge of Allegiance to the Flag

APPOINT SECRETARY

MOTION BY BOARD MEMBER WELLS, SECONDED BY BOARD MEMBER JOHNSON APPOINTING DEBBIE MILLER AS SECRETARY FOR THE 2016 LOCAL BOARD OF APPEAL AND EQUALIZATION. THE MOTION PASSED UNANIMOUSLY.

ADOPT AGENDA

MOTION BY BOARD MEMBER JOHNSON, SECONDED BY BOARD MEMBER GEISLER TO ADOPT THE AGENDA AS PRINTED. THE MOTION PASSED UNANIMOUSLY.

REMARKS FROM CITY ASSESSOR

Ned Storla, City Assessor, introduced the City Assessing staff, Alex Guggenberger, Anoka County Assessment Compliance Coordinator, and Mike Sutherland, Anoka County Assessor. He stated that there were two appeals tonight, one resident was present to appeal and one letter was received. He then reviewed the Board of Appeal and Equalization presentation including an explanation of the Assessment and Valuation Timeline. Mr. Storla stated that there was an information session a week before the Board meeting tonight attended by one resident.

CONSIDER APPEALS FROM PROPERTY OWNERS IN REGARD TO 2016
ESTIMATED MARKET VALUE IN THE ORDER OF REGISTRATION

PIN 24-31-24-21-0101, 10851 Kumquat St NW, Coon Rapids, MN 55448, Carol Zeug-Jones

Ms. Zeug-Jones 2016 value increased to \$153,500 from \$147,900, an increase of \$5,600. Ms. Zeug-Jones believes her 2016 value is too high based on a sampling of 28 other homes in her neighborhood. She determined the average value to be \$142,385.71 stating that the house to the right of her was valued at \$119,700 and the house to the left of her was at \$134,600. Ms. Zeug-Jones also determined the average value increase to be \$4,692.86 adding increases seemed to be all over the board and questioning differences in land values.

Mr. Storla explained land values do increase and decrease in the market due to differences in lots and neighborhoods. He then asked City Appraiser, Brent Reid for his comments. Mr. Reid distributed assessor's information to the Board and wanted to first mention that this property was in the 2015 quintile review and those values will have a greater range of

change. Mr. Reid visited the property on April 14th to verify the accuracy of staff's data. He explained that this house had been remodeled due to a fire in 2003, presented comparable sales in the Northdale neighborhood and stated that the median value for 1-3/4 story homes was \$153,000. In conclusion, Mr. Reid thinks \$153,500 is an accurate assessed value and recommends no change.

A MOTION BY BOARD MEMBER JOHNSON, SECONDED BY BOARD MEMBER WELLS TO DENY THE APPEAL AND TO PROVIDE ANY INFORMATION FROM MS. ZEUG-JONES TO THE COUNTY. THE MOTION PASSED UNANIMOUSLY.

CONSIDER APPEALS RECEIVED BY LETTER

PIN 03-31-24-42-0018, 1965 128th Ave NW, Coon Rapids, MN 55448, Richard and Linda Brodersen

One letter of appeal was received. Owner thinks the 2016 value of \$351,200 is too high and is asking property be valued at \$320,000. Mr. Storla presented the letter and explained both City Appraisers, Brent Reid and Erik Skogquist have visited the property.

Mr. Reid explained that there was a significant increase in square footage due to a style change requested by the county and did discuss it with Mrs. Brodersen in 2014 when she called about her value. After reviewing the property and meeting with the owner, Mr. Reid thought the measurements and value were accurate and the owner did not appeal the value. Mrs. Brodersen contacted City staff again this spring and asked for a second opinion. Erik Skogquist stated that he visited the property on April 22nd to re-measure and found only a difference of 50 square feet. Based on the minor change in square footage and the average value increase in her neighborhood being 3%, staff recommends adjusting the value down to \$347,200.

A MOTION BY BOARD MEMBER JOHNSON, SECONDED BY BOARD MEMBER GEISLER TO GRANT THIS APPEAL AND ADJUST THE 2016 VALUE TO \$347,200 BASED ON THE EVIDENCE PROVIDED AND ITS' FAIR MARKET VALUE. THE MOTION PASSED UNANIMOUSLY.

CONSIDER RECONVENE DATE

Reconvene meeting is not necessary.

SIGN BOARD OF APPEAL AND EQUALIZATION CERTIFICATION FORM

The Board of Appeal and Equalization Certification Form was passed to Board Members for signing.

A MOTION BY BOARD MEMBER GEISLER, SECONDED BY BOARD MEMBER WELLS, TO ADJOURN AT 8:00 PM. THE MOTION PASSED UNANIMOUSLY.

Recorded and transcribed by:

Debbie Miller

Local Board of Appeal and Equalization Secretary



City Council Regular

5.

Meeting Date: 05/17/2016

SUBJECT: Approve Minutes of May 3, 2016

Attachments

May 3 Minutes

UNAPPROVED

COON RAPIDS CITY COUNCIL MEETING MINUTES OF MAY 3, 2016

CALL TO ORDER

The first regular meeting of the Coon Rapids City Council for the month of May was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, May 3, 2016, in the Council Chambers.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Koch led the Council in the Pledge of Allegiance.

ROLL CALL

Members Present: Mayor Jerry Koch, Councilmembers Denise Klint, Ron Manning, Wade Demmer, Jennifer Geisler, Brad Johnson and Steve Wells

Members Absent: None

ADOPT AGENDA

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER MANNING, TO ADOPT THE AGENDA AS AMENDED REMOVING ITEMS 6 AND 7 FROM THE CONSENT AGENDA AND PLACING THEM UNDER PROCLAMATIONS/PRESENTATIONS; AND POSTPONING ACTION ON ITEMS 18, 19 AND 20 TO THE MAY 17, 2016 CITY COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

PROCLAMATIONS/PRESENTATIONS

1. NATIONAL PUBLIC WORKS WEEK PROCLAMATION

Mayor Koch called the Public Works staff forward. He read a proclamation declaring the third week in May to be National Public Works Week in the City of Coon Rapids.

Public Works Director Himmer invited the public to attend the Public Works Open House on Saturday, May 14th from 10:00 a.m. to 12:00 p.m.

6. ADOPT RESOLUTION 15-56 ACCEPTING DONATION FOR MOVIES IN THE

PARK

Mayor Koch read the Resolution in full for the record and thanked the Community Strength Foundation for their generous donation of \$3,500 for the 2016 Movies in the Park events.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 15-56 ACCEPTING DONATION FOR MOVIES IN THE PARK. THE MOTION PASSED UNANIMOUSLY.

7. ADOPT RESOLUTION 16-57 ACCEPTING COON RAPIDS LIONS CLUB DONATION

Mayor Koch read the Resolution in full for the record and thanked the Coon Rapids Lions Club for their generous donation of \$500 to the Coon Rapids Teen Center.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 16-57 ACCEPTING COON RAPIDS LIONS CLUB DONATION. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

2. APRIL 19, 2016, COUNCIL MEETING

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER WELLS, FOR APPROVAL OF THE MINUTES OF THE APRIL 19, 2016, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

3. ADOPT RESOLUTION 16-53, APPOINTING ELLEN FEULING TO THE ARTS COMMISSION
4. APPROVE THERAPEUTIC MASSAGE ENTERPRISE LICENSE FOR BLUESKY SPA LLC, 2393 COON RAPIDS BOULEVARD
5. ADOPT RESOLUTION 16-59 CONTINUATION OF CDBG JOINT COOPERATION AGREEMENT AND HOME JOINT POWERS CONSORTIUM AGREEMENT FOR PROGRAM YEARS 2017 THROUGH 2019
- ~~6. ADOPT RESOLUTION 15-56 ACCEPTING DONATION FOR MOVIES IN THE PARK~~
- ~~7. ADOPT RESOLUTION 16-57 ACCEPTING COON RAPIDS LIONS CLUB DONATION~~

8. ACCEPT PETITION FOR THE ESTABLISHMENT OF CREEK MEADOWS II OWNERS ASSOCIATION
 9. APPROVE MASTER CONSULTING AGREEMENT WITH BARR ENGINEERING
-

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER DEMMER, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

10. PUBLIC HEARING ON WELLHEAD PROTECTION PLAN AMENDMENT, PART I, FOR THE CITY OF COON RAPIDS SYSTEM
-

The Staff report was shared with Council.

Mayor Koch opened and closed the public hearing at 7:23 p.m. since no one appeared to address the Council.

BID OPENINGS AND CONTRACT AWARDS

11. CONSIDER RESOLUTION NO. 16-1(9) AWARDING CONTRACT FOR MSA STREET RECONSTRUCTION
-

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 16-1(9) AWARDING A CONTRACT TO PARK CONSTRUCTION COMPANY IN THE AMOUNT OF \$4,039,102.36.

Councilmember Klint requested further information on how the project would be funded. Public Works Director Himmer discussed the level of MSA funding that would be used for this project, noting a portion would be assessed.

Councilmember Manning noted that this project had come in under budget and anticipated the City would bond for less than was previously anticipated. Public Works Director Himmer stated this was the case.

THE MOTION PASSED UNANIMOUSLY.

12. CONSIDER RESOLUTION NO. 16-2(9) AWARDING CONTRACT FOR MSA STREET RECONSTRUCTION
-

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT RESOLUTION NO. 16-2(9) AWARDED A CONTRACT TO FOREST LAKE CONTRACTING, INC. IN THE AMOUNT OF \$3,877,590.01.

Public Works Director Himmer clarified the alternate on this bid would be a pass along expense to Anoka Ramsey.

THE MOTION PASSED UNANIMOUSLY.

13. CONSIDER RESOLUTION NO. 16-4(9) AWARDED CONTRACT FOR MSA STREET RECONSTRUCTION

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 16-4(9) AWARDED A CONTRACT TO NORTH VALLEY, INC. IN THE AMOUNT OF \$3,037,175.19. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

14. CONSIDER ADOPTION OF ORDINANCE 2162 AND 2163 TO ALLOW CHICKENS

The Staff report was shared with Council.

Mayor Koch asked if protective netting was required if a rear yard was fenced in. Community Development Director Fernelius explained the chickens could free range if a rear yard was fenced in. However, the coop would also have to have protective netting over the enclosure.

Councilmember Klint believed this was counterintuitive. City Clerk Lenzmeier explained the City wanted the coops to be safe while also allowing for free ranging for those individuals with a fenced in yard.

Councilmember Klint questioned why the Ordinance referred to chickens as a meat source. Community Development Director Fernelius explained that homeowners would not be able to slaughter chickens on their property, however the hens could be processed for meat elsewhere.

Councilmember Klint inquired if dead chickens could be buried on a homeowners' property. City Clerk Lenzmeier stated this would be allowed.

Councilmember Klint requested further information on how chicken waste was to be properly disposed of. City Clerk Lenzmeier commented all Board of Animal Health rules will be followed for the disposal of chicken waste.

Mayor Koch stated given the public interest in this matter, the Council will hear public comment before the matter is considered. He noted there would not be limitless debate on the matter given the fact a Public Hearing was not required. At which point there are no new comments, the Council will move to Council discussion. He requested the public keep their comments to three minutes.

Nancy Peterson, 3509 121st Lane, expressed concern with how the chickens would be regulated by the City. She feared that free-range chickens would impact neighboring properties. City Clerk Lenzmeier explained the City anticipated the hens in the City would not be able to fly over a four to six foot fence. She reported City staff would be responsible for regulating and enforcing the City Code.

Jill Bjorn, 2919 115th Lane, believed the City was fast tracking this Ordinance. She thought there were a lot of questions that still needed to be addressed. She believed the Ordinance was not right for the City of Coon Rapids. She discussed the expense of having egg-laying hens along with the diseases these hens can carry. She recommended the Council not support the Ordinance.

Shay McQuade, 515 127th Lane, expressed concern with how her property value would be impacted if her neighbors have chickens. She stated she does not have a large lot and does not want to be staring a chicken coops in her backyard. She believed chickens belonged in the country where they had more land to live on. She feared the chickens would not do well in the winter and questioned how the smell would impact her neighborhood.

Rick Smithson, 2021 127th Avenue, recommended the Council require that all chickens be not allowed to fly or that their wings be clipped. He believed the City may have issues with neighboring pets eating chickens. He encouraged the Council to think about how it would handle this situation.

Ben Hiltner, 2098 122nd Avenue NW, was before the Council on behalf of the 306 members of the community that wanted to bring chickens to Coon Rapids. He supported the Ordinance and thanked the Council for taking up this decisive issue.

Janna of 2673 107th Avenue NW, believed the Council should support the Ordinance, as it would make Coon Rapids an attractive place to live for young families. She reported people owned pets for all kinds of reasons, and hoped the City could support responsible chicken owners.

Kathy Kelly, 1874 127th Lane, stated she was new to this issue. She indicated she moved to the City and not a farming community. She questioned how the City's rules and regulations regarding chickens would be put into practice. She feared that not all guidelines would be

followed properly and neighboring property owners would be adversely impacted. While she did not believe having chickens was a horrible idea, she inquired why the City had pursued this topic. She reiterated that Coon Rapids was a City and not a farming community. She recommended the Council not support the Ordinance.

Jerry Pierce, 12236 Partridge Street, believed the Mayor was wrong and that the City was required to hold a public hearing. It was his understanding a public hearing was required. He questioned how residents would feed their chickens. It was his opinion that an issue this important should go to a referendum in order to allow the entire community to decide and not a select few. He asked if the City had someone on staff that was knowledgeable on chickens.

Greg Neegaard, 290 115th Lane NW, supported a referendum as well. He did not understand why the City was pursuing chickens and believed it was a horrible idea for Coon Rapids. He questioned how the City could guarantee that the regulations within the Ordinance would be enforced. He feared the City would be pursuing nothing but by passing this Ordinance.

Mayor Koch closed the meeting to public comment.

Councilmember Demmer explained a chicken Ordinance came before the City several years ago and was voted down. After that time, many of the neighboring communities have allowed chickens. He believed that over the past few years, staff has been able to evaluate the concerns being raised and none of them have materialized in the communities that allow chickens. He understood complaints were inevitable, as would be the case with other pets. He explained he would be supporting the Ordinance on paper and not on stone. He believed it was worth giving residents the opportunity to have chickens and if it did not work out, he would support making changes. He appreciated the comments provided by the public this evening, noting he had received five emails against and 53 emails in support of the chicken Ordinance. It was his opinion that Coon Rapids had written a very conservative Ordinance and anticipated changes would be made if concerns were to arise. He encouraged those living in Coon Rapids that already have chickens to come into compliance with this Ordinance.

Mayor Koch clarified that the Council had not previously voted on a chicken Ordinance. He explained the matter was discussed at a worksession meeting and there was consensus to not pursue the issue further.

Councilmember Klint asked what would happen to chickens over the winter. City Clerk Lenzmeier reported chickens were winter hardy in a properly heated coop.

Councilmember Klint questioned how the City would determine when chickens would become an annoyance. Community Development Director Fernelius believed this would be handled much like other property complaints. An investigation would be completed by staff, evidence would be gathered and a determination would be made on if a violation occurred.

Councilmember Klint believed some sort of criteria had to be put in place in order to determine when chickens have become an annoyance.

Councilmember Klint inquired how the City would permit chickens. She wanted to be sure that the City would be covering its costs for code enforcement within the cost of the permit. City Attorney Brodie advised there were standards within the City Code to address annoyances. He agreed the City should address noise concerns and believed policies could be written into the Code to address enforcement. He reported staff was educating themselves on how to manage chickens. He provided further comment on the City's well established code enforcement systems.

Councilmember Johnson understood the City needed a variety of remedies to address City Code violations. He discussed the remedies available to the City for civil and administrative issues. He believed the City had good standards in place that would assist in properly monitoring chickens. He encouraged staff to revoke licenses for chicken owners with reoccurring violations.

Councilmember Manning understood there were two sides to every story. He clarified the development of Riverwalk was not being held up because of the chicken issue. He reported he was conflicted on this issue when it was originally brought to the City and stated he had chickens in his neighborhood when he grew up. He believed that there would not be a great number of chicken owners in the City. He stated the City would address any and all concerns as they arise and encouraged residents to contact him with their concerns. He supported giving homeowners a chance to own chickens and stated he would be supporting the proposed Ordinance.

Councilmember Geisler discussed the calls she received noting she had 60 calls in support of the chickens and three calls against. She believed the City had done an excellent job reviewing surrounding Ordinances in order to address the issues up front and make corrections to reduce the risk for future issues. She understood some residents were interested in raising chickens and found value in this. She explained she received overwhelming support from her constituents and for this reason, she would be supporting the Ordinance.

Councilmember Johnson commented he received three emails not in support of the Ordinance and 15 to 20 emails in support. He indicated he has had numerous conversations with residents regarding their concerns and understood the concerns were valid. He encouraged residents to reach out to the Council via email if issues were to arise. He was in favor of the City exploring the idea of having chickens and stated he would be supporting the Ordinance.

Councilmember Wells explained he was adamantly opposed to the Ordinance when it was previously discussed. He did not understand why residents were interested in keeping chickens. However, he stated he was compromising on this issue after speaking with neighboring communities and finding that chickens were not an issue. He stated chickens were becoming a sustainability issue and noted he would be supporting the Ordinance.

Councilmember Klint commented she would be voting against the Ordinance. She feared the Ordinance was not in the best interest of the City.

Mayor Koch stated he would be supporting the Ordinance, but understood that tweaks or adjustments may be necessary in the future. He indicated he was not a chicken person and would not be interested in keeping chickens. However, he understood this was a progressive issue that was impacting the metro area. He believed the Council had the authority to make the final decision on this matter and not put it out for a referendum. He discussed the City's composting requirements and noted all chicken waste would have to be managed in the same manner. He reported Minneapolis and St. Paul have chicken coop tours, which may be a fun idea for Coon Rapids.

Councilmember Demmer thanked the public for coming forward and offering their opinions on the topic. He appreciated the collaborative efforts of the public.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER MANNING, TO ADOPT ORDINANCE 2162 REGULATING CHICKENS BY ADDING CHAPTER 6-700; AND AUTHORIZE SUMMARY PUBLICATION OF ORDINANCE 2162. THE MOTION PASSED 6-1 (KLINT OPPOSED).

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER MANNING, TO ADOPT ORDINANCE 2163 AMENDING THE NON-DOMESTIC ANIMAL ORDINANCE CHAPTER 6-500; AND AUTHORIZE SUMMARY PUBLICATION OF ORDINANCE 2163. THE MOTION PASSED 6-1 (KLINT OPPOSED).

15. CONSIDER ADOPTION OF ORDINANCE 2164 NATIVE PLANTINGS AND
 LANDSCAPES

The Staff report was shared with Council.

Councilmember Klint requested further information on the areas that would be considered exceptions. Amanda Bednar reported certain areas of the City would not fall into the exception requirements, such as steep slopes, portions of City parks, natural areas, infiltration areas, easements, etc. Community Development Director Fernelius reported the eight inch grass height limit would be maintained and exceptions were being created to allow for areas that could be over eight inches. Public Works Director Himmer provide further clarification explaining the City was amending its current code to allow for native plantings in very specific areas and was not changing its current turf code.

Councilmember Geisler stated native plantings were healthy for the environment and would encourage pollinators. She supported the Ordinance amendment.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT ORDINANCE 2164, AN ORDINANCE REGULATING NATIVE PLANTS AND LANDSCAPING; AND AUTHORIZE SUMMARY PUBLICATION OF ORDINANCE 2164.

Councilmember Demmer supported the City pursuing native planting gardens and believed the requirements within the Ordinance would ensure the gardens were well done.

Councilmember Johnson stated he had concerns with this topic when it was first brought up. However, after seeing the revisions, he believed expectations were to create more formal native planting areas. He discussed an impactful email he received from a nine-year-old Coon Rapids resident encouraging the Council to consider the importance of pollinators. He indicated he would be supporting the revisions to the Ordinance.

