



PLANNING COMMISSION AGENDA

Thursday, March 17, 2016

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of Minutes from Previous Meeting - February 18

Old Business

1. PC 16-1, Site Plan for 15 unit townhome development, 1005 Coon Rapids Blvd. Extension, Vision Bank
2. PC 16-2, Preliminary Plat Vision 15, 15 lot townhouse development, 1005 Coon Rapids Blvd. Extension, Vision Bank

New Business

3. PC 16-8, Site plan for parking lot expansion, Sand Creek Elementary School
4. PC16-3, Consider an ordinance amendment revising the allowed exterior building materials requirements
5. PC 16-7, Registered Land Survey, 9055-9065 East River Rd., City of Coon Rapids HRA

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 03/17/2016

SUBJECT: Approval of Minutes from Previous Meeting - February 18

Attachments

Draft Minutes - February 18

COON RAPIDS PLANNING COMMISSION MEETING OF FEBRUARY 18, 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 Ray Knoblauch, Zachary Stephenson and Julia Stevens.

Members Absent: Commissioner Denise Hosch and Mary Schmolke

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

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE JANUARY 21, 2016 REGULAR MINUTES

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER KNOBLAUCH, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JANUARY 21, 2016, AS PRESENTED. THE MOTION PASSED 3-0-1 (STEVENS ABSTAINED).

NEW BUSINESS

1. PLANNING CASE 15-31 – CONDITIONAL USE PERMIT FOR EXPANSION OF OUTDOOR STORAGE AREA – 9900 VALE STREET – MAYFLOWER PROPERTIES – PUBLIC HEARING
-

It was noted the applicant is requesting a Conditional Use Permit and Site Plan approval for an expansion to the outdoor storage area of the existing self-storage facility. Staff briefly discussed case with the Commission and requested the item be postponed to the May 19, 2016 Planning Commission meeting.

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

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO TABLE ACTION ON THIS ITEM TO THE APRIL 19, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

2. PLANNING CASE 16-6 – HOME OCCUPATION PERMIT FOR MARITAL ARTS STUDIO – KNOX – 10748 DIRECT RIVER DRIVE – PUBLIC HEARING

It was noted the applicant is requesting a home occupation permit for a martial arts studio. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Knoblauch requested further information regarding the hours of operation. Planner Harlicker discussed the proposed hours of operation with the Commission.

Commissioner Stevens asked if the proposed martial arts studio would have restroom facilities. Planner Harlicker stated this was not the case. He commented the martial arts students would have use of the restroom facilities in the house.

Chair Schwartz opened the public hearing at 6:38 p.m.

Dennis Kline, 10750 Direct River Drive, stated he has lived in his home for 30 years. He indicated his home has been used to raise his family and believed this was strictly a residential neighborhood. He recommended that the proposed martial arts studio be located along Coon Rapids Boulevard and not on his street. He feared that additional cars would be placed on the street if this business were located in his neighbor's home.

Dave Wolf, 10820 Direct River Drive, expressed concern with the speed of traffic along Direct River Drive. He did not want to see an increase in traffic along this roadway given the high level of pedestrian traffic. He encouraged the Commission to have the applicant locate his business within a commercial business district and not a residential neighborhood.

Chair Schwartz encouraged Mr. Wolf to contact the Police Department regarding the high speed of traffic along Direct River Drive.

Craig Lackey, 10707 Direct River Drive, agreed with his neighbors. He did not want to see a business use in his residential neighborhood. He feared that the martial arts classes would expand outdoors to the park for additional sessions. He recommended the Commission deny the proposed request.

Gary Westerlund, 10815 Direct River Drive, did not believe the proposed martial arts studio would serve the residents of this established neighborhood. He discussed how typical in-home businesses operated noting they operated during daytime hours. He had concerns with the level of traffic that would be generated by the proposed use and stated there was already no parking available on the street. He questioned where the martial arts studio patrons would park when parking spaces were limited during the winter months. It was his opinion this business did not belong in a residential area. He encouraged the Commission to deny the request in the interest of safety. He was critical of the City and its staff given their recommendation to the Planning Commission.

Christina Gibbons, 10459 Direct River Drive, expressed concern with the traffic safety along this roadway as she had a small child. She feared that those visiting the martial arts studio would not be aware of the number of small children in the neighborhood.

Terry Smith, 10731 Direct River Drive, agreed with his neighbors. He was concerned with the extra traffic that would be brought into his neighborhood by the proposed martial arts studio.

Carl Knox, the applicant, explained he was proposing to purchase the home at 10748 Direct River Drive. He reported he currently had a martial arts studio in St. Paul. It was his hope to use the detached garage for one on one martial arts training. He indicated he was asking for up to six students, but believed he would have only one or two at a time. He explained students would arrive at the same time and leave at the same time. He understood the neighbors' traffic concerns and believed his students would have a great deal of respect for the safety of the small children in the neighborhood. He commented his patrons would not be parking on the street or in the yard. He discussed his plans to erect additional privacy fence along the property line. He was proposing to have classes two nights per week. He stated he has been training with these individuals for years and he did not believe there would be a safety concern. He explained that if any situations were to arise, he would speak to his students.

Mr. Westerlund questioned why Mr. Knox was requesting 28 hours of martial arts studio time within his permit when he was proposing to hold classes only two nights a week. He commented this would require only eight hours of martial arts studio time.

Mr. Kline had no problem with Mr. Knox. He feared that the two nights per week could expand into seven nights per week and indicated this would have negative impacts on the neighborhood.

Mr. Lackey was concerned with how his property value would be impacted if a business were to locate on his street. He encouraged the Commission to keep his neighborhood residential and not allow the business use.