Councilmember Klint questioned where in the new Ordinance weeds were addressed. Public Works Director Himmer reviewed the location of this language.

THE MOTION PASSED UNANIMOUSLY.

Councilmember Klint questioned if staff would be sending out a newsletter or pamphlet regarding this Ordinance amendment. Community Development Director Fernelius reported staff would be doing a great deal of education over the coming months through newsletters and cable television.

16. CONSIDER ADOPTION OF ORDINANCE 2165 ESTABLISHING NEW LIQUOR LICENSE FEES FOR MICRODISTILLERIES, COCKTAIL ROOMS, BREW PUBS, AND BREWER TAPROOMS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER WELLS, SECONDED BY COUNCILMEMBER DEMMER, TO ADOPT ORDINANCE 2165, ESTABLISHING LICENSING FEES FOR MICRODISTILLERIES, COCKTAIL ROOMS, BREW PUBS AND BREWER TAPROOMS; AND AUTHORIZE SUMMARY PUBLICATION OF ORDINANCE 2165. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

17. HOPE 4 YOUTH REQUEST FOR WAIVER OF FEES

The Staff report was shared with Council.

Councilmember Geisler stated she recently had the opportunity to visit Hope 4 Youth. She supported their mission and the fantastic work being done in the community. She supported charitable gambling funds being used to waive the fees for this organization.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO AUTHORIZE A GRANT FROM THE CITY'S FUND BALANCE (\$9,114.90) ASSOCIATED WITH LAWFUL GAMBLING PROCEEDS.

Mayor Koch feared that a precedent could be set by approving this grant. He explained there were numerous 501C3 organizations in the community that were not seeking reimbursements for their City permit fees. He wanted to support this organization, but believed the City would then have to offer the same support to the Alexandra House, Stepping Stone, etc. He recommended a limit be set at \$5,000.

Councilmember Klint supported the request as recommended by staff and was proud of the fact that the City could offer assistance to a non-profit with the charitable gambling proceeds.

Councilmember Demmer believed this was the correct purpose for these funds. He understood this was not taxpayer funds, but stated he would be more comfortable offering assistance in the amount of \$5,000.

Mayor Koch questioned when this fund was created. City Manager Stemwedel reported the fund was created in 2012 and noted the City received \$4,500 in 2015.

Councilmember Manning was more comfortable with approving a grant in the amount of \$5,000 versus the entire permit fee. He believed this was still a positive show of support on the City's behalf while also allowing the City to retain a portion of its funds for future requests.

Councilmember Klint stated she would rather see the City using the funds on a big request with the understanding that the City would be receiving another \$5,000 in 2016. She also wanted to see the Council discuss this fund further during budget talks.

Councilmember Johnson discussed the renovation plans being undertaken by Hope 4 Youth. He reported the City Council had encouraged Hope 4 Youth to invest in and improve this property. He hoped the Council could support this organization by seeing the value of this program. He supported the Council fully covering the permit fee.

Mayor Koch did not recall the Council pursuing Hope 4 Youth and asking them to renovate a building within the City.

Councilmember Johnson explained that the Council supported their vision for the site and offered their support for the project.

Councilmember Wells believed this was a unique situation and he supported the Council offering a grant to Hope 4 Youth.

Councilmember Manning wanted to see the request pass and suggested the amount be reduced to \$5,000.

AMENDMENT

MOTION BY COUNCILMEMBER MANNING, SECONDED BY MAYOR KOCH, TO AUTHORIZE A GRANT FROM THE CITY'S FUND BALANCE IN THE AMOUNT OF \$5,000 FROM LAWFUL GAMBLING PROCEEDS.

Councilmember Geisler preferred to take a motion on the previous motion.

Councilmember Manning withdrew his motion. Mayor Koch withdrew his second.

Councilmember Geisler called the question.

THE MOTION PASSED 5-2 (WELLS AND MAYOR KOCH OPPOSED).

18. PC 16-9: APPROVAL OF AMENDMENT TO GATEWAY COMMERCE CENTER PLANNED UNIT DEVELOPMENT, H&W, INC.
-

This item has been postponed to the May 17, 2016 City Council meeting.

19. PC 16-10: CONSIDER RESOLUTION 16-54 GRANTING FINAL PLAT APPROVAL FOR GATEWAY COMMERCE CENTER 4TH ADDITION, HIGHWAY 10 AND HANSON BOULEVARD; H&W FAMILY LLLP
-

This item has been postponed to the May 17, 2016 City Council meeting.

20. PC 16-12: CONSIDER RESOLUTION 16-55 GRANTING FINAL PLAT APPROVAL FOR GATEWAY COMMERCE CENTER 5TH ADDITION, HIGHWAY 10 AND HANSON BOULEVARD; H&W FAMILY LLLP
-

This item has been postponed to the May 17, 2016 City Council meeting.

21. PC 16-2: PRELIMINARY PLAT – VISION 15 – 12 LOT TOWNHOUSE DEVELOPMENT – 1005 COON RAPIDS BOULEVARD EXTENSION – VISION
-

BANK

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER DEMMER, TO APPROVE THE PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS

1. PARK DEDICATION IN THE AMOUNT OF \$22,000 (11 UNITS X \$2,000/UNIT) BE PAID PRIOR TO RELEASING THE PLAT FOR RECORDING.
2. ALL ENGINEERING COMMENTS BE ADDRESSED.
3. THE AREA ENCUMBERED BY THE HIGHWAY EASEMENT SHOULD BE INCLUDED AS PART OF LOT 12.

Councilmember Demmer reported he lived in this neighborhood. He reported the units being built were intended to be market rate and would be similar in size to the adjacent townhomes. He explained these would be high quality units and would compare nicely to the neighboring homes. He supported the proposed development.

Councilmember Klint asked if there would be berming or a fence along the railroad. Planner Harlicker reported a six foot high fence was being required along the railroad right-of-way.

THE MOTION PASSED UNANIMOUSLY.

22. CONSIDER INTRODUCTION OF ORDINANCE AMENDING THE MINIMUM SEATING CAPACITY FOR TAPROOMS AND COCKTAIL ROOMS AND THE HOURS FOR 3.2 MALT LIQUOR ON SUNDAYS
-

The Staff report was shared with Council.

Mayor Koch considered the Ordinance amending the minimum seating capacity for taprooms and cocktail rooms and the hours for 3.2 malt liquor on Sundays to be introduced.

23. METROPOLITAN COUNCIL GOVERNANCE REFORM
-

The Staff report was shared with Council.

Councilmember Klint was in favor of the Council drafting a letter to its legislators regarding reform of the Met Council, noting the City wanted to see alternating terms, more input from

municipalities. She believed the City could wait till a later date to make a specific recommendation.

Councilmember Geisler supported the regional planning done by the Met Council, but understood that some reform was needed. She supported Councilmember Klint's recommendation and wanted to see local cities have more input. She wanted to see terms staggered in order to create more continuity within this group.

Mayor Koch believed that if the Council were to draft a letter, no motion was necessary. City Manager Stemwedel explained staff could draft a letter and allow the Council to sign off.

Councilmember Johnson believed this would make the City look weak. He was in favor of the north metro making a firm stand against the Met Council. He supported reform in a more hardy and firm manner. He fully supported the City offering its support for the coalition principals for Met Council governance reform. He encouraged the Council not to pursue sending individual letters. He would support the matter being tabled to allow for additional conversation if needed.

Mayor Koch agreed with the Council proceeding in this manner noting he may want to amend several of the principals. He did not believe that an elected official had to sit on the Met Council, but rather the Council could appoint a qualified individual to serve in this capacity.

Councilmember Johnson agreed with this recommendation.

Councilmember Geisler stated she could support items 1, 4, 5 and 6. She feared that items 2 and 3 were too County focused. She understood that regional planning was not easy and believed that just because an individual was elected made them qualified to serve as an appointee to the Met Council.

MOTION BY COUNCILMEMBER KLINT TO TABLE ACTION ON THIS ITEM TO A FUTURE COUNCIL MEETING. THE MOTION FAILED FOR LACK OF A SECOND.

Councilmember Wells indicated he could fully support Option #2. He was of the understanding that items would be tweaked over time. He recommended the Council pursue this option.

Councilmember Manning agreed.

Councilmember Klint believed that additional discussion was needed prior to this item moving forward. She requested further information on Option #2. City Manager Stemwedel provided further clarification on the principals covered by Option #2.

Mayor Koch read the Resolution in full for the Council.

Councilmember Johnson had concerns with the last two whereas statements. He did not want to see the Governor maintain authority over Met Council appointments. It was his hope the reform would move away from this practice.

Councilmember Demmer continued reading the Resolution noting this was the intent of the Resolution.

Councilmember Manning asked if the Council could eliminate the whereas statement that referred to Governor appointments.

Councilmember Geisler suggested the Council change the word “a” to “final” which would allow for the final appointment of Met Council members to the cities.

Councilmember Johnson stated he could support this statement only if the final decision rested with municipalities and not the Governor.

Further discussion ensued regarding the language included within Resolution 16-60, Option #2.

Mayor Koch anticipated Met Council would be looking at the Resolution from 10,000 feet and would understand the City was interested in reform.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION NO. 16-60 (OPTION #2), WHICH IS AN ALTERNATIVE RESOLUTION THAT ALIGNS WITH METRO CITIES' POSITION ON METROPOLITAN COUNCIL GOVERNANCE REFORM. THE MOTION PASSED 6-1 (JOHNSON OPPOSED).

OPEN MIC/PUBLIC COMMENT

Mayor Koch reviewed the rules of order for the Open Mic/Public Comment portion of the meeting.

The business owner at 2605 Coon Rapids Boulevard, stated she has a pine tree that is blocking her business signage. She requested the Council visit her property and assist her with removing this tree.

REPORTS ON PREVIOUS OPEN MIC

24. OPEN MIC REPORT – MS. JENNIFER KOCH – 2020 127TH AVENUE AND MR. JERRY PIERCE – 12236 PARTRIDGE STREET

Mayor Koch discussed Ms. Koch's and Mr. Pierce's comments made during Open Mic at the April 26, 2016 Council meeting.

OTHER BUSINESS

Councilmember Manning reminded staff the ornaments along Riverdale were in need of maintenance or removal.

Councilmember Klint asked for an update on the Foley project. Public Works Director Himmer reported the project was being sent out for bid. He described the project timeline and noted work would begin at Egret Boulevard. He indicated the project would take two construction seasons to complete. He provided further comment on the proposed pond improvements.

Councilmember Klint requested an update on the improvements on Northdale Boulevard. Public Works Director Himmer described the improvements stating Redwood would be signalized, sidewalk would be added along with a full pedestrian crossing. He noted further information on this project was available on the City website each Friday. He anticipated this project would be completed mid-July.

Mayor Koch questioned if Sand Creek project would have additional other barriers to use. Public Works Director Himmer explained this park would not be programmed in 2016. He discouraged activity on Sand Creek Park fields as the City was working to establish the turf. He noted trail usage was allowed.

Mayor Koch reported WCCO/Channel 4 news would be doing a story on the value of wireless interconnected smoke detectors and residential fire sprinkler systems. He noted the story would highlight a fire that occurred at a Coon Rapids townhome association where the smoke detector offered early detection and saved the life of the occupant.

Mayor Koch stated the Department of Defense has started a program for Vietnam War Commemoration. He encouraged the City to get involved in this initiative for Vietnam Vets.

Mayor Koch encouraged the public to attend the Coon Rapids High School's upcoming production of Cinderella.

Neighborhood Coordinator DeGrande reported the Coon Rapids Home Remodeling Tour would occur on Sunday, May 15th from noon to 4:00 p.m. and would showcase six of the houses that went through the Home for Generations II program.

City Clerk Lenzmeier commented the City would be sponsoring a Rabies Clinic at Fire Stations 1, 2 and 3. Additional information was available on the City's website.

City Manager Stemwedel indicated former City Manager Bob Pulscher recently passed away. He explained Mr. Polsher served the City of Coon Rapids from 1960 to 1967 and was instrumental in getting Bunker Hills established.

Public Works Director Himmer invited everyone to attend the Public Works Open House on Saturday, May 14th from 10:00 a.m. to 12:00 p.m. at the Public Works Facility.

ADJOURN

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER DEMMER, TO ADJOURN THE MEETING AT 9:50 P.M. THE MOTION PASSED UNANIMOUSLY.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

6.

Meeting Date: 05/17/2016

Subject: Approve Temporary On-Sale Strong Beer and Wine Liquor License for 4th of July Community Celebration

From: Stephanie Lincoln, Deputy City Clerk

INTRODUCTION

Theodore John Schmolke, on behalf of Coon Rapids Northstar Lions, has applied for a temporary on-sale strong beer and wine liquor license to be used at the 4th of July Community Celebration to be located at the Coon Rapids Ice Center, 11000 Crooked Lake Blvd, on July 2, 3, 4, and 5, 2016.

DISCUSSION

The appropriate fees have been paid, the Certificate of Insurance for liquor liability is on file, and Mr. Schmolke's background investigation is being completed by the Police Department.

The temporary on-sale strong beer and wine liquor license will be valid from 10:00 a.m. to Midnight from July 2 through July 5, 2016.

RECOMMENDATION

Approve temporary strong beer and wine liquor license for Coon Rapids Northstar Lions for use at the 4th of July Community Celebration from July 2 through July 5, 2016, contingent upon a successful background investigation.



City Council Regular

7.

Meeting Date: 05/17/2016

Subject: Approve a Class A On Sale, Sunday, and 2AM Liquor License for Marblz 2 Inc.

From: Stephanie Lincoln, Deputy City Clerk

INTRODUCTION

Council is asked to approve a Class A On Sale and Sunday Liquor License for Marblz 2 Inc., doing business as Muddy Cow.

DISCUSSION

Patrick Conroy, Managing Officer, along with Frank Greczyra, and Anthony Greczyra has submitted an application for a Class A On-Sale, Sunday, and 2 AM Liquor License for Marblz 2 Inc. located at 133 Coon Rapids Boulevard.

Marblz 2 Inc. has signed a lease of the former Diggity's and Tequilaberry's site. The tentative plan is to open Muddy Cow in June of 2016.

The license and investigation fees have been paid. The Police Department is in the process of conducting comprehensive background investigations on all owners of the business.

A Certificate of Insurance evidencing liquor liability and workers' compensation coverage has been received. Approval of the license would be conditioned upon successful background investigations and the receipt of an Anoka County Environmental Services food service license.

RECOMMENDATION

Approve issuance of a Class A On-Sale, Sunday, and 2 AM Liquor License to Marblz 2 Inc., d/b/a Muddy Cow, 133 Coon Rapids Boulevard contingent upon obtaining successful background investigations and an Anoka County food service license.



City Council Regular

8.

Meeting Date: 05/17/2016

Subject: Adopt Resolution 16-58, Approving New Gambling Premises Permit for Coon Rapids Youth Hockey Association

From: Stephanie Lincoln, Deputy City Clerk

INTRODUCTION

The Office of the City Clerk has received a Lawful Gambling Premises Permit application from Michelle Picknell-Lange, on behalf of the Coon Rapids Youth Hockey Association, for Muddy Cow. This would allow charitable gambling to be conducted on the premises. Council is asked to adopt a resolution for issuance of a Premises Permit for the Coon Rapids Youth Hockey Association to conduct pull tabs, bar bingo, tipboards, paddlewheel gambling at 133 Coon Rapids Blvd.

DISCUSSION

Coon Rapids Youth Hockey Association has obtained a signed lease agreement with Muddy Cow to conduct charitable gambling at the location of 133 Coon Rapids Blvd. They also have given notice that they will be discontinuing gambling at Chanticlear Pizza, 11706 Crooked Lake Blvd as of May 31, 2016. With this notice, the number of gambling premises permits that they currently hold are for the following two other sites: CR's Sports Bar, 8525 Cottonwood St. and Scoop's Pub, 482 Northdale Blvd. By obtaining Muddy Cow, the Coon Rapids Youth Hockey Association would have three out of the allowed five locations - two of which require being Electronic Pull-Tab Dispensing Devices. State charitable gambling law requires premises permits for gambling activities be approved or denied by the City Council by resolution.

The appropriate fee has been paid and the Police Department is conducting the necessary background investigation. Approval of the new premises permit is contingent upon the findings of the Police Department background investigation.

RECOMMENDATION

Council is requested to adopt Resolution 16-58 Concurring with Issuance of a Gambling Premises Permit for Coon Rapids Youth Hockey Association at Muddy Cow, 133 Coon Rapids Blvd.

Attachments

16-58 Res

RESOLUTION NO. 16-58

**RESOLUTION CONCURRING WITH ISSUANCE OF A
GAMBLING PREMISES PERMIT FOR COON
RAPIDS YOUTH HOCKEY ASSOCIATION AT
MUDDY COW, 133 COON RAPIDS BOULEVARD NW**

WHEREAS, the Coon Rapids City Council has received an application for issuance of a Gambling Premises Permit from Coon Rapids Youth Hockey Association at Muddy Cow, 133 Coon Rapids Boulevard NW; and

WHEREAS, Minnesota State Gambling Control Division requires the local governing body approve or deny the premises permit by adopting a resolution stating such facts; and

WHEREAS, the resolution must be submitted to the Gambling Control Division and must be valid for a two-year license period; and

WHEREAS, the Coon Rapids City Council has adopted City Code Section 5-2000 which states additional provisions that apply to the issuance of gambling licenses; and

WHEREAS, Coon Rapids Youth Hockey Association meets the criteria established within the City Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Coon Rapids, Minnesota hereby concurs with the issuance of a Gambling Premises Permit for Coon Rapids Youth Hockey Association at Muddy Cow, 133 Coon Rapids Boulevard NW.

Adopted this 17th day of May, 2016, by the Coon Rapids City Council.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

9.

Meeting Date: 05/17/2016

Subject: Adopt Resolution 16-62 Setting Levy Hearing for Misc. Assessment 2016-2

Submitted For: Sharon Legg, Finance Director

From: Heidi Cederstrand, Assessment Clerk II

INTRODUCTION

A date for a public hearing should be set to consider miscellaneous assessments to be certified to the County for collection with the 2017 property taxes.

DISCUSSION

The City Council must set a public hearing as required by State Statutes. At that hearing, the City Council may refer appellants to the Board of Adjustment and Appeals. The Board of Adjustment and Appeals will then give their recommendation.

The Board of Adjustment and Appeals is expected to conduct this hearing on August 4 and make a recommendation to the City Council at the August 16 Council meeting. Staff will incorporate the process in the required mailing to the property owner.

These assessments include services provided to taxpayers, in most cases code enforcement violations. The terms of repayment are determined by the amount being assessed. The proposed assessments are categorized by the number of years to be assessed and the interest rate recommended.

RECOMMENDATION

Staff recommends adoption of Resolution 16-62 Miscellaneous Assessment declaring the cost to be assessed, ordering preparation of the proposed assessment roll and ordering the public hearing for June 7, 2016 on the proposed assessment roll.

Attachments

Res. Set Hearing Date-MIS2016-2

RESOLUTION NO. 16-62**RESOLUTION DECLARING COST TO BE ASSESSED AND ORDERING
PUBLIC HEARING ON PROPOSED ASSESSMENT ROLL FOR
2016(2) MISCELLANEOUS ASSESSMENTS**

WHEREAS, costs to the City for abatement of code violations, securing and monitoring fees for vacant property, mowing of weeds, utility bankruptcy and any other unpaid fees, with total cost incurred for the improvements being \$103,993.86 and administrative fees of \$6,055 making the total cost of the improvements \$110,048.86.

WHEREAS, the Clerk has notified the Council that such proposed assessment has been completed and filed in the Clerk's Office for public inspection,

NOW, THEREFORE BE IT RESOLVED by the City Council of Coon Rapids, Minnesota:

1. The cost of such improvement to be specially assessed is hereby declared to be \$110,048.86.
2. The City Clerk with the assistance of the City Assessor shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the district affected, without regard to cash valuation as provided by law, and the City Assessor shall file a copy of such proposed assessment for public inspection.
3. An assessment hearing shall be held on the 7th day of June, 2016 in the Council Chambers at 7:00 p.m. to pass upon such proposed assessment and at such time and place all persons owning property affected by such assessment will be given an opportunity to object to the assessment. A written objection must be filed prior to or at the assessment hearing to preserve the owner's right to appeal the assessment to district court.
4. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper.