Chair Schwartz requested comment from the City Attorney. Assistant City Attorney Johnson advised the applicant was requesting a conditional use permit and not a variance. He explained the applicant has met the conditions within the request and therefore staff was recommending approval.

Commissioner Stevens stated he lived near this neighborhood and frequently drove on Direct River Drive. He was aware of the traffic concerns along this roadway. He believed that a compromise could be reached regarding this matter. He noted the applicant did not foresee having a driveway full of cars. He recommended that a condition be added to state the applicant can have only one student at one time, which was a condition for beauty parlors. He suggested that the proposed hours of operation also be reduced from 28 hours to 10 or 12 hours.

Commissioner Stevens supported Mr. Knox being allowed to no more than four students at a time. She was in favor of having the hours of operation being reduced as well.

Commissioner Knoblauch indicated he was a big proponent of entrepreneurial commerce. However, he was concerned with how the neighborhood would be impacted if the martial arts

business were to grow. He feared that the studio would become loud during the summer months when windows and doors were open. He discussed the wonderful business grants available in the City of Coon Rapids and suggested Mr. Knox pursue this avenue in order to keep the commercial use out of this residential neighborhood. He questioned why Mr. Knox had not considered locating his training studio in a commercial area.

Mr. Knox explained his goal was to kick start a business, perhaps beginning in April. His goal was to grow a business. He could not afford to pay for a mortgage and commercial rent at this time, until the business got off the ground. He indicated he was proposing to purchase this property because it would allow him to practice martial arts. He stated that he would like to be allowed to have more than one student at a time for sparring and training purposes. He understood there were commercial properties available along Coon Rapids Boulevard. However, he needed to save up the capital in order to invest and grow his business in this manner.

Danette Olson, co-applicant, stated after viewing this property she and her husband were looking for a place to live and practice their art form. She reported the detached garage would be the perfect place for a martial arts studio. She looked forward to practicing their art form on their property while also offering one-on-one training to students. She indicated the requests they made were for the maximum days and hours of operation. However, this would not be how the business began. It was her hope that she would be able to move into the neighborhood and be able to practice her art form.

Chair Schwartz asked if Mr. Knox intended to only operate Monday through Friday. Mr. Knox stated this was the case, but noted he would not be operating all five days. Rather he hoped to have classes on two evenings per week.

Chair Schwartz questioned if 12 hours of studio time would adequate for Mr. Knox.

Mr. Knox did not have a problem with this recommendation.

Chair Schwartz asked if Mr. Knox would support having only four students per session.

Mr. Knox supported this recommendation. He indicated he could always come back to the City and request an amendment if he had a need for more than four students per session.

Chair Schwartz requested Mr. Knox encourage ride-sharing.

Commissioner Stephenson asked if Mr. Knox would support having only two students per session.

Mr. Knox stated he was willing to begin with two, so long as he could come back to the City and request more.

Chair Schwartz closed the public hearing at 7:17 p.m.

Commissioner Stephenson recommended that a condition be written into the request noting that all classes will be held within the martial arts studio and not within the adjacent park.

Commissioner Stevens requested the number of hours be increased to 15 per week.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 16-6, THE HOME OCCUPATION PERMIT WITH THE FOLLOWING CONDITIONS:

1. CLASS TIME IS LIMITED TO BETWEEN 4:00 P.M. AND 8:00 P.M. MONDAY THROUGH FRIDAY.
2. MAXIMUM OF 15 HOURS PER WEEK.
3. ALL VEHICLES ASSOCIATED WITH THE HOME OCCUPATION ARE PARKED IN THE DRIVEWAY.
4. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.
5. THE APPLICANT RECEIVE ALL THE NECESSARY BUILDING PERMITS FOR ANY CONSTRUCTION NEEDED TO ACCOMMODATE THE HOME OCCUPATION.
6. NO MORE THAN TWO STUDENTS SHALL BE ONSITE PER SESSION.
7. ALL CLASSES AND TRAINING SESSIONS SHALL BE HELD WITHIN THE MARTIAL ARTS STUDIO AND NOT OUTSIDE OR AT THE ADJACENT PARK.
8. THE APPLICANT WILL ENCOURAGE HIS STUDENTS TO RIDE-SHARE.

Assistant City Attorney Johnson reported it would be difficult for the City to monitor ride-sharing for this home occupation permit.

Commissioner Stephenson encouraged Mr. Knox to take into consideration the concerns voiced by his neighbors. These neighbors cared about this community and wanted to see their street protected.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

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

It was noted the applicant is requesting preliminary plat approval for a 15 lot townhouse development. Staff briefly discussed the request and recommended the Planning Commission postpone action on this item to the March 17, 2016 Planning Commission meeting.

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

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER KNOBLAUCH, TO POSTPONE ACTION ON THIS ITEM TO THE MARCH 17, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

4. CASE 16-1 – SITE PLAN FOR 15 UNIT TOWNHOME DEVELOPMENT – 1005 COON RAPIDS BOULEVARD EXTENSION – PUBLIC HEARING

It was noted the applicant is requesting site plan approval for a 15 unit townhouse development. At this time, the applicant is looking for general comments on the layout and density for the project. The applicant will be submitting revised building elevations. However, the new elevations should have minimal impact on the development plans. The applicant will take the public and Commission comments and make the necessary revisions to allow for the plans to be resubmitted for the March 17th Commission meeting.

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

Mark Solderman, Vision Bank, discussed the plans he had for the proposed townhouse development. His intention was to build 15 units or less depending on the recommendations from the City of Coon Rapids. He indicated the open space requirements would be complied with, along with the setback issues. He explained there was an easement over 60% of the property from the gas company. This easement was creating some concern with how the townhome units could be placed on the site. He provided a brief overview of the townhouse elevations and then asked for comments or questions from the Commission.

Commissioner Stevens asked if the townhome units would be owner-occupied. Mr. Solderman reported all units would be owner-occupied. It was his hope the units would be under \$300,000.

Commissioner Stephenson questioned how the property would be accessed. Planner Harlicker reported only emergency access would be allowed off 101st. He explained the property would be serviced via the service road.

Chair Schwartz inquired if the service road would be a public street. Planner Harlicker stated this was the case.

Chair Schwartz asked if a play area would be constructed. Planner Harlicker indicated a play area was required and would have to be placed on one of the two open space areas.

Commissioner Stephenson discussed how traffic would flow through the property and feared that the service road may be congested given the fact there would be a u-turn. He proposed the site be accessed off 101st.

Chair Schwartz supported this recommendation.

Mr. Solderman asked if the Planning Commission supported 15 townhome units on the site. Planner Harlicker reported this number met the City's requirements. The Planning Commission supported the site having 15 units so long as the setback issue was resolved.

Commissioner Stephenson believed the townhome development would be a good use for this property.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER KNOBLAUCH, TO POSTPONE ACTION ON THIS ITEM TO THE MARCH 17, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

5. CASE 16-5 – ORDINANCE AMENDMENT TO ALLOW BOAT AND MOTOR REPAIR IN PORT CAMPUS SQUARE AS A PERMITTED USE – DEAN JOHNSON – PUBLIC HEARING

It was noted the applicant is requesting an amendment to Section 11-903.3(1) Use Table for the PORT Districts to allow boat and motor repair as a permitted use in PORT Campus Square. Staff discussed the request in detail with the Commission and recommended denial of the Ordinance amendment.

Commissioner Stephenson understood that outdoor storage was not desirable. However, he asked if boat service and repair could be conducted. He believed this proposal was similar to an auto repair business. Planner Harlicker believed parked automobiles were not out of the ordinary in a commercial business district. However, boats repairs typically took a longer period of time and took up more outdoor space. This led staff to view the use as short term storage in addition to boat and motor repair.

Assistant City Attorney Johnson commented this industry was not supportive of a residential community. He advised that boat repair was conducted on a more regional basis, versus local basis. He further discussed the synergy of businesses that was desired for the PORT Campus Square area.

Commissioner Stephenson indicated there were hundreds of homes close to this business that had waterfront access. These homes could benefit from boat and motor repair. He understood there should not be long-term boat storage along Coon Rapids Boulevard. However, he believed boat repair could occur without long-term boat storage.

Commissioner Stevens asked if the auto repair would remain on this site. Planner Harlicker stated this was the case.

Chair Schwartz reviewed several photographs with the Planning Commission of the subject property. He was surprised by the boats located in the rear of the property. He indicated one of the boats being stored has not been registered since 2013. He commented there were also vehicles that had been stored on the property all winter. For this reason, he supported the recommendation of staff to deny the proposed Ordinance amendment.

Commissioner Stephenson did not support outdoor storage, however he did support boat repair at this location.

Commissioner Knoblauch questioned if this business was in violation of their conditional use permit. Planner Harlicker stated the boat repair was currently in violation with City Code.

Commissioner Knoblauch inquired if the City could enforce or ticket this business. Planner Harlicker reported code enforcement has held off from taking action until the Ordinance amendment could be reviewed by the Planning Commission and City Council.

A member of the public tried to speak to the Planning Commission.

Assistant City Attorney Johnson cautioned the Commission from taking comment from the public as the Public Hearing was opened and closed at the January meeting.

Commissioner Stephenson inquired if the Public Hearing could be reopened. Assistant City Attorney Johnson advised this would require the Public Hearing to be re-noticed.

Commissioner Stevens commented she was torn on this issue. She did not agree with the boat storage occurring on the site. However, she was inclined to support the repair of boat motors on this site.

Commissioner Knoblauch was also torn by this issue. He questioned why the City has not taken action against this property if they were currently violating City Code. He believed this would correct the entire situation. Planner Harlicker explained this would require the City to shut the business down and have all of the boats removed from the property.

MOTION BY CHAIR SCHWARTZ, SECONDED BY COMMISSIONER STEPHENSON, TO DENY PLANNING CASE 16-5, THE PROPOSED ORDINANCE AMENDMENT TO ALLOW BOAT AND MOTOR REPAIR AS A PERMITTED USE IN PORT CAMPUS SQUARE BASED ON THE CURRENT PLAN FOR THE AREA, BASED ON THE FOLLOWING:

1. THE CURRENT INTENT OF THE RIVER RAPIDS OVERLAY DISTRICT AND FOR PORT CAMPUS SQUARE IS TO PROMOTE COMPACT, VIGOROUS DEVELOPMENT THAT IS SUPPORTIVE OF HIGHER-DENSITY RESIDENTIAL, WHICH WOULD NOT INCLUDE A BOAT REPAIR AND STORAGE BUSINESS.
2. THE CURRENT ALLOWED USES IN PORT CAMPUS SQUARE ARE INCONSISTENT WITH THE PROPOSED CHANGE.
3. THE PORT CAMPUS SQUARE MASTER PLAN IN ITS CURRENT FORM IS NOT COMPATIBLE WITH THE PROPOSED CHANGE.

Commissioner Stephenson feared that boat storage would still occur on the site with the proposed Ordinance amendment. Therefore, he could support denial.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the March 2, 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. He reported the hospital was proposing another expansion in addition to a new parking deck along Coon Rapids Boulevard. In addition, there was interest from a hotel to locate in the Gateway area.

ADJOURN

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER KNOBLAUCH, TO ADJOURN THE MEETING AT 8:21 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

DRAFT



Planning Commission Regular

1.