Adopted by the Coon Rapids City Council this 17th day of May, 2016.

Jerry Koch, Mayor

Attest:

Joan Lenzmeier, City Clerk



City Council Regular

10.

Meeting Date: 05/17/2016

Subject: Adopt Resolution 16-64, Approving New Gambling Premises Permit for the American Legion Post #334

From: Stephanie Lincoln, Deputy City Clerk

INTRODUCTION

The Office of the City Clerk has received a Lawful Gambling Premises Permit application from David M. Livingston, on behalf of the American Legion Post #334, for Chanticlear Pizza Grill. This would allow charitable gambling to be conducted on the premises. Council is asked to adopt a resolution for issuance of a Premises Permit for the American Legion Post #334 to conduct pull tabs, bar bingo, tipboards, paddlewheel gambling at 11706 Crooked Lake Blvd.

DISCUSSION

The American Legion Post #334 has obtained a signed lease agreement with Chanticlear Pizza Grill to conduct charitable gambling at the location of 11706 Crooked Lake Blvd. Prior to this, the Coon Rapids Youth Hockey Association has held this premises permit, but has recently given notice that they will be discontinuing gambling at this location. The American Legion Post #334 currently holds a gambling premises permit for their property at 11640 Crooked Lake Blvd. By obtaining Chanticlear Pizza Grill, the American Legion Post #334 would have two out of the allowed five locations - two of which require being Electronic Pull-Tab Dispensing Devices. State charitable gambling law requires premises permits for gambling activities be approved or denied by the City Council by resolution.

The appropriate fee has been paid and the Police Department is conducting the necessary background investigation. Approval of the new premises permit is contingent upon the findings of the Police Department background investigation.

RECOMMENDATION

Council is requested to adopt Resolution 16-64 Concurring with Issuance of a Gambling Premises Permit for the American Legion Post #334 at Chanticlear Pizza Grill, 11706 Crooked Lake Blvd.

Attachments

Res 16-64

RESOLUTION NO. 16-64

**RESOLUTION CONCURRING WITH ISSUANCE OF A
GAMBLING PREMISES PERMIT FOR THE
AMERICAN LEGION POST #334 AT CHANTICLEAR
PIZZA GRILL, 11706 CROOKED LAKE
BOULEVARD NW**

WHEREAS, the Coon Rapids City Council has received an application for issuance of a Gambling Premises Permit from the American Legion Post #334 at Chanticlear Pizzas Grill, 11706 Crooked Lake Boulevard NW; and

WHEREAS, Minnesota State Gambling Control Division requires the local governing body approve or deny the premises permit by adopting a resolution stating such facts; and

WHEREAS, the resolution must be submitted to the Gambling Control Division and must be valid for a two-year license period; and

WHEREAS, the Coon Rapids City Council has adopted City Code Section 5-2000 which states additional provisions that apply to the issuance of gambling licenses; and

WHEREAS, American Legion Post #334 meets the criteria established within the City Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Coon Rapids, Minnesota hereby concurs with the issuance of a Gambling Premises Permit for the American Legion Post #334 at 11706 Crooked Lake Boulevard NW.

Adopted this 17th day of May, 2016, by the Coon Rapids City Council.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

11.

Meeting Date: 05/17/2016

Subject: Adopt Resolution 16-65 Accepting Coon Rapids 2016 Member City Grant Agreement

From: Joan Lenzmeier, City Clerk

INTRODUCTION

Council is asked to approve the 2016 Member City Marketing Grant.

DISCUSSION

Twin Cites Gateway will be providing community grants to all eight member cities. The grant is based on the local option lodging taxes collected by the City and other member cities. The City of Coon Rapids will be receiving \$21,920 from the 2016 Member City Marketing Grant.

The City may use the grant funds for any purpose as specified and in accordance with Minnesota State Statute 469.10 governing the local option lodging tax and the established criteria identified by the TCG Board in the attached Agreement. The City may choose to use the grant funding for the promotion of an event, activity, or facility located within the City or to add new activities to enhance existing events. Per the terms of the Agreement, the City will also be required to document how the grant funding is used by providing copies of expense receipts / invoices.

As directed by Council, 90% of this amount or \$19,728 will be directed to the Community Strength Foundation. The balance of \$2,192 will remain in the Contract Grants activity in the General Fund.

RECOMMENDATION

- a. Approve 2016 Member City Marketing Grant Agreement.
 - b. Adopt Resolution 16-65 Accepting the 2016 Member City Marketing Grant in the amount of \$21,920
-

Attachments

Twin City Gateway Grant
Resolution 16-65



Coon Rapids 2016 Member City Grant Agreement

This Agreement between the City of Coon Rapids, 11155 Robinson Drive, Coon Rapids, MN 55433, hereinafter "the City," and Twin Cities Gateway, a Minnesota non-profit corporation, 10801 Town Square Drive, Blaine, MN 55449, hereinafter "the Bureau," contains the terms and conditions for a grant to the City in the amount of \$21,920 from the Bureau to the City.

Whereas the grant funding provided is based on local option lodging taxes collected by the City and the eight other member cities of the Bureau and

Whereas the City agrees to expend the grant funding in **compliance with MN Statute 469.10** which states that gross proceeds from any tax imposed shall be used for the purpose of marketing and promoting the City as a tourist or convention center and

Whereas the Bureau has specified that grant funds must be used for advertising, marketing, and promotional efforts to increase participation, attendance, or visitation to an event, activity, or facility located within the City, and / or to add new activities to enhance existing events, and

Whereas the Bureau specifies that advertising, marketing, and promotional efforts for which said grant funding is used must extend beyond the borders, or boundaries of the City and

Whereas it is agreed that prior to December 31, 2016, the City will provide an overview of how the Bureau grant funding was used, as well as provide copies of actual receipts or invoices to document how the grant funding the Bureau provided was utilized.

Now by execution of this Agreement, the City and the Bureau agree to and approve the terms:

By: **City of Coon Rapids**

By: **Steve Markuson / Twin Cities Gateway**

Signature

Date: _____

Steven D Markuson

Signature

Date: 04/02/16

RESOLUTION NO. 16-65

**A RESOLUTION TO ACCEPT THE GRANT OF MONIES TO BE USED TOWARD
THE COMMUNITY STRENGTH FOUNDATION AND THE CONTRACT GRANTS
ACTIVITY IN THE GENERAL FUND FROM TWIN CITIES GATEWAY**

WHEREAS, Twin Cities Gateway has awarded the City of Coon Rapids a grant of \$21,920 through the 2016 Member City Marketing Grant; and

WHEREAS, Minn. Stat. § 465.03 allows cities to accept donations of real or personal property by resolution adopted by a two-thirds majority of Council; and

WHEREAS, the City Council finds the offered grant to be in the public interest.

NOW THEREFORE BE IT RESOLVED by the City Council of Coon Rapids, Minnesota that the grant from Twin Cities Gateway in the amount of \$21,920 is hereby accepted.

Adopted by the Coon Rapids City Council this 17th day of May, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

12.

Meeting Date: 05/17/2016

Subject: Consider Resolution 16-63 Authorizing Application for Economic Development Funding for RMS Company

From: Matt Brown, Economic Development Coordinator

INTRODUCTION

The Council is asked to consider a resolution authorizing an application for economic development funding from the State of Minnesota and agreeing to act as the legal sponsor for RMS Company.

DISCUSSION

RMS Company, which currently has 711 employees in Coon Rapids and is the City's largest employer, proposes an expansion project. A subsidiary of Cretex Companies, Inc., based in Elk River, RMS Company manufactures machined and molded components used in the medical device and aerospace industries. Located at 8600 Evergreen Boulevard since 1992, RMS completed expansions in 1998, 2006, and 2011. The proposed expansion project involves construction of a 60,000 square foot addition of manufacturing space to its 215,000 square foot Evergreen Boulevard location. The company plans to create at least 100 new jobs within two years of completing the project.

The real estate portion of the project is estimated at \$6,900,000 and at least \$10,000,000 of equipment is expected to be purchased. In order to facilitate the project, the City intends to submit an application for funding from the Minnesota Investment Fund (MIF). While the specific amount of funding has not yet been determined, it is expected that the MIF funding would be provided in the form of a forgivable loan. The company would agree to certain job creation goals within a particular time frame. As project costs are refined, the assistance will also likely include a deferred or forgivable loan from the City's Commercial/Industrial Revolving Loan Fund. The HRA and Council would consider documents related to the potential loan, as well as the grant contracts for the MIF funding, at a later date.

RECOMMENDATION

Staff recommends that the Council:

1. Conduct a public hearing.
2. Adopt Resolution 16-63 authorizing an application for economic development funding from the State of Minnesota and agreeing to act as the legal sponsor for RMS Company.

Attachments

Location Map

Resolution 16-63



RESOLUTION NO. 16-63

RESOLUTION AUTHORIZING APPLICATION FOR ECONOMIC DEVELOPMENT FUNDING FOR A PROJECT BY RMS COMPANY AND AUTHORIZING THE CITY TO ACT AS LEGAL SPONSOR.

WHEREAS, rms Company, a subsidiary of Cretex Companies, Inc., proposes an expansion project for which funding is sought from the State of Minnesota; and

WHEREAS, the State of Minnesota requires the City of Coon Rapids to adopt a resolution agreeing to act as legal sponsor prior to submitting an application for funding.

NOW, THEREFORE, BE IT RESOLVED that the City of Coon Rapids act as the legal sponsor for the project contained in the Minnesota Investment Fund Application to be submitted on or about May 18, 2016 and that the Mayor and City Manager are hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of rms Company, a subsidiary of Cretex Companies, Inc.

BE IT FURTHER RESOLVED that the City of Coon Rapids has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to administer the proposed project.

BE IT FURTHER RESOLVED that the City of Coon Rapids has not violated any Federal, State, or local laws pertaining to fraud, bribery, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the State, the City of Coon Rapids may enter into a Grant Contract with the State of Minnesota for the approved project, and that the City of Coon Rapids certifies that it will comply with all applicable laws, statutes, regulations and rules as stated in the Grant Contract and described in the Project Compliance Certification of the Application.

BE IT FURTHER RESOLVED that the City of Coon Rapids has obtained credit reports and credit information on rms Company. Upon review by City Staff, no adverse findings or concerns regarding, but not limited to, tax liens, judgments, court actions, and filings with state, federal and other regulatory agencies were identified. Failure to disclose any such adverse information could result in revocation or other legal action.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Manager, or their successors in office, are hereby authorized to execute the Grant Contract and amendments, thereto, as are necessary to implement the project on behalf of the City of Coon Rapids.

Adopted this 17th day of May, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

13.

Meeting Date: 05/17/2016

Subject: Hold Public Hearing on Establishing of Housing Improvement Area for Creek Meadows II Owners Association

Submitted For: David Brodie, City Attorney

From: Kim Reid, Administrative Legal Assistant

INTRODUCTION

On May 3, 2016, Council accepted a petition from the residents of the Creek Meadows II Owner's Association to establish a housing improvement area over a portion of that development, and ordered a public hearing for May 17, 2016.

DISCUSSION

The request is based on legislation enacted in 1996 which permits the use of public funds to finance necessary improvements to housing within a designated area of a city when no other reasonable means of financing the improvements is available. All funds necessary to finance the project, along with all other City expenses, would be repaid along with the property taxes much like a special assessment.

The law requires that the housing improvement area be designated by ordinance and that a public hearing be held before any such ordinance is adopted. The purpose of this public hearing is to allow residents within the proposed area to voice their opinions as whether a housing improvement area should be designated. There may be discussions relating to the extent of the proposed improvement, whether all units shall be included in the area, and the proposed method of repayment.

The proposal is to replace the siding, gutters, windows, doors, concrete aprons, sidewalks, landscaping, remove and replace curb and gutters and prep all driveways for paving of seven buildings containing a total of 44 units in that portion of Creek Meadows II Owners Association located along Creek Meadow Drive and Robinson Drive and to spread the repayment of the City's financial insertion in the project equally among the 44 units to be collected along with taxes over a period not to exceed fifteen years. This is consistent with the terms of previously established housing improvement areas in the City.

In order to establish a housing improvement area, Council must find, first, that without the establishment of the area the improvements cannot be made and, second, that the proposed improvements are necessary to preserve the housing units in the proposed area. In addition, the

City is required to ensure that any contracts entered into by the homeowners association are subject to the Uniform Municipal Contracting Law.

Recent financial statements of the association indicate that, while there are funds available for routine maintenance of the grounds, such as mowing or snow plowing, there are not adequate finances to pay for proposed capital improvements. Homeowners associations tend to find that obtaining financing for improvements such as this is virtually impossible because the association can provide little, if any, acceptable securities. The association only has title to the open space and its ability to impose fees on its members is risky at best. Having each owner obtain separate financing is cumbersome and could stop a project if just one owner decides not to cooperate or does not have adequate security for a loan.

State law requires that before the project can proceed, the association must provide the City with a financial plan, prepared by a third party, showing how future capital improvements can be financed without public assistance. The association is also required to provide the City with annual financial reports until the public financing has been repaid.

If Council finds that there are grounds to establish the housing improvement area, the attached ordinance should be introduced. If questions arise that cannot be adequately answered at this meeting, the public hearing can be continued with or without introduction of the ordinance. It is only necessary that the hearing be closed before an ordinance is adopted.

If a housing improvement area is established, a second public hearing will be held in the future to discuss the cost of the project and the amounts to be assessed against each unit. A resolution assessing those costs would have to be adopted before the project can begin.

An ordinance establishing a housing improvement area takes effect 45 days after its adoption rather than 15 days after publication as with other ordinances. During that 45 day time period owners of at least 45% of the units, in this case 20, can veto the ordinance by filing a petition objecting to it.

RECOMMENDATION

- a. Hold public hearing on the establishment of a housing improvement area for that portion of Creek Meadows II Owners Association located along Creek Meadow Drive and Robinson Drive.
- b. Introduce ordinance establishing housing improvement area for that portion of Creek Meadows II owners Association located along Creek Meadow Drive and Robinson Drive.

Attachments

Ordinance

ORDINANCE NO.

**AN ORDINANCE ESTABLISHING A HOUSING IMPROVEMENT AREA
FOR THE CREEK MEADOWS II OWNERS ASSOCIATION
PURSUANT TO THE MINNESOTA STATUTES CHAPTER 428A**

PREAMBLE:

- A. The City is authorized under Minnesota Statutes Sections 428A.11 through 428A.21 to establish by ordinance housing improvement areas within which housing improvements are made or constructed and the costs of those improvements are financed in whole or in part by the City which is repaid by fees imposed upon the owners of housing units within the area.
- B. In accordance with Minnesota Statutes Section 428A.11, owners of 50% or more of the housing units located within the Creek Meadows II Owners Association filed a petition with the City requesting a public hearing regarding the establishment of a housing improvement area.
- C. On May 17, 2016 the City Council conducted a public hearing on the petition, which hearing was duly noticed in accordance with Minnesota Statute ' 428A.13, subd. 2, at which all persons, including owners of property within the housing improvement area were given an opportunity to be heard.
- D. The City Council therefore has determined a need to establish the Creek Meadows II Owners Association Housing Improvement Area as defined herein in order to facilitate certain improvements to the property all in accordance with the Housing Improvement Act.

Now, therefore, the City of Coon Rapids does ordain:

Section 1. Pursuant to Minnesota Statutes Chapter 428A there is hereby established in the City of Coon Rapids a housing improvement area over property commonly known as Creek Meadows II Owners Association.

Section 2. Findings. The City hereby makes the following findings in support of its action to establish the housing improvement area described herein:

- a. The Council finds that without establishment of the housing improvement area the housing improvements could not be made by the townhouse association for, or the housing unit owners in the Creek Meadows II Owners Association development.

b. Council further finds that designation of said housing improvement area is needed to maintain and preserve the housing units within that area.

Section 3. Housing Improvement Area defined. The Creek Meadows II Owners Association Housing Improvement Area is hereby defined as that area of the City legally described as follows:

Units 1511, 1513, 1515, 1517, 1521, 1523, 1525, 1527, 1531, 1533, 1535, 1537, 1541, 1543, 1545, 1547, 1551, 1553, 1555, 1557, 1561, 1563, 1565, 1567, 11230, 11232, 11234, 11236, 11240, 11242, 11244, 11246, 11250, 11252, 11254, 11256, 11260, 11262, 11264, 11266, 11270, 11272, 11274 and 11276, all in Condominium No. 47, Creek Meadows II, Anoka County, Minnesota.

Section 4. Housing Improvements defined.

a. For the purposes of this ordinance, the term “housing improvements” shall mean the replacement of siding, gutters, windows, doors, concrete aprons, sidewalks, landscaping, remove and replace curb and gutters and prep all driveways and necessary and incidental related improvements and repairs to the housing units and garages within the Creek Meadows II Owners Association Housing Improvement Area.

b. The above mentioned construction shall also include all incidental work in repairs to finish the improvements to industry standards and comply with all building codes regardless of whether said incidental work is described in this ordinance.

c. Housing Improvements shall also be deemed to include any of the following costs incurred by either the Creek Meadows II Owners Association Housing Improvement Area or the City:

i. All costs of architectural and engineering services in connection with the improvements.

ii. All administration, legal, assessing fee and consultant costs in connection with the Creek Meadows II Owners Association Housing Improvement Area.

iii. Costs of issuance of bonds, if any, to finance housing improvements under the Housing Improvement Act.

Section 5. Housing Improvement Fee. The City may, by resolution adopted in accordance with the petition, hearing, and notice procedures required under Minnesota Statute Chapter 428A known as the Housing Improvement Act, impose a fee on the housing units within the Creek Meadows II Owners Association Housing Improvement Area at a rate, term, and

amount sufficient to produce revenues required to provide the Housing Improvements subject to the terms and conditions set forth in this section.

a. Any Housing Improvement Fee shall be imposed on the basis of the total cost of the Housing Improvements to be financed by the Housing Improvement Fee, divided by the number of housing units in the Housing Improvement Area.

b. Any Housing Improvement Fee shall be imposed and payable no greater than fifteen years after the first installment is due and payable.

c. The resolution imposing any Housing Improvement Fee shall provide that any fee, or portion thereof, not prepaid by the housing unit owner shall be deemed to include simple interest upon unpaid housing improvement costs at an annual rate equal to the rate imposed for special assessments in the City at the time the resolution is adopted plus an additional one percent.

d. Any Housing Improvement Fee shall be collected at the same time and in the same manner as provided for payment and collection of *ad valorem* taxes, in accordance with Minn. Stat. ' 428A.05. As set forth in Minn. Stat. ' 428A.14, the Housing Improvement Fee is not included in the calculation of levies or limits on levies imposed under any law or charter.

e. Any Housing Improvement Fee shall not exceed the amount specified in the notice of public hearing regarding the approval of such fee; provided, however, that the Housing Improvement Fee may be reduced after approval of the resolution setting the Housing Improvement Fee, in the manner specified in such resolution.

Section 6. Issuance of Bonds. At any time after a contract for construction of all or part of the housing improvements has been entered into or the work has been ordered, and the period for prepayment of the Housing Improvement Fee has expired, the Council may issue bonds in the principal amount necessary to finance the housing improvements that have not been prepaid along with costs of issuance of the bonds. Such bonds shall be issued pursuant to and in accordance with Minn. Stat. ' 428A.16 of the Housing Improvement Act.

Section 7. Annual Reports.

a. On March 15, and each March 15th thereafter until all Housing Improvement Fees derived in the Creek Meadows II Owners Association Housing Improvement Area are fully paid, the Creek Meadows II Owners Association and any successor in interest, shall submit to the City Clerk a copy of the Association's audited financial statements.

b. Any successor in interest, shall also submit to the City any other reports or information at the time and as required by any contract entered into between that entity and the City.