Meeting Date: 03/17/2016

Subject: PC 16-1, Site Plan for 15 unit townhome development, 1005 Coon Rapids Blvd.
Extension, Vision Bank

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting that this item be postponed to the April 21, 2016 meeting to allow them time to revise their development plans. The public hearing is opened and should be continued to the April 21st meeting.

ACTIONS

Open the public hearing
Take public comments
Continue hearing to April 21st

60 DAY RULE

The applicant submitted this application on: December 14, 2015

To comply with the requirements of Minnesota Statute the applicant has waived the 60-day period for the site plan.

LOCATION

N/A

DISCUSSION

The applicant has revised the design of the townhomes and reduced the number of units from 15 to 11. Consideration of the site plan and preliminary plat is being postponed to the April 21st meeting to allow them time to revise their development plans.

RECOMMENDATION

Planning Commission should open the public hearing, take public comment and continue the hearing to April 21, 2016.



Planning Commission Regular

2.

Meeting Date: 03/17/2016

Subject: PC 16-2, Preliminary Plat Vision 15, 15 lot townhouse development, 1005 Coon Rapids Blvd. Extension, Vision Bank

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting that this item be postponed to the April 21, 2016 meeting to allow them time to revise their development plans.

ACTIONS

- Open the public hearing
- Take public comment
- Continue the hearing to April 21, 2016 meeting

60 DAY RULE

The applicant submitted this application on: December 14, 2015

To comply with the requirements of Minnesota Statute the City the applicant has waived the 120-day review period.

LOCATION

N/A

DISCUSSION

The applicant has requested that consideration of this item be postponed to the April 21st meeting to allow them time to revise their development plans.

RECOMMENDATION

The Commission should open the public hearing, take public comment and continue the hearing to the April 21st Commission meeting.



Planning Commission Regular

3.

Meeting Date: 03/17/2016

Subject: PC 16-8, Site plan for parking lot expansion, Sand Creek Elementary School

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a site plan for a parking lot expansion at Sand Creek elementary school.

ACTIONS

Conduct a public hearing
Decision by Planning Commission
Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: February 8
To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 day time period; the City must approve or deny the application by: April 8

LOCATION

The property is located at 12156 Olive Street

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Elementary school	Institutional	Low Density Residential 2
North	School property	Institutional	Low Density Residential 2
South	School property	Institutional	Low Density Residential 2
East	Single family homes	Low Density Residential	Low Density Residential 2
West	School Property	Institutional	Low Density Residential 2

DISCUSSION

The applicant is proposing to construct a 28 space parking lot addition and a drive aisle to the parking lot. The additional spaces will be located west of the existing lot and north of the school.

Site Plan Criteria

Required Finding - Chapter 11-304.8 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	OK - The new parking lot will be made functionally part of the existing parking lot.
(2) Preserve existing natural features whenever possible	OK - There are six existing trees that will be removed as a result of the proposed parking lot expansion.
(3) Achieve a safe and efficient circulation system	OK – The internal drive aisles are a minimum 20 feet wide to provide for one way traffic. No new access is proposed from Olive Street, the existing two accesses will be used.
(4) Not place excessive traffic loads on local streets	OK – The project will not increase traffic on Olive Street. The parking lot expansion will provide needed parking for those currently using the facility.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	N/A
(6) Conform to the City’s Goals and Policies	OK - The proposed parking lot is an expansion of an allowed use.
(7) Achieve a maximum of safety, convenience, and amenities	OK – The proposed expansion will provide additional on site parking and provide some relief to the congestion around the school.
(8) Show sufficient landscaping	OK – See discussion below.
(9) Not create detrimental disturbances to surrounding properties	OK – The proposal is an expansion of an existing lot and will not generate additional traffic.
(10) Meet Title 11	OK - The proposed plan complies with the minimum setback and dimensional requirements.
(11) Show efforts to conserve energy whenever practical	OK - Twelve oak trees will be planted along a proposed sidewalk.

Parking Lot layout and Setback

The plan includes adding two rows of parking spaces and a drive aisle west of the existing parking lot at the north end of the school. There is a 24 foot wide aisle that provides two way access to the parking spaces and a 20 foot wide one-way that is used for the drop off lane. The drive aisles comply with the minimum width requirement and the proposed expansion complies with the all setback requirements.

To formally delineate the end of the row of parking stalls and to limit cars from parking beyond the designated spaces and interfering with traffic flow, the striped areas should be curb and gutter and landscaped with overstory trees.

Landscaping

The plan includes 10 oak trees planted along the sidewalk on the west side of the drop off aisle and two adjacent to an existing storage building. To ensure the viability of the new landscaping, the proposed landscaping should be irrigated.

Grading and Drainage Plans

The Assistant City Engineering has reviewed the plans and found no significant issues.

RECOMMENDATION

In Planning Case 16-8, the Planning Commission approve the site plan with the following conditions:

1. The new landscaped areas be irrigated.
2. The project complies with Title 11.
3. Grading and drainage plans be signed off by the Assistant City Engineer and all engineering comments be addressed.
4. The three striped areas at the ends of the row of parking spaces should be curb and gutter and landscaped with overstory trees.

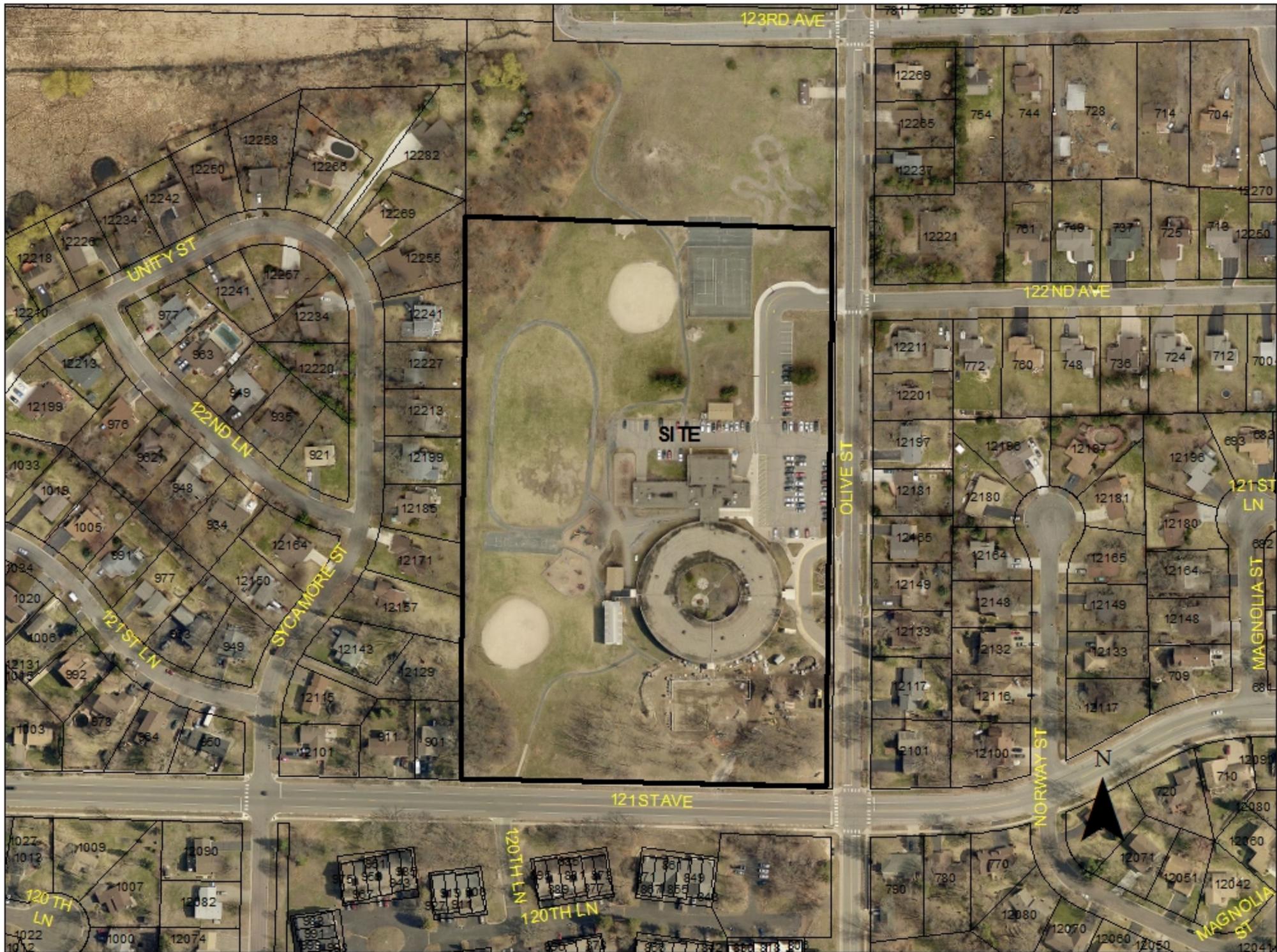
Attachments

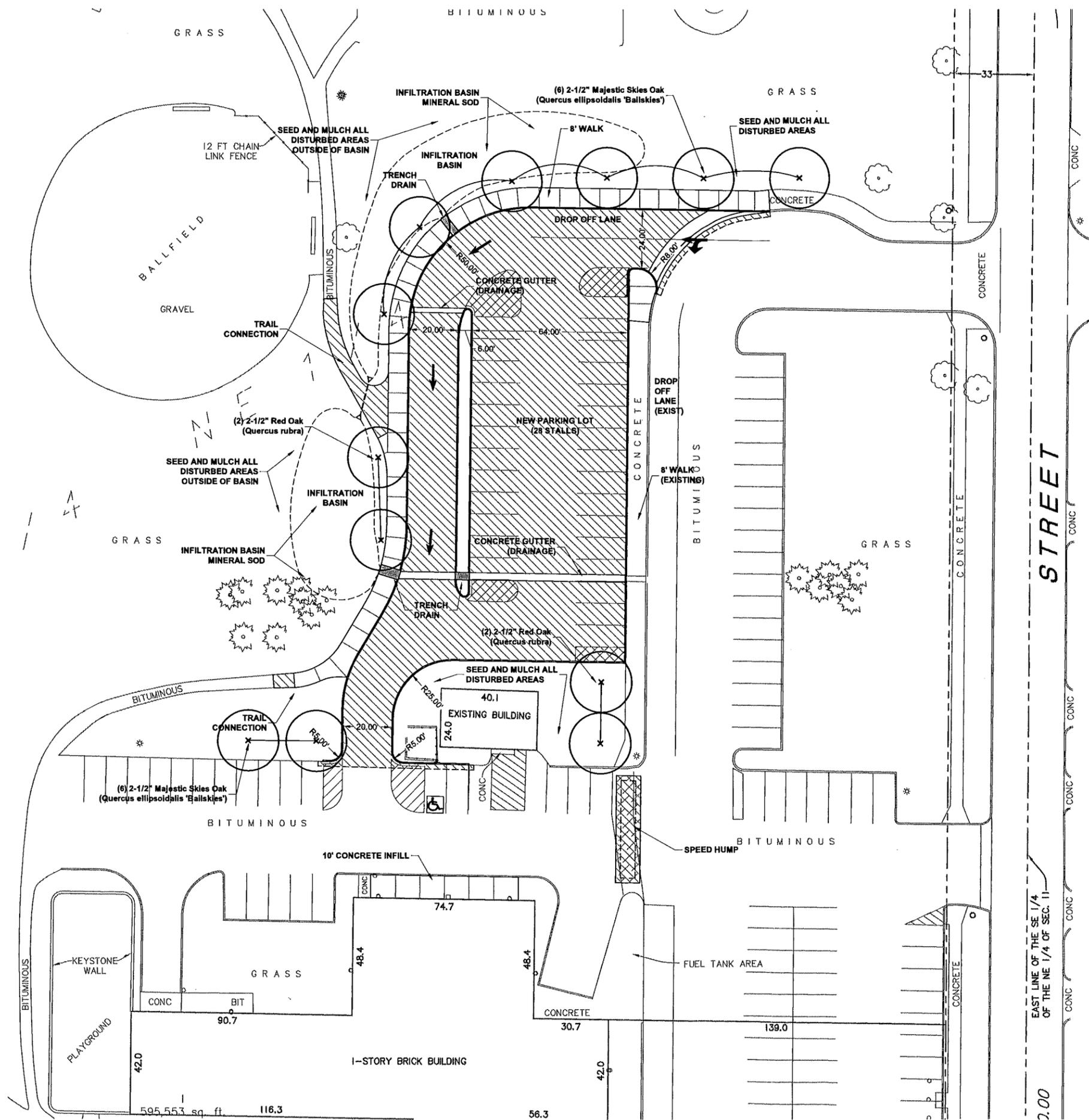
Location map

Site Plan

Grading Plan

Location Map





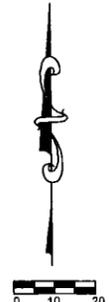
NOTES:

1. REFER TO SHEETS C1 AND C3 FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
4. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
5. DIMENSIONS ARE TO CENTERLINE OF FACE OR CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

LEGEND

- REFERENCE KEY TO SITE DETAILS
DETAIL I.D NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- ▨ PROPOSED MEDIUM DUTY BITUMINOUS PAVEMENT
- ▩ PROPOSED CONCRETE WALK
- ▧ PROPOSED TRENCH DRAIN
- PROPOSED HANDICAP ACCESSIBLE PARKING SIGN
- PROPERTY LINE

STREET
EAST LINE OF THE SE 1/4
OF THE NE 1/4 OF SEC. 11
2.00



Project No. 15155
Date 01/30/2016
Drawn By JBP
Ck. By JBP
Revisions

**SITE LAYOUT
AND
FINISHING PLAN**

I hereby certify that this plan 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.
JAY B. POMEROY
Reg. No. 235543 Date 02/10/2016

AJA
ANDERSON - JOHNSON
ASSOCIATES,
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LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING
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**PARKING EXPANSION
SAND CREEK ELEMENTARY SCHOOL
ANOKA-HENNEPIN SCHOOLS**
INDEPENDENT SCHOOL DISTRICT No. 11

Sheet **C3** of 5



Planning Commission Regular

4.

Meeting Date: 03/17/2016

Subject: PC16-3, Consider an ordinance amendment revising the allowed exterior building materials requirements

From: Scott Harlicker, Planner

INTRODUCTION

The Commission is being asked to consider an ordinance amending the list of allowed exterior materials in the Low Density Residential 1 and 2 districts, Moderate Density Residential district, High Density Residential district, General, Community and Neighborhood Commercial districts, Office district and Industrial district.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: April 5

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

Background

In January, the Commission considered and recommended approval of an ordinance revising the requirements regarding exterior building materials. The proposed ordinance included a revised list of acceptable materials and a provision that would allow the Director to determine if a material not on the list would be acceptable. The proposed ordinance was considered for introduction by the Council on February 2nd. Council introduced the ordinance but