Section 8. Notice of Right to File Objections. Within five days after the adoption of this ordinance, the City Clerk is authorized and directed to mail to the owner of each housing unit in the Creek Meadows II Owners Association Housing Improvement Area a copy of this Ordinance and notice that owners subject to the proposed Housing Improvement Fee have a right to veto this ordinance if owners of at least 45% of the housing units within the Creek Meadows II Owners Association Housing Improvement Area file an objection with the City Clerk before the effective date of the ordinance.

Section 9. Amendment. This ordinance may be amended by the City Council upon compliance with the public hearing and notice requirements set forth in Minn. Stat. '428A.13, subd. 2 of the Housing Improvement Act.

Section 10. Effective Date. This ordinance shall be effective 45 days after its adoption.
Introduced this 17th day of May, 2016.

Adopted this ____ day of _____, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

14.

Meeting Date: 05/17/2016

Subject: Consider Resolution No. 16-3(9) Awarding Contract for MSA Street Reconstruction

Submitted For: Mark Hansen, Assistant City Engineer

From: Sarah Greene, Administrative Assistant II

INTRODUCTION

The City is proposing to improve 1.66 miles of State Aid streets by reconstruction as part of project 16-3. Staff completed the plans and advertised for bids, and assessments were adopted by Council April 19, 2016. Bids have been received and Council is requested to award a contract at this time.

DISCUSSION

All streets within the project area are designated as State Aid streets. Improvements to streets proposed for reconstruction include reclamation of the existing bituminous surface and aggregate base, removal and replacement of damaged curb and gutter, sidewalk and pedestrian curb ramp improvements in accordance with ADA requirements, watermain valve and hydrant replacements, and repairs or replacements to the existing storm sewer and sanitary sewer as needed. A 5-foot wide concrete sidewalk is proposed along the west side of Crooked Lake Boulevard from 128th Avenue to 126th Lane. Additionally, the City will be performing ancillary storm sewer construction and drain tile replacement on Mississippi Drive to deal with high water table elevations.

The following streets are proposed for reconstruction:

- Crooked Lake Boulevard from 127th Circle to 133rd Avenue (SAP 114-135-011)
- 128th Avenue from Crooked Lake Boulevard to Coon Creek Boulevard (SAP 114-135-011)
- Mississippi Drive from Round Lake Boulevard to Pheasant Ridge Drive (SAP 114-121-014)
- Round Lake Boulevard from Mississippi Drive to 115th Avenue (SAP 114-121-013)

A public hearing and assessment hearing was held on February 16, 2016. Properties proposed to be assessed include 136 single family residential properties, three conservation land/agricultural properties, two commercial properties, and two government/institutional properties. The total amount assessed is \$308,577.66.

Council accepted the feasibility report on November 17, 2015, and ordered the improvement and advertisement for bids on February 16, 2016. Bids were received on May 6, 2016. A summary of the bids is as follows:

Contractor	Bid Total
C.S. McCrossan Construction, Inc.	\$1,942,263.05
North Valley, Inc.	\$2,041,657.05
Douglas-Kerr Underground, LLC	\$2,048,317.10
Park Construction Company	\$2,098,761.03
Northdale Construction Company	\$2,217,191.40
Hardrives, Inc.	\$2,296,030.13
Engineer's Estimate	\$2,232,555.75

The low bidder, C.S. McCrossan Construction, Inc., has completed similar contracts of this nature in the City with satisfactory results. If Council awards a contract, work can begin in late May, and be completed at the end of September 2016.

Staff are currently developing an agreement with JoAnn and Doug Lawrence, property owners along 128th Avenue, who are completing the platting process for their Lawrence Estates development with Anoka County. If the development agreement is completed, the street reconstruction project will install sewer and water services to this future development, and the final costs for this work will be paid by the Lawrence's.

Additional information, including frequently asked questions, construction schedule, and a list of City and Contractor contacts will be provided to property owners via US mail within the next couple of weeks. Construction updates will be posted on the City website weekly, and property owners will be able to sign up for email alerts each time an update is posted.

RECOMMENDATION

It is recommended Council adopt Resolution No. 16-3(9) awarding a contract to C.S. McCrossan Construction, Inc. in the amount of \$1,942,263.05.

BUDGET IMPACT:

The construction cost for this project is \$1,942,263.05. Adding 20% to the construction costs for contingency and engineering services would bring the total estimated costs to \$2,330,715.66. A total of \$308,577.66 will be assessed to benefiting properties. The balance of the project cost would be recovered from various funds as follows:

\$1,363,321.48 from MSA Funds.

\$14,186.40 from the Street Reconstruction Fund (797).

\$53,808.60 from the Storm Water Drainage Fund (640).

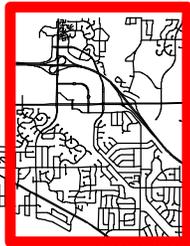
\$505,118.40 from the Water System Maintenance Fund (601) recovered through charges for water used.

\$50,680.52 from the Sanitary Sewer Maintenance Fund (620).

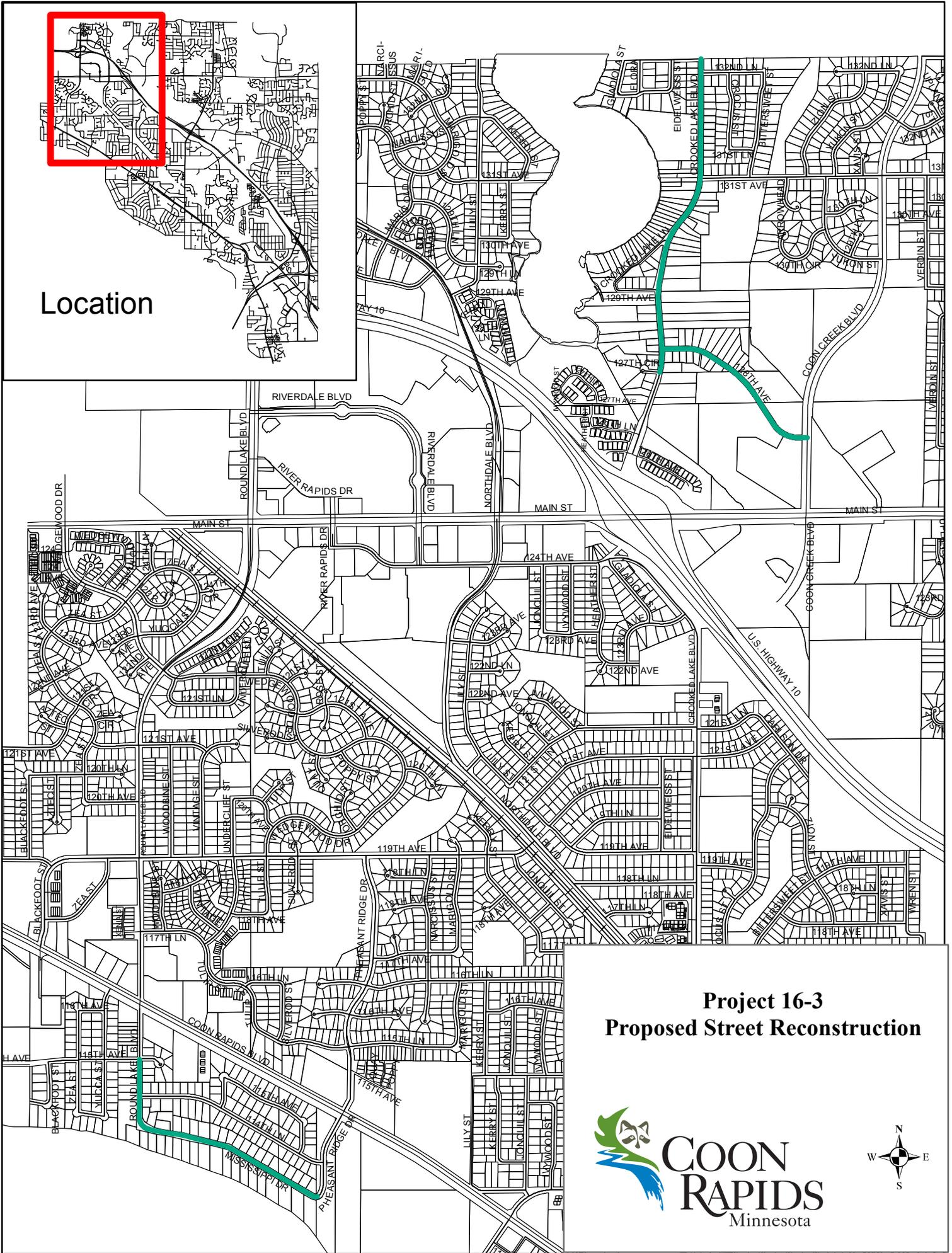
\$35,022.60 from the Sidewalk Construction Fund (795).

Attachments

Project Location Map
Resolution No. 16-3(9)



Location



Project 16-3 Proposed Street Reconstruction



RESOLUTION NO. 16-3(9)

**(9) RESOLUTION ACCEPTING BID AND
AWARDING CONTRACT**

WHEREAS, pursuant to an advertisement for bids for the improvement of various State Aid streets by reconstruction, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement: (3 lowest)

C.S. McCrossan Construction, Inc.	\$1,942,263.05
North Valley, Inc.	\$2,041,657.05
Douglas-Kerr Underground, LLC	\$2,048,317.10

WHEREAS, it appears that C.S. McCrossan Construction, Inc. of Maple Grove, Minnesota is the lowest responsible bidder; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the project expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, this declaration is made pursuant to Section 1.103-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota that the bid of \$1,942,263.05 by C.S. McCrossan Construction, Inc. for Coon Rapids Improvement Project 16-3 be accepted as the lowest responsible bid.

BE IT FURTHER RESOLVED that the Mayor and City Manager are hereby authorized and directed to enter into a contract with C.S. McCrossan Construction, Inc. of Maple Grove, Minnesota for the improvement of various State Aid streets by reconstruction according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next two lowest bidders shall be retained until a contract has been signed.

Adopted this 17th day of May, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

15.

Meeting Date: 05/17/2016

Subject: Consider Adopting Resolution No. 16-8(9) Awarding a Contract for Miscellaneous Trail Construction and Rehabilitation

Submitted For: Mark Hansen, Assistant City Engineer

From: Sarah Greene, Administrative Assistant II

INTRODUCTION

The City is proposing miscellaneous trail construction, rehabilitation and Erlandson Park Pedestrian Bridge replacement. The City Engineering Division completed plans and specifications and advertised for bids. Bids were received May 5, 2016 and Council is requested to award a contract at this time.

DISCUSSION

Work proposed to be included within the contract is as follows:

- Replacement of existing Pedestrian Bridge located within Erlandson Park
- Trail reconstruction from Xavis Street to 105th Avenue between Dahlia and Riverview Parks
- New trail construction at Peppermint Stick Park

The work areas are depicted on the attached project location map.

On April 5, 2016, Council approved the plans and specifications and ordered the advertisement for bids. Bids were received May 5, 2016 and are summarized as follows:

Contractor	Total Bid
Barber Construction Co., Inc.	\$149,665.00
C.S. McCrossan Construction, Inc.	\$158,790.50
Park Construction Company	\$184,107.80
Sunram Construction, Inc.	\$184,494.00
Engineer's Estimate	\$126,663.00

The existing pedestrian bridge located within Erlandson Park is narrow, and in need of replacement. The existing bridge does not allow for emergency vehicles or snow plowing equipment to cross. The City will purchase the pedestrian bridge and abutments directly from a supplier, Contech Engineered Solutions LLC, at a cost of \$37,518. This project will include the installation of the purchased bridge and abutments, as well as ancillary trail

reconstruction directly adjacent to the park bridge replacement as approved by Council on April 5, 2016.

The contract will also include miscellaneous trail reconstruction north of Riverview Park, as well as construction of a small trail segment within Peppermint Stick Park.

The low bidder, Barber Construction Co., Inc., has completed similar work for the City and performed well. If Council approves the contract award, the work will be scheduled to take place between August and September of 2016.

RECOMMENDATION

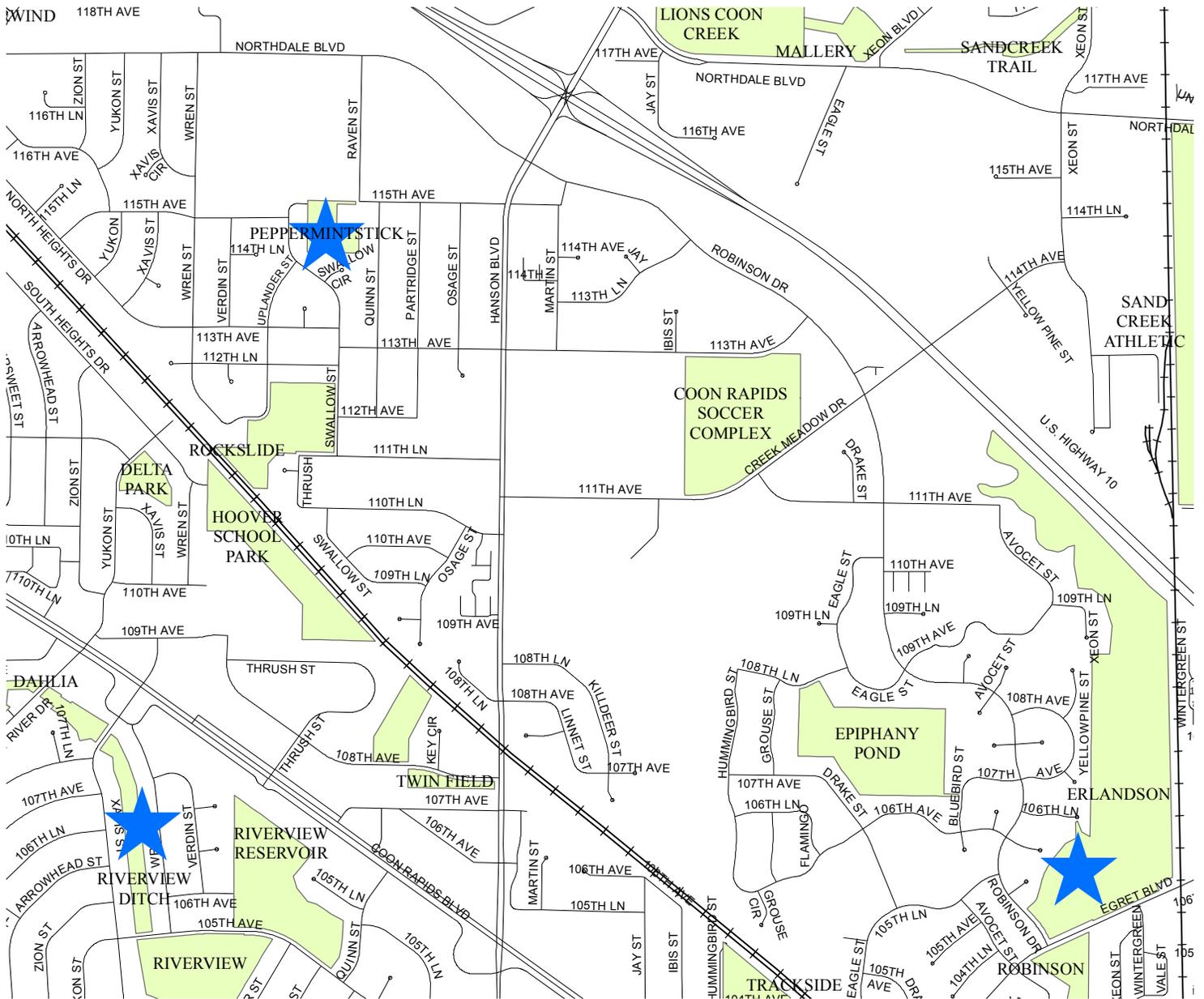
It is recommended the City Council adopt Resolution No. 16-8(9) awarding a contract to Barber Construction Inc. in the amount of \$149,665.00 for miscellaneous trail construction, rehabilitation and Erlandson Park Pedestrian Bridge replacement contract.

BUDGET IMPACT:

The project is estimated to cost \$149,665.00 based on the low bid provided by Barber Construction Inc. (does not include cost to purchase pedestrian bridge and abutments estimated at \$37,518). Funding for this project will come from the park maintenance fund (510) under the line item of misc. trail improvements.

Attachments

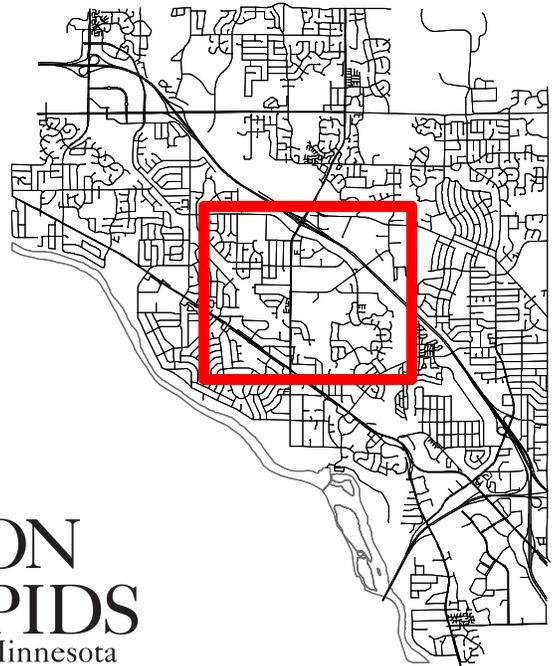
Project Location Map
Resolution No. 16-8(9)



Trail Project Locations



0 1,000 2,000 Feet



RESOLUTION NO. 16-8(9)

**(9) RESOLUTION ACCEPTING BID AND
AWARDING CONTRACT**

WHEREAS, pursuant to an advertisement for bids for the improvement of miscellaneous trails and the Erlandson Park pedestrian bridge by bituminous repairs and bridge replacement, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement: (3 lowest)

Barber Construction Co., Inc.	\$149,665.00
C.S. McCrossan Construction, Inc.	\$158,790.50
Park Construction Company	\$184,107.80

WHEREAS, it appears that Barber Construction Co., Inc. of St. Bonifacius, Minnesota is the lowest responsible bidder; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the project expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, this declaration is made pursuant to Section 1.103-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota that the bid of \$149,665.00 by Barber Construction Co., Inc. for Coon Rapids Improvement Project 16-8 be accepted as the lowest responsible bid.

BE IT FURTHER RESOLVED that the Mayor and City Manager are hereby authorized and directed to enter into a contract with Barber Construction Co., Inc. of St. Bonifacius, Minnesota for the improvement of miscellaneous trails and the Erlandson Park pedestrian bridge by bituminous repairs and bridge replacement according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next two lowest bidders shall be retained until a contract has been signed.

Adopted this 17th day of May, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



City Council Regular

16.

Meeting Date: 05/17/2016

Subject: Consider Adoption of Ordinance 2166 Amending the Minimum Seating Capacity for Taprooms and Cocktail Rooms and the Hours for 3.2 Malt Liquor on Sundays

From: Joan Lenzmeier, City Clerk

INTRODUCTION

Council is asked to Adopt Ordinance 2166 Amending the Minimum Seating Capacity and the Hours for 3.2 Malt Liquor on Sundays.

DISCUSSION

When reviewing the City's code and regulations regarding the licensing of brewer taprooms and cocktail rooms, staff discovered that it is necessary to exempt both types of businesses from the minimum seating capacity requirements for liquor licensing. As the code currently reads, a taproom or cocktail room would be required to have 75 seats. In discussions with the business owners, this seating capacity does not fit the size of facility they have planned.

The State of Minnesota does not require food at these types of liquor establishments and the City's seating requirement is based on restaurant/food sales; therefore, staff believes it is appropriate to exempt these types of liquor establishments from the minimum seating capacity.

In addition, staff has proposed an amendment to the hours for 3.2 malt liquor sales on Sunday due to an amendment in the state law. This change would allow Sunday sales to begin at 10:00 a.m. rather than 12:00 noon.

The Ordinance is attached for your review.

RECOMMENDATION

Adopt Ordinance 2166 Amending the Minimum Seating Capacity and the Hours for 3.2 Malt Liquor on Sundays

Attachments

Ordinance 2166

ORDINANCE NO. 2166

AN ORDINANCE AMENDING THE MINIMUM SEATING CAPACITY AND THE HOURS FOR 3.2 MALT LIQUOR ON SUNDAYS AND THEREBY AMENDING REVISED CITY CODE – 1982 SECTIONS 5-217 AND 5-218

The City of Coon Rapids does ordain:

Section 1. Revised City Code - 1982 Section 5-203 is hereby amended as follows:

(deletions in brackets, additions double underlined)

5-217 Liquor License Establishments.

(2) Minimum Seating Capacity.

(a) To be eligible for an intoxicating liquor license on-sale, any establishment must have a minimum seating capacity of 75 persons.[Revised 3/23/93, Ordinance 1443]

(b) To be eligible for a wine license on-sale, any restaurant must have a minimum seating capacity of 35 persons.

(c) Unless operating a restaurant, Cocktail Rooms and Brewer Taprooms are exempt from the minimum seating capacity requirement.

Section 2. Revised City Code – 1982 Section 5-209 is hereby amended as follows:

(deletions in brackets, additions double underlined)

5-218 Days and Hours

(4) 3.2 Percent Malt Liquor Establishments. No sale, consumption, or display of 3.2 percent malt liquor may be made between 2:00 a.m. and 8:00 a.m. on the days of Monday through Saturday, nor between 2:00 a.m. and ~~12:00 noon~~ 10:00 a.m. on Sunday, except as provided by Section 5-219.

Introduced this 3rd day of May, 2016.

Adopted this _____ day of _____, 2016.

ATTEST:

Jerry Koch, Mayor

Joan Lenzmeier, City Clerk



City Council Regular

17.

Meeting Date: 05/17/2016

Subject: PC 16-9, Approval of Amendment to Gateway Commerce Center Planned Unit Development, H & W, LLC

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting City Council approval to amend the final PUD to include an additional four acres of land for the approved auto dealership site.

DISCUSSION

Background

In April 2015, the City Council approved an amendment to the Gateway Commerce Center Planned Unit Development to allow the following:

- a car dealership on Lot 1
- a swim center on Lots 2 and 3
- greater flexibility on the remaining undeveloped lots

The amended site plan reflecting these changes is attached. Walser Group, current owner of Lot 1, has requested additional land for their dealership. The site is currently six acres in size. It includes a proposed 31,000 square foot building and parking lot for 439 cars. The proposed revision will bring the dealership site to 10.18 acres and include a 60,000 square foot building and space for 616 cars. The cul de sac will be shortened by about 400 feet.

Analysis

Expanded size of car dealership

The current size of the planned car dealership is six acres. The applicant is proposing to increase the size of the dealership to 10 acres. To accomplish this, the applicant is proposing to incorporate Lots 2 and 3 as part of the dealership development. The hotel is still identified for the adjacent Lot 4. This additional acreage will allow the dealership (Walser Group) to increase the size of the building to 60,000 square feet and increase the parking area to 616 cars. The new site will be of comparable size to the three other newer auto dealerships in the City.

	Ford	Chrysler	Toyota	Proposed Walser
--	------	----------	--------	-----------------

Lot Size	11.8 ac	11.3 ac	@ 10 ac	10 ac
Building Size	47,710 sf	33,405 sf	52,987 sf	61,000 sf
Parking Spaces	991 spaces	811 spaces	598 spaces	616 spaces

The applicant is not proposing the additional land for a second dealership; the request will allow the Walser Group to construct a larger dealership than what was proposed in 2015.

The dealership parcel will be the largest in terms of lot size within the Gateway PUD. The two large parcels include a hotel parcel (2.71 acres) and the hotel/office/retail parcel (4.48 acres). The proposed dealership building will be the third largest building; the adjacent hotel is approved for 78,000 square feet and the office/hotel/retail site is approved for 100,000 square feet.

Changes in Design

To accommodate the larger dealership, the applicant is modifying the layout of the PUD. The cul de sac is being shortened by about 400 feet. It will terminate near the east end of the dealership lot. The number of uses along the north side of the cul de sac will be reduced from four to three. The swim center site is being incorporated into the dealership site. The hotel site on Lot 4 and the restaurant site on Lot 5 remain.

This site, like the the others in the PUD, will have one freestanding sign.

The building for the dealership is shifted to the east. It will be setback about 110 feet from the front property line and about 180 feet from the Lot 4 property line. The site plan shows the sidewalk along the north side of Gateway Drive to the dealership lot. The original PUD included a trail along the wetlands and stormwater ponds on the north side of the PUD with connections to the street at the end of the cul de sac and near the hotel. The connections are shown on the plan. As an amenity to the PUD, the developer will install a fountain in the pond and benches. The trail to the pond will be illuminated with pedestrian scaled lighting.

Planning Commission Meeting

At the Planning Commission meeting held on April 21st two residents spoke at the public hearing. They were concerned about the environmental impacts of the development. Staff explained the history of the project and the reviews that have taken place to date.

Four Commissioners were concerned that the size of the proposed dealership was out of character for the PUD. They were also bothered by what they saw as piecemeal changes to the PUD. Three Commissioners thought this was a good use of the site and wanted to see the project move forward. The Commission voted 4-3 to recommend denial of the proposed amendment.

RECOMMENDATION

Planning Commission Recommendation

In Planning Case 16-9, the Planning Commission recommended the City Council deny the proposed PUD amendment. Should the Council agree with the Planning Commission's recommendation, it should consider reasons articulated by the Commission in its discussion (minutes attached) including the following findings in support of the decision to **deny** the proposed PUD amendment:

- 1) The proposal is not consistent with one of the primary objectives of the PUD Design Guideline which states that there be "...a uniform and consistent review of development". Multiple amendments to the PUD is not supportive of the objective of uniform and consistent review of development.
- 2) The proposed amendment is not consistent with the Design Guidelines goal of providing a mix of uses. There is about 14.5 acres of developable land along Highway 10. The proposed amendment would designate 10.18 acres, or about 70% to a single use, a new car dealership.

Decision to Approve the Amendment

Should the Council decide to **approve** the proposed amendment, the following conditions should be included:

1. Only one new car dealership is allowed in the PUD.
2. All conditions of the original PUD approval of December 18, 2007 are included in this approval
3. The applicant receive all permits necessary for the grading done as part of the cul de sac work.
4. Approval and execution of an amendment to the PUD agreement.
5. The sidewalk along Gateway Drive must be shown on the site plan.
6. The sidewalk connections between the trail along the wetlands and Gateway Drive must be installed.
7. The applicant must receive all necessary permits from Coon Creek Watershed District.
8. Only one freestanding sign is allowed for the dealership.
9. A fountain must be installed in the pond at the west end of the dealership parcel. Benches installed around the pond.
10. Pedestrian scaled lighting must be installed along the proposed trails and sidewalks.

Attachments

Location Map
Applicant's Narrative
Current Approved Site Plan
Revised PUD Plan
Color Site Plan
Draft April Planning Commission Minutes

Location Map





March 10, 2016

Re: PUD Amendment at the Gateway Commerce Center

Dear Coon Rapids City Council and Planning Commission:

This letter shall serve as a request to amend Lot 2 and Lot 3 of the PUD at the Coon Rapids Gateway Commerce Center.

Last April, The Gateway Commerce Center requested a PUD Amendment for Lot 1 changing its use to a high quality auto dealership. At that time both the Planning Commission and City Council approved this request recognizing that this change will bring great use to both the site and the City of Coon Rapids that becomes an asset to both the city and its residents.

Based on the great quality and vision of this dealership the Walser Group has requested additional land to bring an even better dealership environment. With this additional land, they can offer a superior experience to residents in the area.

This letter is to request a revision to Lot 2 and Lot 3 of the PUD to allow the expansion of this quality single dealership.

H&W Family, LLLP has worked very hard to make sure that all the current retail/gas/restaurant buildings were built at a high quality level which is an asset to the residents of Coon Rapids. Caribou, Holiday, and McDonalds are all extremely successful at this intersection and are exceeding sales expectations. The residents of Coon Rapids approve of the quality of this development and this change will continue to show our effort to bring quality users to the site.

Exhibit A, (below), illustrates a new PUD revision for Lot 2 and Lot 3 with the same design guidelines for quality that we have always had. The expansion will allow for more jobs and a better dealership environment. Gone are the days of the old auto dealership and what has born is a high quality establishment that caters to the car buying experience we would all like to have.

In order to continue the success of the development, we are requesting the extension of an approved use on Lot 2 and Lot 3 located along Highway 10. A very well-known high quality business that is already location in Coon Rapids has requested the expansion to a 10.14 acre site from 6 acres in this development. The Walser's name represents quality and their intension create an even better car dealership with Quality Buildings, Quality Products, and Quality Service benefits us all.

The Walser building will be designed to incorporate elements of the design guidelines to continue the look and feel of the current development. You will see material choices that blend in with the other users in the development and their business will help support the businesses in the development and area. The Walser dealership will bring new high tech jobs and sales jobs to Coon Rapids. It will draw customers from all over the state of Minnesota which serves a positive impact for uses like restaurants and hotels.



H&W Family, LLLP's intent with this PUD Revision is to allow and support continued growth in Coon Rapids. We have the ability to continue to make this development a huge success with your help. Our request is to allow the extension of the current PUD Approved Auto Dealership in order to deliver the City of Coon Rapids a High Quality Development that will continue to be successful for the long term.

Please feel free to contact the development team with any questions and thanks for your support.

Best Regards,

Jonathan Adam
Silverstone Realty
7955 Stone Creek Dr. Unit 130
Chanhassen MN 55317
(952) 856-6231
Jadam@silverstonemn.com

On Behalf of H&W Family, LLLP

Exhibit A:

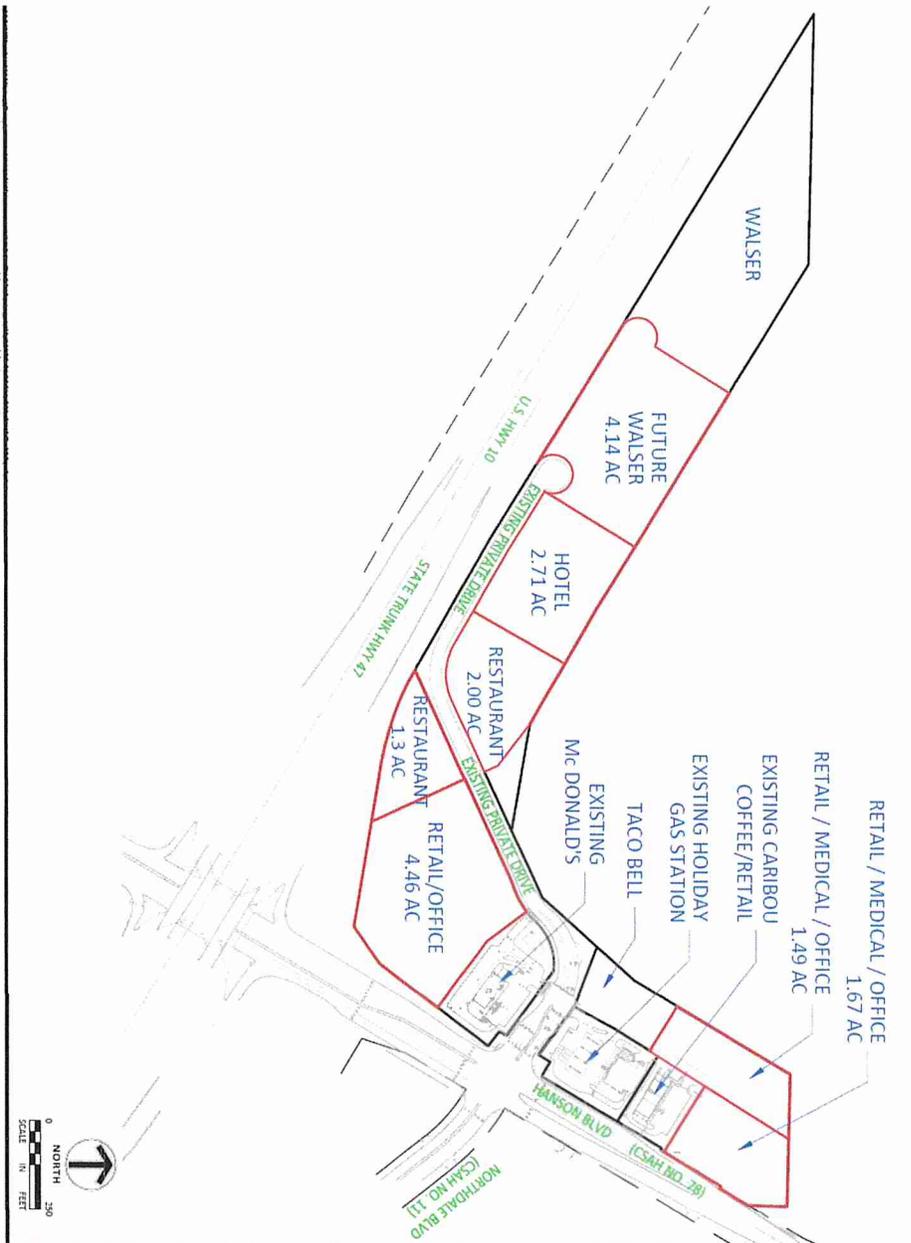


Exhibit B: PUD Change Requests:

1. Allow the approved auto dealership use to extend its foot print onto Lot 2/3.
2. Allow for a location modification to the existing cul-de-sac drive which moves it to the South East allowing for the use of developer corrected materials which is the same request that was approved in 2015.
3. Allow for the same amount of sign locations along Highway 10 with a location modification.

Exhibit C: Auto Dealership Quality Building Example:





Silverstone
Realty & Development, LLC



Client
H&W FAMILY
LLLP

Project
GATEWAY
COMMERCE CENTER

Location
COON RAPIDS,
MIN

Certification

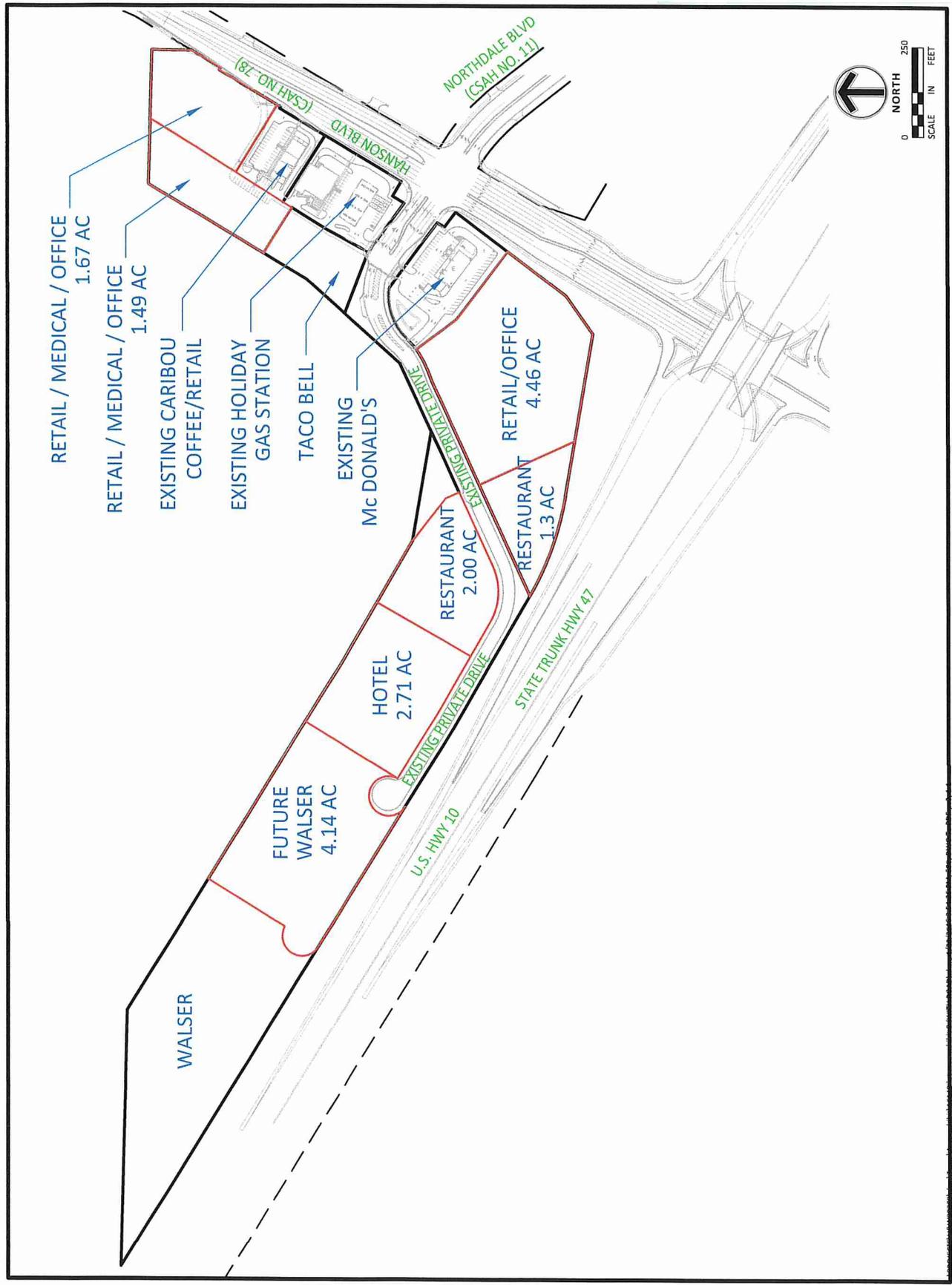
Summary
 Approved: EL Drawn: JMW

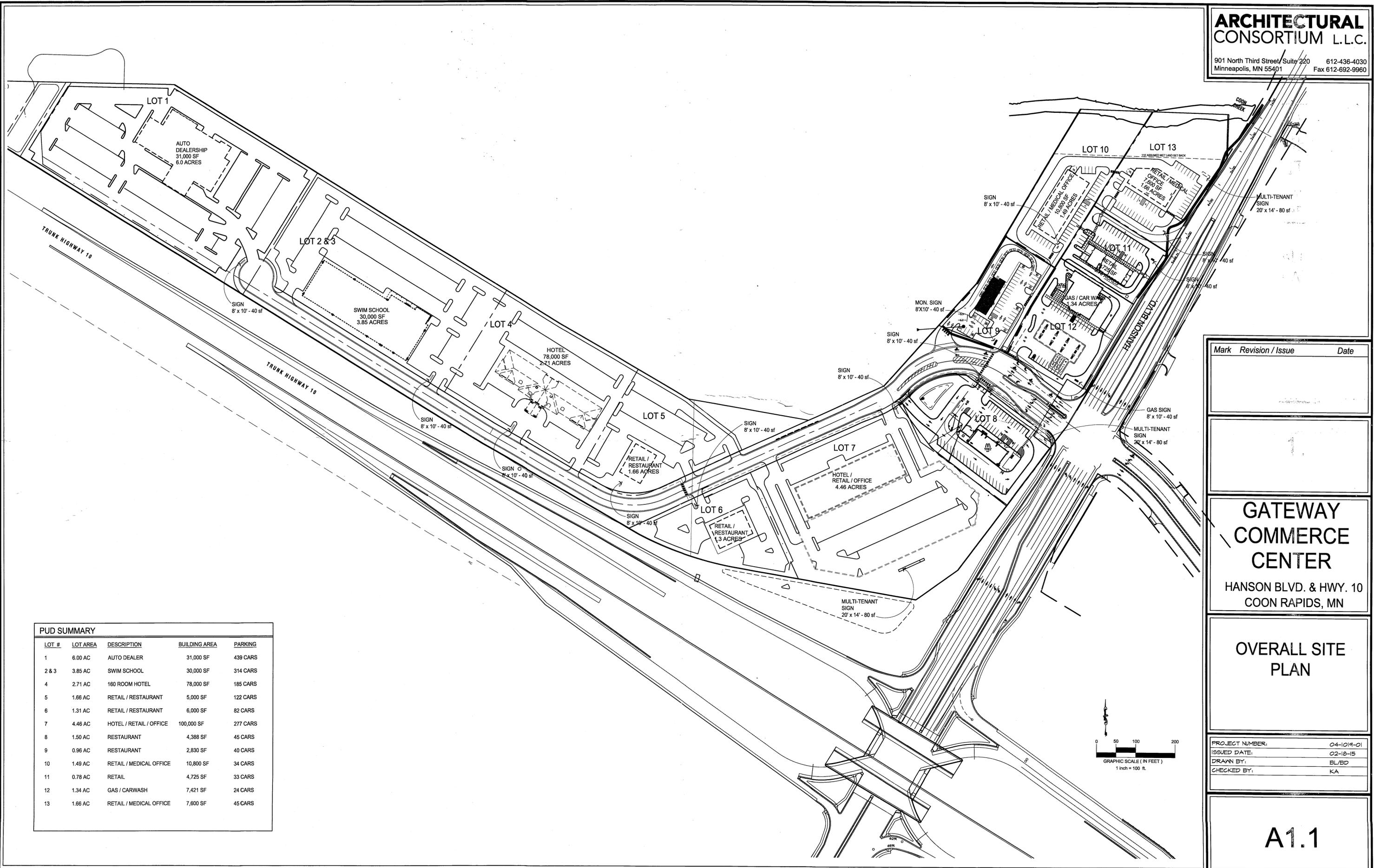
Revision History
 No. Date Submittal / Rev.
 01-22-2016