asked for several changes to be made. At a following workshop, staff requested Council clarification on the issues raised at the previous meeting. Council suggested that non-reflective clause be removed from the description of architectural glass, the city be allowed to approve a mix of materials, as well as a material that is not on the acceptable list, and that the Council have the authority to approve "other materials and mix of materials".

Proposed Changes

Staff determined that the changes requested by Council were significant enough to warrant coming back to the Commission for consideration and recommendation. Listed below are the proposed changes to the ordinance the Commission considered in January.

Description of Architectural Glass

The Council did not want to limit or prohibit a mirrored glass building. As an example they reference the Northeast State Bank building on Coon Rapids Boulevard and Springbrook Drive. To address this concern staff is proposing to eliminate the term "non-reflective" from the description of architectural glass.

Mix of Materials

The Council would like the ordinance to allow some flexibility in the mix of materials as well as the type of material. They did not want to prohibit an all brick building or an all glass building. To address this concern staff is proposing to add the language "mix of materials" to the clause that allows "other material determined acceptable by the Director.

Staff Discretion on the Mix of Materials

The original ordinance amendment included language that provided the Director with discretion to determine if a material not on the list was acceptable. The Council thought it important to reserve that function for themselves; similar to the design flexibility provision in the River Rapids Overlay and PORT districts. The process for reviewing exceptions to the list and mixes of materials would be similar to that for design flexibility. The Commission would review and approve/deny the site plan; however, the exterior elevations of the building would go to the Council for consideration following Commission review and recommendation.

The attached ordinance includes the changes noted above. Other language in the ordinance has not been revised from the ordinance considered by the Commission in January.

RECOMMENDATION

In Planning Case 16-3, the Commission recommend approval of the proposed ordinance amending the requirements for exterior building materials.