Sheet Title
LOT AREA
EXHIBIT

Sheet No. Revision

Project No H&W20269



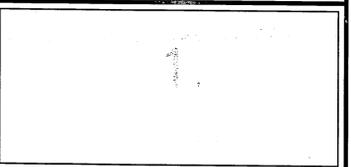


PUD SUMMARY

LOT #	LOT AREA	DESCRIPTION	BUILDING AREA	PARKING
1	6.00 AC	AUTO DEALER	31,000 SF	439 CARS
2 & 3	3.85 AC	SWIM SCHOOL	30,000 SF	314 CARS
4	2.71 AC	160 ROOM HOTEL	78,000 SF	185 CARS
5	1.66 AC	RETAIL / RESTAURANT	5,000 SF	122 CARS
6	1.31 AC	RETAIL / RESTAURANT	6,000 SF	82 CARS
7	4.46 AC	HOTEL / RETAIL / OFFICE	100,000 SF	277 CARS
8	1.50 AC	RESTAURANT	4,388 SF	45 CARS
9	0.96 AC	RESTAURANT	2,830 SF	40 CARS
10	1.49 AC	RETAIL / MEDICAL OFFICE	10,800 SF	34 CARS
11	0.78 AC	RETAIL	4,725 SF	33 CARS
12	1.34 AC	GAS / CARWASH	7,421 SF	24 CARS
13	1.66 AC	RETAIL / MEDICAL OFFICE	7,600 SF	45 CARS

Mark Revision / Issue Date

Mark	Revision / Issue	Date



**GATEWAY
COMMERCE
CENTER**
HANSON BLVD. & HWY. 10
COON RAPIDS, MN

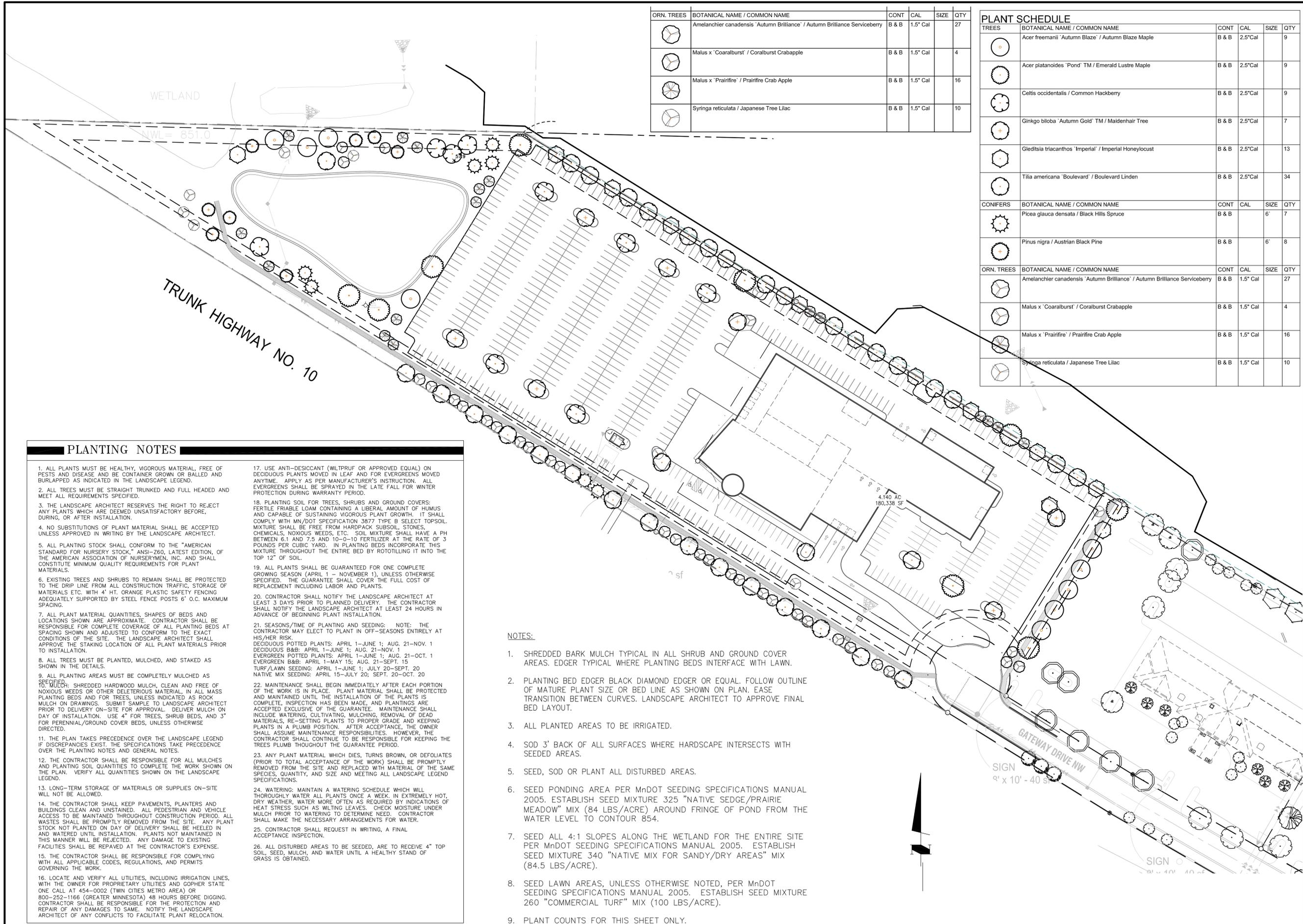
**OVERALL SITE
PLAN**

PROJECT NUMBER:	04-1019-01
ISSUED DATE:	02-18-15
DRAWN BY:	BL/BD
CHECKED BY:	KA

A1.1

ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal		27
	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	1.5" Cal		4
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	1.5" Cal		16
	Syringa reticulata / Japanese Tree Lilac	B & B	1.5" Cal		10

PLANT SCHEDULE					
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5" Cal		9
	Acer platanoides 'Pond' TM / Emerald Lustre Maple	B & B	2.5" Cal		9
	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal		9
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5" Cal		7
	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5" Cal		13
	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5" Cal		34
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Picea glauca densata / Black Hills Spruce	B & B		6"	7
	Pinus nigra / Austrian Black Pine	B & B		6"	8
ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal		27
	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	1.5" Cal		4
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	1.5" Cal		16
	Syringa reticulata / Japanese Tree Lilac	B & B	1.5" Cal		10



PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL TREES MUST BE PLANTED, MULCHED, AND STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (WILTRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
DECIDUOUS POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-NOV. 1
DECIDUOUS B&B: APRIL 1-JUNE 1; AUG. 21-NOV. 1
EVERGREEN POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-OCT. 1
EVERGREEN B&B: APRIL 1-MAY 15; AUG. 21-SEPT. 15
TURF/LAWN SEEDING: APRIL 1-JUNE 1; JULY 20-SEPT. 20
NATIVE MIX SEEDING: APRIL 15-JULY 20; SEPT. 20-OCT. 20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE SEEDDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

NOTES:

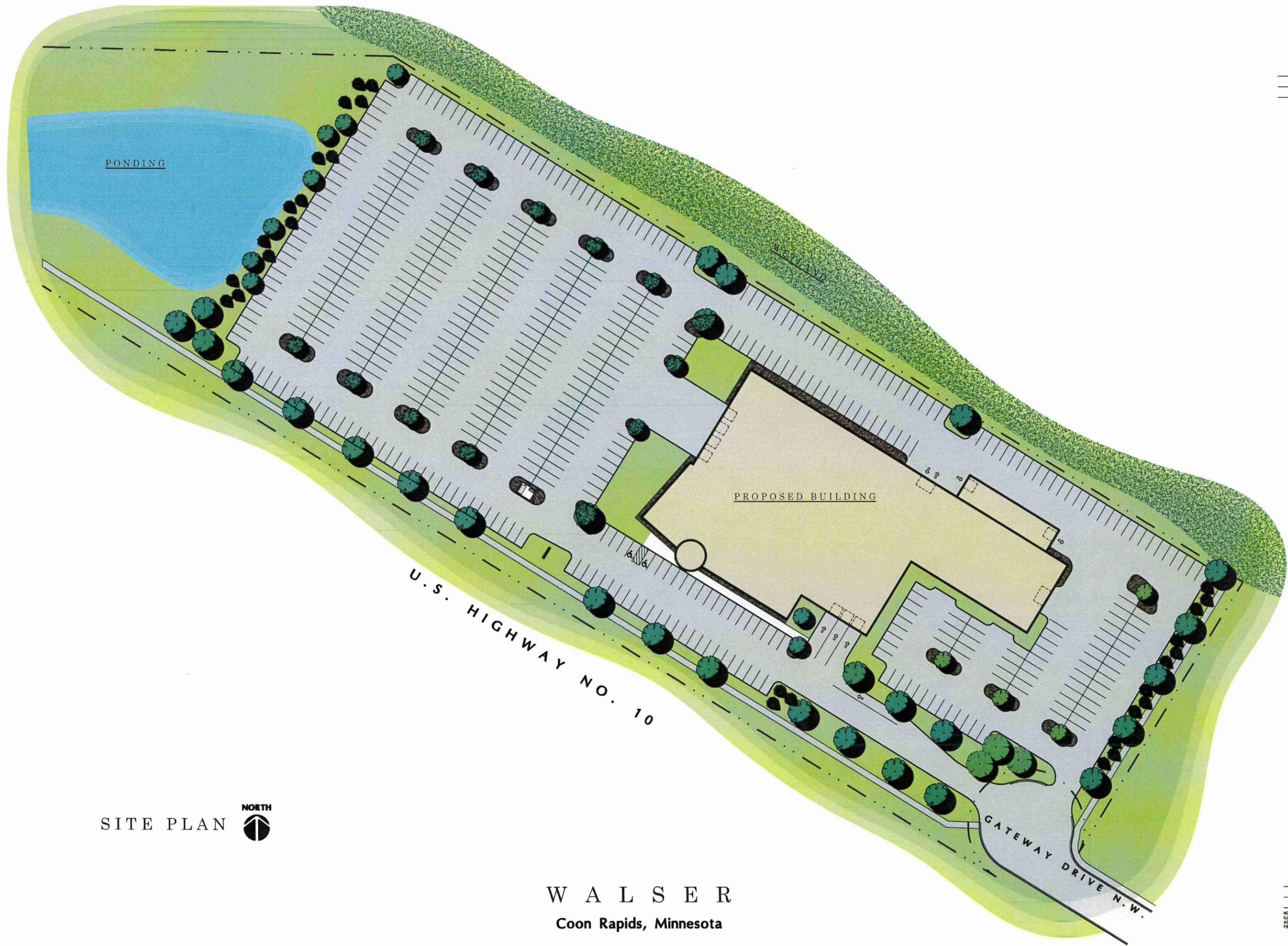
- SHREDDED BARK MULCH TYPICAL IN ALL SHRUB AND GROUND COVER AREAS. EDGER TYPICAL WHERE PLANTING BEDS INTERFACE WITH LAWN.
- PLANTING BED EDGER BLACK DIAMOND EDGER OR EQUAL. FOLLOW OUTLINE OF MATURE PLANT SIZE OR BED LINE AS SHOWN ON PLAN. EASE TRANSITION BETWEEN CURVES. LANDSCAPE ARCHITECT TO APPROVE FINAL BED LAYOUT.
- ALL PLANTED AREAS TO BE IRRIGATED.
- SOD 3' BACK OF ALL SURFACES WHERE HARDSCAPE INTERSECTS WITH SEEDED AREAS.
- SEED, SOD OR PLANT ALL DISTURBED AREAS.
- SEED PONDING AREA PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 325 "NATIVE SEDGE/PRAIRIE MEADOW" MIX (84 LBS/ACRE) AROUND FRINGE OF POND FROM THE WATER LEVEL TO CONTOUR 85.4.
- SEED ALL 4:1 SLOPES ALONG THE WETLAND FOR THE ENTIRE SITE PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 340 "NATIVE MIX FOR SANDY/DRY AREAS" MIX (84.5 LBS/ACRE).
- SEED LAWN AREAS, UNLESS OTHERWISE NOTED, PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 260 "COMMERCIAL TURF" MIX (100 LBS/ACRE).
- PLANT COUNTS FOR THIS SHEET ONLY.



C O O N S U L T I N G E N G I N E E R S



A R L C A H M I P T E R C T S



SITE PLAN



W A L S E R
Coon Rapids, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

COON RAPIDS PLANNING COMMISSION MEETING OF APRIL 21, 2016

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 Kathie Casey, Denise Hosch, Ray Knoblauch, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: None.

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

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

OATH OF OFFICE

Planner Harlicker administered the Oath of Office to newly appointed Planning Commission Kathie Casey.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE MARCH 17, 2016 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MARCH 17, 2016, AS PRESENTED. THE MOTION PASSED 6-0-1 (CASEY ABSTAINED).

OLD BUSINESS

1. PLANNING CASE 16-2 – PRELIMINARY PLAT – VISION 15 – 12 LOT TOWNHOUSE DEVELOPMENT – 1005 COON RAPIDS BOULEVARD EXTENSION – VISION BANK – PUBLIC HEARING
-

It was noted the applicant is requesting preliminary plat approval for a 12-lot townhouse development. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson asked if the open space would be fenced along the eastern property line. Planner Harlicker reported there was an existing fence in place, but understood it would be beneficial to have a fence between the property and the railroad property.

Commissioner Casey asked if the proposed trail would connect to a City trail. Planner Harlicker noted this trail would connect to the City trail system.

Chair Schwartz opened and closed the public hearing at 6:47 p.m., as no one wished to address the Planning Commission.

Chair Schwartz inquired if the road would be signed "No Parking". Planner Harlicker reported the roadway would be signed "No Parking" due to the fact it was only 24 feet wide.

Representative for the applicant reviewed several material boards with the Planning Commission. He noted the color palette would be pastel in nature and the units would have wooden doors. He explained the shingles would be beige or tan.

Commissioner Stephenson asked if the applicant would be placing a fence on the western property line. The applicant's representative reported there was not a plan to put up a fence, but he was willing to work with the City to see if this may work.

Commissioner Schmolke questioned if the townhomes would have individual trash service. The representative stated this would be the case.

Commissioner Schmolke inquired if the 24-foot road could accommodate garbage trucks and snow plows. Planner Harlicker reported both trucks would be able to use this street.

Commissioner Casey asked if the snowplowing for the units would be provided by a private vendor. Planner Harlicker stated this would be the case.

Chair Schwartz expressed concern with the applicants landscaping plan. He questioned if the applicant understood the City's landscaping requirements. The representative indicated he would be working with the City to adjust the landscaping plan in order to meet the City's requirements. Planner Harlicker commented that if the applicant were to plant oversized trees the number required could be reduced.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 16-2, THE PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS

1. PARK DEDICATION IN THE AMOUNT OF \$22,000 (11 UNITS X \$2,000/UNIT) BE PAID PRIOR TO RELEASING THE PLAT FOR RECORDING.
2. ALL ENGINEERING COMMENTS BE ADDRESSED.
3. THE AREA ENCUMBERED BY THE HIGHWAY EASEMENT SHOULD BE INCLUDED AS PART OF LOT 12.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the May 3, 2016 City Council meeting.

2. PLANNING CASE 16-1 – SITE PLAN FOR 11 UNIT TOWNHOME DEVELOPMENT
– 1005 COON RAPIDS BOULEVARD EXTENSION – VISION BANK – PUBLIC
HEARING

It was noted the applicant is requesting site plan approval for an 11-unit townhouse development. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:47 p.m., as no one wished to address the Planning Commission.

Commissioner Stephenson questioned why only 30% of the open space would be sodded. Planner Harlicker stated this related to the grading of the property and noted the playground area would likely be sand or ground up tires. He recommended the Commission add a condition stating all disturbed areas, including the area around the common area, will be sodded.

Commissioner Stephenson recommended a condition be added requiring the applicant to construct a fence along the entire western property line.

Commissioner Stevens questioned if a fence should be required along the northern property line.

Commissioner Stephenson supported this recommendation and commented there was a fence along the northern property line at this time. He requested staff ensure the existing fence was adequate and that it be tied into the new fence along the western property line.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 16-1, THE SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. ALL ENGINEERING COMMENTS BE ADDRESSED.
2. THE LANDSCAPE PLAN BE REVISED SO IT COMPLIES WITH THE BUFFER REQUIREMENTS, STREET TREE REQUIREMENTS AND OPEN SPACE LANDSCAPING REQUIREMENTS.
3. CHILDREN'S PLAY EQUIPMENT AND ADULT RECREATION AREA MUST BE IDENTIFIED.
4. HOMEOWNERS DOCUMENT MUST BE APPROVED BY THE CITY ATTORNEY.
5. THE PRELIMINARY AND FINAL PLATS BE APPROVED BY THE CITY COUNCIL.

6. ALL DISTURBED AREAS, INCLUDING THE AREA AROUND THE COMMON AREA, WILL BE SODDED.
7. A SIX-FOOT HIGH FENCE, APPROVED BY CITY STAFF, BE CONSTRUCTED ALONG THE ENTIRE NORTHERN AND WESTERN PROPERTY LINES.

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.

NEW BUSINESS

3. PLANNING CASE 16-9 – AMENDMENT TO GATEWAY COMMERCE CENTER PLANNED UNIT DEVELOPMENT – H&W, LLC – PUBLIC HEARING

It was noted the applicant is requesting approval to amend the final PUD to include additional land for the approved auto dealership site. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson asked if the applicant had taken a comprehensive look at the PUD. Planner Harlicker reported only the change to the car dealership was being requested. Staff believed the request was significant enough to warrant a PUD amendment.

Commissioner Casey questioned if the dealership would have only one point of access from the cul-de-sac. Planner Harlicker reviewed the two access points to the dealership from the cul-de-sac.

Commissioner Casey inquired what happened to the swim club. Planner Harlicker deferred this question to the applicant.

Chair Schwartz did not want to see the car dealership unloading vehicles on Gateway Commerce Drive. He asked if the transport vehicles would be able to drive onto the car dealership site in order to unload. Planner Harlicker reported this was the case.