Attachments

Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE ADDING SECTION 11-601.12; DELETING SECTIONS 11-602.2(3), 11-603.2(3) AND 11-604.2(2)(f) AND AMENDING SECTIONS 11-605.2(2)(e), 11-701.2(5) AND 11-801.2(6), REGARDING EXTERIOR BUILDING MATERIALS

The City of Coon Rapids does ordain:

Section 1. Revised City Code – 1982 Section, 11-601.12 Institutional and Commercial

Building Materials is hereby added as follows:

(Deletions in brackets, additions double underlined)

11-601.12 Institutional and Commercial Building Materials. The exterior of institutional and commercial buildings, excluding city park structures, must include a variation in building materials and colors, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure.

(1) Acceptable exterior building materials include the following:

(a) Brick or similar custom masonry unit having brick like appearance

(b) Natural or cementitious stone

(c) Architectural glass (ie. curtain wall)

(d) Architectural, Single Skin Roll Formed Profiles metal panel, minimum 22 gauge

(e) Masonry stucco, or EFIS in conformance with ICC ES report

(f) Integrally colored split face (rock face), burnished or glazed concrete masonry units

(g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish)

(2) The City Council may approve alternative materials or mix of materials provided the applicant demonstrates the modification results in a better integration of the building with the surrounding area.

(3) Front facades and side and rear facades visible from a public right-of-way, parks and adjacent residential uses must be composed of not more than 35 percent of any one acceptable material. Brick with a distinctively different color may be considered a second material. Side and rear facades not visible from a public right-of-way, parks and adjacent residential uses may use any combination of acceptable material. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

Section 2 Revised City Code- 1982 Sections, 11-602.2(3) is hereby amended as follows:
(Deletions in brackets, additions double underlined)

11-602.2(3) [~~Institutional and Commercial Building Materials.~~ The exterior of institutional and commercial buildings must include a variation in building materials, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Exterior building materials must be primarily brick, stone, fiber cement, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. EIFS can be used as an accent material, provided it does not cover more than 15 percent of a building face.]

Section 3 Revised City Code- 1982 Sections, 11-603.2(3) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-603.2(3) [~~Institutional and Commercial Building Materials.~~ The exterior of institutional and commercial buildings must include a variation in building materials, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Exterior building materials must be primarily brick, stone, fiber cement siding, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. EIFS can be used as an accent material, provided it does not cover more than 15 percent of a building face.]

Section 4 Revised City Code- 1982 Sections, 11-604.2(2)(f) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-604.2(2)(f) [~~Institutional and Commercial Building Materials.~~ The exterior of institutional and commercial buildings must include a variation in building materials, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Exterior building materials must be primarily brick, stone, fiber cement siding, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish)]

~~specially designed, cast-in-place concrete panels and approved architectural metal. EIFS can be used as an accent material, provided it does not cover more than 15 percent of a building face.]~~

Section 5 Revised City Code- 1982 Section, 11-605.2(2)(e) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-605.2(2)(e) [~~Residential, Institutional and Commercial Building Materials. The exterior of residential, institutional and commercial buildings must include a variation in building materials, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Exterior building materials must be primarily brick, stone, fiber cement siding, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. EIFS can be used as an accent material, provided it does not cover more than 15 percent of a building face.]~~

Residential Building Materials. The exterior of residential buildings must include a variation in building materials and colors, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. Brick with a distinctively different color may be considered a second material. Acceptable exterior building materials include the following:

- (a) Brick or similar custom masonry unit having brick like appearance
- (b) Natural or cementitious stone
- (c) Architectural glass (ie. curtain wall)
- (d) Architectural, Single Skin Roll Formed Profiles metal panel, minimum 22 gauge
- (e) Masonry stucco, or EIFS in conformance with ICC ES report
- (f) Integrally colored split face (rock face), burnished or glazed concrete masonry units
- (g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish)

The Council may approve an alternative material or mix of materials provided the applicant demonstrates that the modification results in a better integration of the building with the surrounding area and will further the intent of this Section.

Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

Section 6 Revised City Code- 1982 Section, 11-701.2(5) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-701.2(5) All exterior wall surfaces must include a variation in building materials and color, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. [~~Exterior building materials must be primarily brick, stone, fiber cement siding, stucco, non-reflective architectural glass. (i.e. curtain wall), integrally colored split face (rock face), burnished or glazed concrete masonry units (excluding smooth/plain or painted), integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels and approved architectural metal. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.~~]

Acceptable exterior building materials include the following:

- (a) Brick or similar custom masonry unit having brick like appearance
- (b) Natural or cementitious stone
- (c) Architectural glass (ie. curtain wall)
- (d) Architectural, Single Skin Roll Formed Profiles metal panel, minimum 22 gauge
- (e) Masonry stucco, or EFIS in conformance with ICC ES report
- (f) Integrally colored split face (rock face), burnished or glazed concrete masonry units
- (g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish)

The Council may approve an alternative material or mix of materials provided the applicant demonstrates that the modification results in a better integration of the building with the surrounding area and will further the intent of this Section.

Front facades and side and rear facades visible from a public right-of-way, parks and adjacent residential uses must be composed of not more than 35 percent of any one acceptable material. Brick with a distinctively different color may be considered a second material. Side and rear facades not visible from a public right-of-way, parks and adjacent residential uses may use any combination of acceptable material. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

Section 7 Revised City Code- 1982 Section, 11-801.2(6) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-801.2(6) High quality, exterior building materials must be used. All exterior wall surfaces must include a variation in building materials and color, which are to be distributed throughout the building facades and coordinated into the architectural design of the structure. [Such materials include brick, natural stone, integrally colored (excluding single-T or double-T panels, aggregate, plain, uncolored, or raked finish) specially designed, cast-in-place concrete panels, integrally colored, concrete masonry units and similar materials, prefinished architectural metal panels, non-reflective architectural glass. (i.e. curtain wall). Accent materials may include metal, glass block, EIFS and similar materials. Exterior materials shall not include smooth-faced concrete block, pre-fabricated steel panels, reflective glass or aluminum, fiberglass or vinyl siding.] Acceptable exterior building materials include the following:

- (a) Brick or similar custom masonry unit having brick like appearance
- (b) Natural or cementitious stone
- (c) Architectural glass (ie. curtain wall)
- (d) Architectural, Single Skin Roll Formed Profiles metal panel, minimum 22 gauge
- (e) Masonry stucco, or EFIS in conformance with ICC ES report
- (f) Integrally colored split face (rock face), burnished or glazed concrete masonry units
- (g) Integrally colored architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, natural stone veneer, brick face and/or cast stone type finish (excluding single-T or double-T panels, plain, uncolored, or raked finish)

The Council may approve an alternative material or mix of materials provided the applicant demonstrates that the modification results in a better integration of the building with the surrounding area and will further the intent of this Section.

Front facades and side and rear facades visible from a public right-of-way, parks and adjacent residential uses must be composed of not more than 65 percent of any one acceptable material. Brick with a distinctively different color may be considered a second material. Side and rear facades not visible from a public right-of-way, parks and adjacent residential uses may use any combination of acceptable material. Other materials may be used as accents if found they are compatible with the listed materials and provided it does not cover more than 15 percent of a building face.

Introduced this ____ day of _____, 2016.

Adopted this ____ day of _____, 2016.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk



Planning Commission Regular

5.

Meeting Date: 03/17/2016

Subject: PC 16-7, Registered Land Survey, 9055-9065 East River Rd., City of Coon Rapids HRA

From: Scott Harlicker, Planner

INTRODUCTION

The City of Coon Rapids HRA has applied for a registered land survey to adjust a lot line to clean up a title issue.

ACTIONS

Conduct of public hearing
Recommendation by Planning Commission
Decision City Council on: April 5th

60 DAY RULE

The applicant submitted this application on: February 8

To comply with the requirements of Minnesota Statute, the City must approve or deny the application by: June 7th

LOCATION

The properties are located at 9055-9065 East River Road.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	vacant	Low Density Residential	Low Density Residential 2
North	vacant	Low Density Residential	Low Density Residential 2
South	vacant	Low Density Residential	Low Density Residential 2
East	single family residence	Low Density Residential	Low Density Residential 2
West	East River Road	Low Density Residential	Low Density Residential 2

DISCUSSION

The City HRA, as part of the scattered site program, acquired ownership of the property at 9065 East River Road. During the title research a discrepancy was found in the legal description. There is an area with overlapping legal descriptions with the city's lot and the adjacent lot to the south, 9055 East River Road. To complicate the matter, the city's property has an abstract title and the property to the south has a torrens title.

Tract B, which is the area of overlap, has historically been considered part of the city owned parcel and separated from the lot to the south by a fence. Since the city parcel and the adjacent parcel have different types of titles, a lot line adjustment to correct the overlap is not an option. To correct the overlap an RLS is required.

The RLS will create a new lot, Tract B, and the adjacent lot to the south, Tract A. Tract B can then be combined with the city parcel and sold as one lot.

RECOMMENDATION

In Planning Case 16-7, the Planning Commission recommend approval of the proposed Registered Land Survey.

Attachments

Location Map
Proposed RLS

Location Map



REGISTERED LAND SURVEY NO. _____

CITY OF COON RAPIDS
COUNTY OF ANOKA
SEC. 36, T. 31, R. 24

I, Charles R. Christopherson, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Anoka, State of Minnesota:

That part of Lot 10, Block 1, AQUA VISTA, Anoka County, Minn., and of Section 36, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Beginning at a point on the west line of said Section 36, distant 1520.77 feet southerly of the northwest corner of said Section 36, for the purpose of this description said east line is assumed to bear South 2 degrees 04 minutes 08 seconds East; thence North 85 degrees 28 minutes 14 seconds East a distance of 33.77 feet to the intersection with the most northerly west line of SUNWOOD ESTATES 2ND ADDITION; thence South 1 degree 44 minutes 03 seconds West, along said West line, a distance of 176.90 feet to an angle point in the boundary line of said plot, thence South 88 degrees 02 seconds West, along the boundary line of said plot, a distance of 18.20 feet to an angle point in said boundary line; thence South 87 degrees 55 minutes 31 seconds West, along the boundary line of said plot and the westerly extension, a distance of 71.27 feet; thence North 22 degrees 20 minutes 23 seconds West, a distance of 123.33 feet to the intersection with a line drawn from the point of beginning on a bearing of South 83 degrees 28 minutes 14 seconds West; thence North 83 degrees 28 minutes 14 seconds East a distance of 124.47 feet to the point of beginning.
(A portion of the above described land is also known as part of Lot 11, AUDITOR'S SUBDIVISION NUMBER 43.)

I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this Registered Land Survey is a correct representation of said parcel of land.

Dated this ____ day of _____, 20__.

Charles R. Christopherson, Licensed Land Surveyor, Minnesota License No. 18420

CITY COUNCIL, CITY OF COON RAPIDS, MINNESOTA

We do hereby certify that on this ____ day of _____, 20____, the City Council of the City of Coon Rapids, Minnesota, has approved this REGISTERED LAND SURVEY.

By _____, Mayor By _____, Clerk

ANOKA COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.06, Subd. 1, this Registered Land Survey has been reviewed and approved this ____ day of _____, 20__.

Larry D. Holm,
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 508.47, Subd. 4, 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

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this REGISTERED LAND SURVEY NO. _____ 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

For the purpose of this Registered Land Survey the West line of Sec.36, T.31, R.24 is assumed to bear S01°01'25"W.

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes found iron monument
- ⊙ Denotes Anoka County Monument
- (S07°04'09"E) Denotes Deed Call
- △— Denotes Restricted Access per Doc. No. 278263