Chair Schwartz questioned if the Fire Department supported the proposed access to the car dealership through the cul-de-sac. Planner Harlicker stated this was the case.

Chair Schwartz asked if the Commission should be making recommendations on the landscaping plan at this time. Planner Harlicker commented now would be the time to make those comments.

Johnathan Adam, H&W, discussed the site plan in further detail with the Commission. He noted he worked for several years with the swim school and this organization was not able to bring their plans to fruition. He reported Walser had recently contacted him and requested to expand their site. For this reason, he requested an amendment to the PUD.

Commissioner Stephenson questioned if the applicant was interested taking a more comprehensive look at the PUD at this time. Mr. Adam believed a comprehensive look was completed through the previous request.

Chair Schwartz opened the public hearing at 7:20 p.m.

Laurie Janson, 1221 118th Avenue NW, stated she has lived in Coon Rapids since 1988 and appreciated the open feel of the community at that time. She opposed the plan. She believed the property should remain open and was disappointed by the proposed development. It was her opinion the City had enough hotels and did not see why someone would want to stay in Coon Rapids. She did not see the need for another large car dealership in the City and was concerned for how the wildlife in the area would be impacted. She believed the City had more to offer than additional retail. She encouraged the Commission to deny the request.

Mary Standard, 1201 109th Lane NW, did not want to see another car dealership on this property. She was surprised by the fact that no one in the City knew about this development, which concerned her. She feared that the public had not had an opportunity to provide any feedback regarding this PUD. In addition, she did not want to see the wildlife in this area disrupted.

Assistant City Attorney Johnson reviewed the history of the project and explained a PUD has been in place on this property for the past 20 years. He discussed the previous lawsuit with the Army Corp of Engineers for this property. He indicated the City was stuck to the uses on this site. Chair Schwartz thanked staff for providing this information to the public.

Chair Schwartz closed the public hearing at 7:25 p.m.

Commissioner Hosch indicated she was frustrated by this amendment request. She explained the PUD was supposed to support diversity and did not like the one large use. She understood the market was not supporting diverse uses, but believed the City should be coming up with something more exciting. She stated she would probably support the request, but explained she was beginning to question the entire PUD process.

Commissioner Stephenson shared this same frustration. For this reason, he would not be supporting the PUD amendment request. He understood that some of the uses were no longer viable, but did not agree with a huge chunk of this land being a car dealership. He did not believe this was keeping in line with the original PUD request.

Commissioner Stevens agreed. She thought the PUD had been changed way too many times and believed other uses should be considered for this area. She stated she would not be supporting the PUD amendment.

Commissioner Knoblauch discussed the tradeoff between business development and use of land within the PUD. He asked if the Coon Creek Watershed would be considering the environmental impact on this property through the proposed development. Planner Harlicker stated when the PUD was originally approved, a stormwater management plan was created to address the environmental impact on the site.

Chair Schwartz was disappointed the Commission was being asked to consider another amendment, especially considering the fact the Commission had requested a comprehensive review of the PUD last year. He agreed the PUD should have a variety of uses and noted over half of the site would be a car dealership. For this reason, he would not be supporting the PUD amendment.

Commissioner Schmolke questioned how the applicant should proceed.

Chair Schwartz believed the applicant should find another user for the two lots and not increase the size of the current car dealership.

Mr. Adam appreciated the comments from the Commission. He discussed the history of the site and commented on the investment the developer has made in allowing this site to meet the PUD design guidelines. He explained the plan for this site had been in place for the past 10 years. He reported he requested more flexibility from the Council in 2015. He commented the market could support a dealership and understood the City was disappointed to see the swim school go away. He believed the portions of the development that had been completed to date were very well done and were being utilized by Coon Rapids residents. He requested the Commission support the PUD amendment in order to provide a high quality development.

Commissioner Casey reported she lived in this area of the City and wanted to see the site developed. She believed the petitioner was aware of the environmental issues. She supported the development moving forward as requested.

Commissioner Stevens commented bigger is not always better and stated she would still not be supporting the proposed PUD amendment.

Commissioner Knoblauch discussed the success of the businesses that have been developed within the PUD. He understood this was a beautiful area of the community and had a great deal of wildlife. He believed the proposed request was a good use of the space and thought this development would spur further development in this portion of the City. He encouraged the Commissioners to consider the benefits of the development.

Commissioner Stephenson commented development was coming to this area. He reported the decision to develop this land was made a long time ago. He indicated the Commission had the right to make a decision about what went on this land. He wanted the City to take a more comprehensive look at what was going onto this property. He did not want to see another large car dealership along this high visibility property. He understood the swim school did not work out, but wanted to see if another use could be found for this site.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO RECOMMEND DENIAL OF PLANNING CASE 16-9, THE AMENDMENT TO THE PUD.

Commissioner Schmolke asked if the existing Walser dealership would be impacted by the new location. Mr. Adam was uncertain. He informed the Commission again that a dealership had already been approved through the previous PUD. He explained the request was being made to

expand the dealership to make it better for the City, and noted there were several other dealerships in the Coon Rapids that were the same size. He believed Walser would be supportive of site enhancements.

THE MOTION PASSED 4-3 (CASEY, KNOBLAUCH AND SCHMOLKE OPPOSED).

This is a recommendation to the City Council that will be considered at the May 3, 2016 City Council meeting.

OTHER BUSINESS

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

ADJOURN

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER CASEY, TO ADJOURN THE MEETING AT 7:51 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



City Council Regular

18.

Meeting Date: 05/17/2016

Subject: PC 16-10: Consider Resolution 16-54 Granting Final Plat Approval for Gateway Commerce Center 4th Add., Highway 10 and Hanson Blvd., H&W Family LLLP

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting City Council approval of Resolution 16-54 granting Final Plat approval for Gateway Commerce Center 4th Addition.

DISCUSSION

At the June 2, 2015 meeting Council approved the final plat for Gateway Commerce Center 3rd Addition. The plat created a six acre lot at the end of the cul de sac along Highway 10. A corresponding amendment to the Planned Unit Development allowed a car dealership to locate on that parcel. The approved plat for Gateway Commerce Center 3rd Addition is attached.

Proposed Changes:

The final plat of Gateway Commerce Center 4th Addition increases the size of Lot 1, Block 1 Gateway Commerce Center 3rd Addition from six acres to 10.14 acres and shortens the existing cul de sac. Lots 2 and 3 of the current PUD site plan and the area formally utilized for Gateway Drive are incorporated into Lot 1. The remainder of Outlot C will be left as an outlot (Outlot A). Outlot B is the remainder of Gateway Drive. The proposed final plat is consistent with the corresponding amended PUD site plan which the Council is also considering. Attached is the site plan for the corresponding proposed PUD amendment and the final plat for Gateway Commerce Center 4th Addition.

RECOMMENDATION

In Planning Case 16-10, staff recommends the City Council approve the attached Resolution 16-54 approving the final plat for Gateway Commerce Center 4th Addition with the following conditions:

1. All comments of the City Engineer be addressed.
 2. The corresponding PUD amendment that increases the size of the car dealership parcel is approved.
-

Attachments

Location Map

Revised PUD Plan

Final Plat

Resolution 16-54

Location Map



Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

William L. Delaney

William L. Delaney
Registration No. 40252 Date: 02/20/2015

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: bdb Drawn: JMT
Approved: MCA Book / Page:
Phase: PUD Initial Issue: 02/20/2015

Revision History

No.	Date	By	Submittal / Revision
A	10/26/07	ELF	REVISIONS PER CITY COMMENT
B	12/07/07	LAW	REVISIONS PER CITY COMMENT
C	05.07.09	kit	PUD REVISION
D	06.07.13	kit	PUD REVISION
E	08.05.13	kit	PUD REVISION FOR McDONALDS
G	02/20/15	WLD	PUD REVISION
H	03.14.16		PUD REVISION
I	05.10.16		PUD REVISION

Sheet Title
LANDSCAPE PLAN
- SECTION A

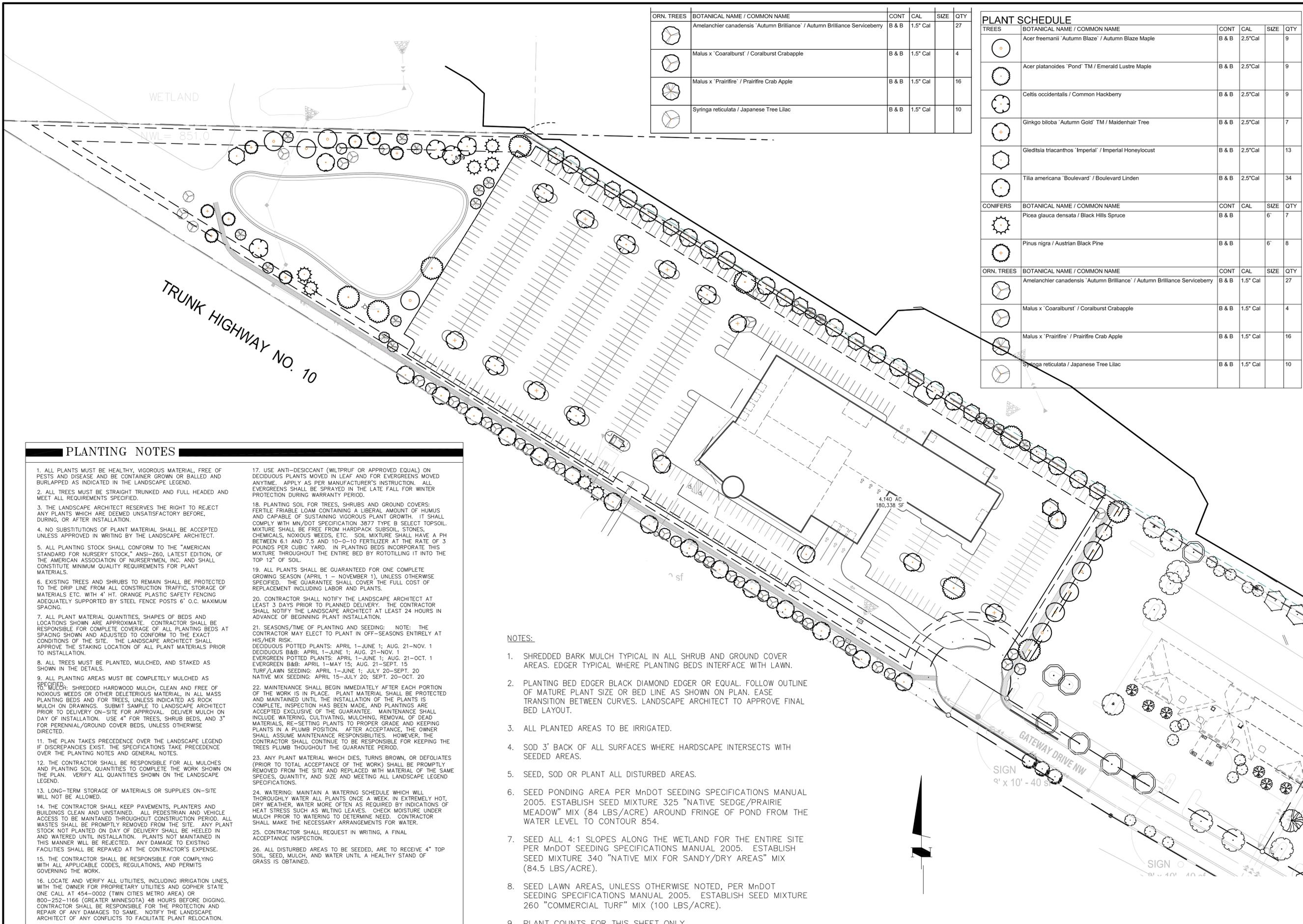
Sheet No. Revision
L1.02 I

Project No. H&W16148

ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal		27
	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	1.5" Cal		4
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	1.5" Cal		16
	Syringa reticulata / Japanese Tree Lilac	B & B	1.5" Cal		10

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2.5" Cal		9
	Acer platanoides 'Pond' TM / Emerald Lustre Maple	B & B	2.5" Cal		9
	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal		9
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5" Cal		7
	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5" Cal		13
	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5" Cal		34
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Picea glauca densata / Black Hills Spruce	B & B		6"	7
	Pinus nigra / Austrian Black Pine	B & B		6"	8
ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal		27
	Malus x 'Coaralburst' / Coralburst Crabapple	B & B	1.5" Cal		4
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	1.5" Cal		16
	Syringa reticulata / Japanese Tree Lilac	B & B	1.5" Cal		10



PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL TREES MUST BE PLANTED, MULCHED, AND STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR TREES, SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (WILTRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDBACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
DECIDUOUS POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-NOV. 1
DECIDUOUS B&B: APRIL 1-JUNE 1; AUG. 21-NOV. 1
EVERGREEN POTTED PLANTS: APRIL 1-JUNE 1; AUG. 21-OCT. 1
EVERGREEN B&B: APRIL 1-MAY 15; AUG. 21-SEPT. 15
TURF/LAWN SEEDING: APRIL 1-JUNE 1; JULY 20-SEPT. 20
NATIVE MIX SEEDING: APRIL 15-JULY 20; SEPT. 20-OCT. 20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE SEEDDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

NOTES:

- SHREDDED BARK MULCH TYPICAL IN ALL SHRUB AND GROUND COVER AREAS. EDGER TYPICAL WHERE PLANTING BEDS INTERFACE WITH LAWN.
- PLANTING BED EDGER BLACK DIAMOND EDGER OR EQUAL. FOLLOW OUTLINE OF MATURE PLANT SIZE OR BED LINE AS SHOWN ON PLAN. EASE TRANSITION BETWEEN CURVES. LANDSCAPE ARCHITECT TO APPROVE FINAL BED LAYOUT.
- ALL PLANTED AREAS TO BE IRRIGATED.
- SOD 3' BACK OF ALL SURFACES WHERE HARDSCAPE INTERSECTS WITH SEEDED AREAS.
- SEED, SOD OR PLANT ALL DISTURBED AREAS.
- SEED PONDING AREA PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 325 "NATIVE SEDGE/PRAIRIE MEADOW" MIX (84 LBS/ACRE) AROUND FRINGE OF POND FROM THE WATER LEVEL TO CONTOUR 85.4.
- SEED ALL 4:1 SLOPES ALONG THE WETLAND FOR THE ENTIRE SITE PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 340 "NATIVE MIX FOR SANDY/DRY AREAS" MIX (84.5 LBS/ACRE).
- SEED LAWN AREAS, UNLESS OTHERWISE NOTED, PER MnDOT SEEDING SPECIFICATIONS MANUAL 2005. ESTABLISH SEED MIXTURE 260 "COMMERCIAL TURF" MIX (100 LBS/ACRE).
- PLANT COUNTS FOR THIS SHEET ONLY.

GATEWAY COMMERCE CENTER 4TH ADDITION

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 10, T. 31, R. 24

KNOW ALL PERSONS BY THESE PRESENTS: That H & W Family, LLLP, a Minnesota limited liability limited partnership, owner of the following described property:

Outlot A, GATEWAY COMMERCE CENTER 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, owner of the following described property:

Outlot B, GATEWAY COMMERCE CENTER 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And Walsler Real Estate VI, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 1, GATEWAY COMMERCE CENTER 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as GATEWAY COMMERCE CENTER 4TH ADDITION, as shown by this plat.

In witness whereof said H & W Family, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: H & W Family, LLLP
By: H & W Holding, LLC

By: _____
William O. Cooley, as Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by William O. Cooley, as Chief Manager of H & W Holding, LLC, a Nevada limited liability company, the General Partner of H & W Family, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: Gateway Commerce Center Association, Inc.

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Gateway Commerce Center Association, Inc., a Minnesota non-profit corporation, on behalf of the corporation.

Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Walsler Real Estate VI, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: Walsler Real Estate VI, LLC.

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Walsler Real Estate VI, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, _____
My Commission Expires _____

I Rick M. Blom do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

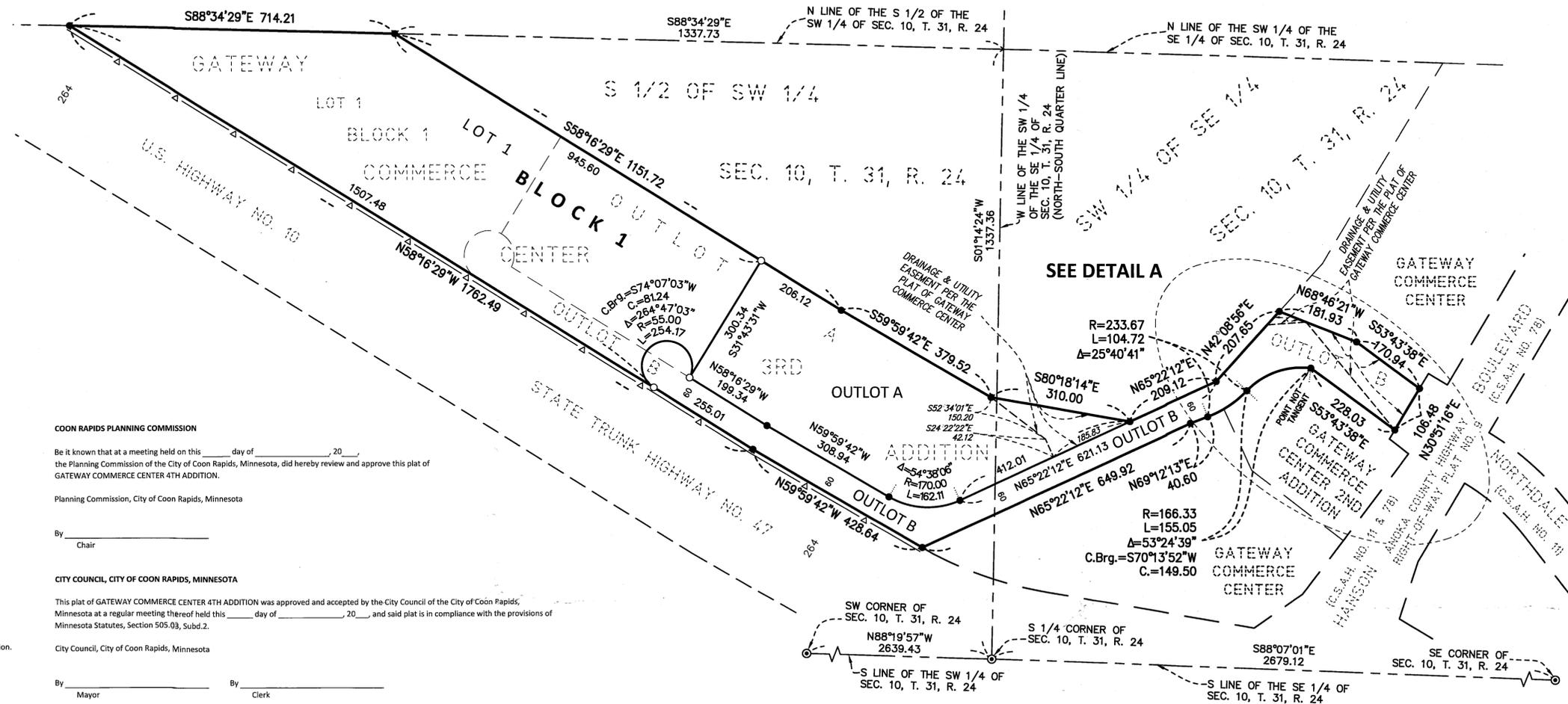
Dated this _____ day of _____, 20____.

Rick M. Blom, Licensed Land Surveyor
Minnesota License No. 21729

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Rick M. Blom.

Notary Public, _____ County, Minnesota
My Commission Expires _____



COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this _____ day of _____, 20____, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of GATEWAY COMMERCE CENTER 4TH ADDITION.

Planning Commission, City of Coon Rapids, Minnesota

By: _____
Chair

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of GATEWAY COMMERCE CENTER 4TH ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By: _____ Mayor
By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____
Larry D. Holum, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

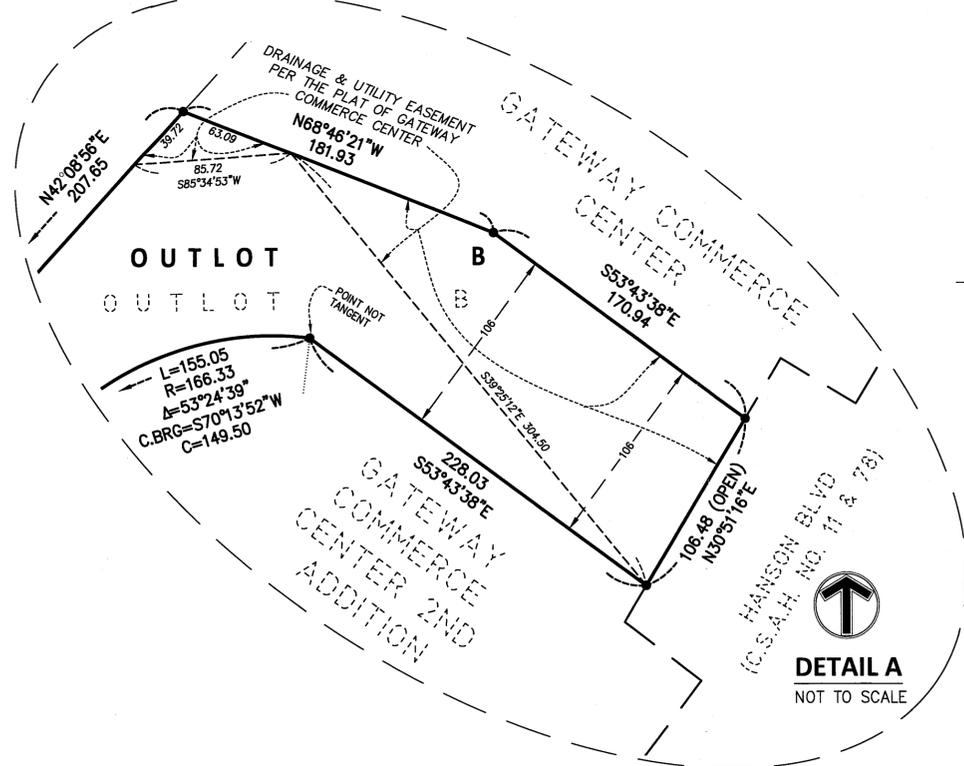
By: _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of GATEWAY COMMERCE CENTER 4TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Book _____ Page _____, as Document Number _____.

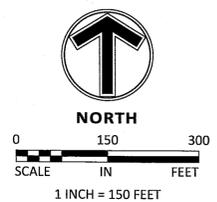
County Recorder/Registrar of Titles

By: _____ Deputy



- ▲— DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA AND THE COUNTY OF ANOKA PER THE PLAT OF GATEWAY COMMERCE CENTER
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 21729.
- DENOTES 1/2 INCH IRON MONUMENT FOUND.

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31, RANGE 24 IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 07 MINUTES 01 SECONDS EAST.



DETAIL A
NOT TO SCALE

Resolution 16-54

A Resolution of the City of Coon Rapids Granting Approval of the Final Plat for Gateway Commerce Center 4th Addition, Planning Case No. PC 16-10

WHEREAS, application has been made for approval of a final plat, pursuant to Section 11-1504.2 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as “the Property”; and

WHEREAS, the Planning Commission on November 15, 2007 recommended approval of the preliminary plat of the Property;

WHEREAS, a preliminary plat of the Property was approved by the City Council on February 6, 2008; and

WHEREAS, the proposed final plat is consistent with the preliminary plat as approved by the City Council; and

NOW, THEREFORE, BE IT RESOLVED

1. It is hereby determined by the City Council for the City of Coon Rapids as follows:
 - A. The proposed subdivision is consistent with the Title 11, Chapter 1500 of the City Code of Ordinances and conforms with all of its requirements.
 - B. The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans including, but not limited to, the City’s Comprehensive Plan.
 - C. The physical characteristics of the site, including, but not limited to, topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.
 - D. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, parks and walkways, erosion control and all other services, facilities and improvements otherwise required herein.
 - E. The proposed subdivision will not cause substantial environmental damage.
 - F. The proposed subdivision will not have an undue or adverse impact on the reasonable development of neighboring land.
2. Approval of the final plat is hereby granted for the Property, subject to the conditions set forth in attached Exhibit B.
3. The officers of the City are hereby authorized, once the conditions set forth in Exhibit B are met

and complied with, to sign the final plat for the Property and to issue a certified copy of this Resolution giving final approval of the survey.

4. The owner of the Property is authorized to record the final plat as required by law and shall file proof of said recording with the City. No building permits will be issued for the Property until the registered land survey is recorded.
5. This final plat approval may be rescinded 90 days from the date of this resolution if the plat is not recorded within that time.

Adopted this 17th day of May 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk (STATE OF MINNESOTA)
COUNTY OF ANOKA)ss. CERTIFICATION OF CLERK
CITY OF COON RAPIDS)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution with the original thereof on file in my office and the same is a full, true and complete transcript therefrom, insofar as the same relates to Planning Case 16-10.

WITNESS hand officially as such City Clerk and the corporate seal of the City of Coon Rapids this ____ day of _____, 2016.

Joan Lenzmeier, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Outlot A, Outlot B and Lot 1, Block 1 Gateway Commerce Center 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota

EXHIBIT B
CONDITIONS OF APPROVAL

1. All comments of the Assistant City Engineer be addressed prior to releasing the plat for recording.
2. The corresponding PUD amendment that increases the size car dealership parcel is approved.



City Council Regular

19.

Meeting Date: 05/17/2016

Subject: PC 16-12: Consider Resolution 16-55 Granting Final Plat Approval for Gateway Commerce Center 5th Add., Highway 10 and Hanson Blvd., H&W Family, LLLP

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting City Council approval of Resolution 16-55 granting Final Plat approval for Gateway Commerce Center 5th Addition.

DISCUSSION

In February 2008, the City Council approved the preliminary plat for Gateway Commerce Center. Included in the preliminary plat is the lot that is proposed to be platted in Gateway Commerce Center 5th Addition. The shape and size of this lot has not been changed since the preliminary plat was approved. The lot is 2.74 acres in size and is proposed to be the site of a future hotel. The applicant has submitted an application for formal site plan review for the hotel; the site plan is scheduled for the June 16th Planning Commission agenda.

RECOMMENDATION

In Planning Case 16-12, staff recommends the City Council approve the attached Resolution 16-55 approving the final plat for Gateway Commerce Center 5th Addition with the following condition:

1. All comments of the City Engineer be addressed.

Attachments

Location Map

Final Plat

Hotel Site Plan

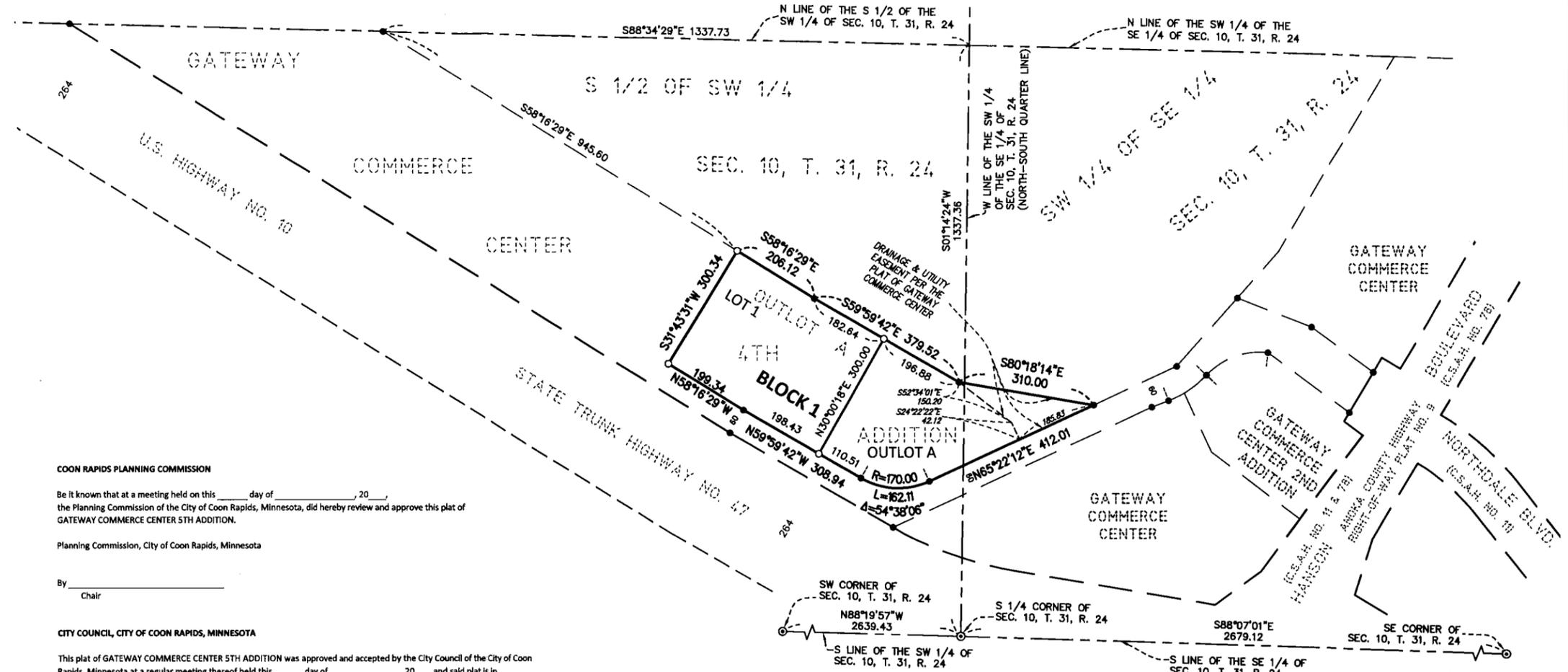
Resolution 16-55

Location Map



GATEWAY COMMERCE CENTER 5TH ADDITION

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 10, T. 31, R. 24



KNOW ALL PERSONS BY THESE PRESENTS: That H & W Family, LLLP, a Minnesota limited liability limited partnership, owner of the following described property:

Outlot A, GATEWAY COMMERCE CENTER 4TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as GATEWAY COMMERCE CENTER 5TH ADDITION, as shown by this plat.

In witness whereof said H & W Family, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

SIGNED: H & W Family, LLLP
BY: H & W Holding, LLC

By: _____
William O. Cooley, as Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by William O. Cooley, as Chief Manager of H & W Holding, LLC, a Nevada limited liability company, the General Partner of H & W Family, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATE

I Rick M. Blom do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Rick M. Blom, Licensed Land Surveyor
Minnesota License No. 21729

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Rick M. Blom.

Notary Public, _____ County, Minnesota
My Commission Expires _____

COON RAPIDS PLANNING COMMISSION

Be it known that at a meeting held on this ____ day of _____, 20__, the Planning Commission of the City of Coon Rapids, Minnesota, did hereby review and approve this plat of GATEWAY COMMERCE CENTER 5TH ADDITION.

Planning Commission, City of Coon Rapids, Minnesota

By: _____
Chair

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

This plat of GATEWAY COMMERCE CENTER 5TH ADDITION was approved and accepted by the City Council of the City of Coon Rapids, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Coon Rapids, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

By: _____
Larry D. Holm, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

Property Tax Administrator

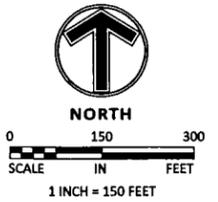
By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of GATEWAY COMMERCE CENTER 5TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock ____ M. and was duly recorded in Book ____ Page ____ as Document Number ____.

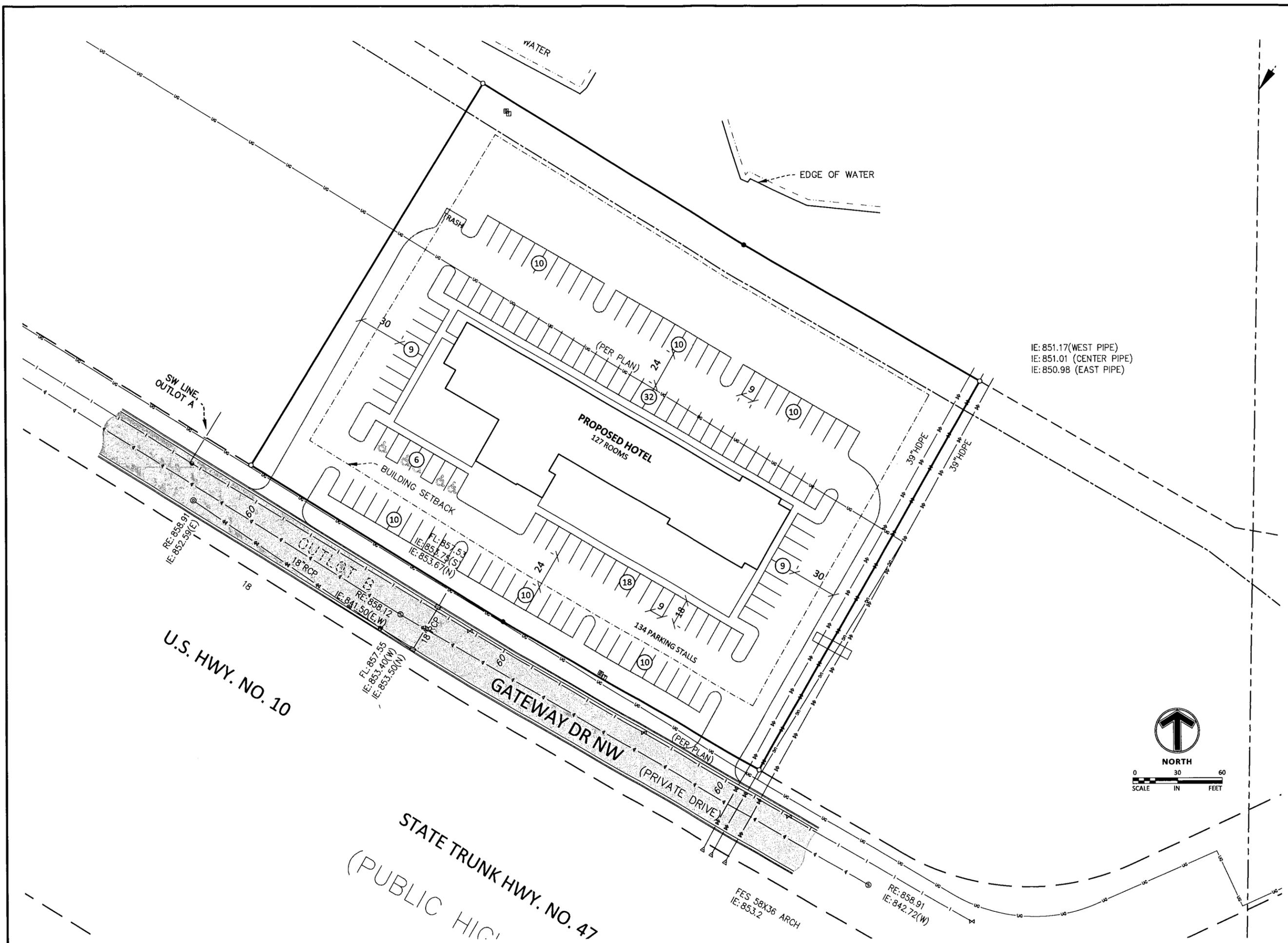
County Recorder/Registrar of Titles

By: _____, Deputy

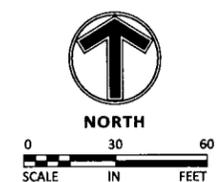


- ⊙ DENOTES CAST IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 21729.
- DENOTES 1/2 INCH IRON MONUMENT FOUND.

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31, RANGE 24 IS ASSUMED TO HAVE A BEARING OF SOUTH 88 DEGREES 07 MINUTES 01 SECONDS EAST.



IE: 851.17 (WEST PIPE)
 IE: 851.01 (CENTER PIPE)
 IE: 850.98 (EAST PIPE)



Resolution 16-55

A Resolution of the City of Coon Rapids Granting Approval of the Final Plat for Gateway Commerce Center 5th Addition, Planning Case No. PC 16-12

WHEREAS, application has been made for approval of a final plat, pursuant to Section 11-1504.2 of the Coon Rapids Code of Ordinances, of the property legally described on attached Exhibit A and hereinafter referred to as “the Property”; and

WHEREAS, the Planning Commission on November 15, 2007 recommended approval of the preliminary plat of the Property;

WHEREAS, a preliminary plat of the Property was approved by the City Council on February 6, 2008; and

WHEREAS, the proposed final plat is consistent with the preliminary plat as approved by the City Council; and

NOW, THEREFORE, BE IT RESOLVED

1. It is hereby determined by the City Council for the City of Coon Rapids as follows:
 - A. The proposed subdivision is consistent with the Title 11, Chapter 1500 of the City Code of Ordinances and conforms with all of its requirements.
 - B. The proposed subdivision is consistent with all applicable general and specialized city, county, and regional plans including, but not limited to, the City’s Comprehensive Plan.
 - C. The physical characteristics of the site, including, but not limited to, topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and drainage are suitable for the type and density of development and uses contemplated.
 - D. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage transportation, parks and walkways, erosion control and all other services, facilities and improvements otherwise required herein.
 - E. The proposed subdivision will not cause substantial environmental damage.
 - F. The proposed subdivision will not have an undue or adverse impact on the reasonable development of neighboring land.
2. Approval of the final plat is hereby granted for the Property, subject to the conditions set forth in attached Exhibit B.
3. The officers of the City are hereby authorized, once the conditions set forth in Exhibit B are met

and complied with, to sign the final plat for the Property and to issue a certified copy of this Resolution giving final approval of the survey.

4. The owner of the Property is authorized to record the final plat as required by law and shall file proof of said recording with the City. No building permits will be issued for the Property until the registered land survey is recorded.
5. This final plat approval may be rescinded 90 days from the date of this resolution if the plat is not recorded within that time.

Adopted this 17th day of May 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk (STATE OF MINNESOTA)
COUNTY OF ANOKA)ss. CERTIFICATION OF CLERK
CITY OF COON RAPIDS)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing Resolution with the original thereof on file in my office and the same is a full, true and complete transcript therefrom, insofar as the same relates to Planning Case 16-12.

WITNESS hand officially as such City Clerk and the corporate seal of the City of Coon Rapids this ____ day of _____, 2016.

Joan Lenzmeier, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Outlot A, Gateway Commerce Center 4th Addition, according to the recorded plat thereof, Anoka County, Minnesota

EXHIBIT B
CONDITIONS OF APPROVAL

1. All comments of the Assistant City Engineer be addressed prior to releasing the plat for recording.
2. The final plat for Gateway Commerce Center 4th Addition is approved and recorded.



City Council Regular

20.

Meeting Date: 05/17/2016

Subject: Consider Introduction of Ordinance Establishing Fee for Keeping Chickens

From: Joan Lenzmeier, City Clerk

INTRODUCTION

Council is asked to introduce an Ordinance establishing fee for chickens.

DISCUSSION

With the approval of an Ordinance allowing chickens, it is necessary to establish a fee for the necessary permit. The ordinance attached establishes a fee of \$100 for this one time chicken keeping permit.

RECOMMENDATION

Introduce Ordinance Establishing Fee for Chickens.

Attachments

Chicken Fee Ordinance

ORDINANCE NO.

AN ORDINANCE ESTABLISHING LICENSE FEE FOR CHICKENS

The City of Coon Rapids does ordain:

Section 1. The City Council for the City of Coon Rapids establishes a license fee for chickens of \$100.00

Introduced this 17th day of May, 2016.

Adopted this _____ day of June, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk