



PLANNING COMMISSION AGENDA

Thursday, June 16, 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 May 19, 2016

Old Business

New Business

1. PC 16-13, Site Plan, Gateway Commerce Center Hotel, Connor and Gaskins Unlimited

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 06/16/2016

SUBJECT: Approval of Minutes from May 19, 2016

Attachments

Draft May 19, 2016 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF MAY 19, 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.

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 APRIL 21, 2016 REGULAR MINUTES

Commissioner Hosch requested a change to the minutes on Page 2, in the fifth paragraph. She reported the color palette was neutral in nature.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 21, 2016, AS AMENDED. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

1. PLANNING CASE 15-31 – CONDITIONAL USE PERMIT AND SITE PLAN 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 discussed the request in detail with the Commission and recommended the public hearing be continued and this item be postponed to the August 18th Planning Commission meeting.

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

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER CASEY, TO CONTINUE THE PUBLIC HEARING AND POSTPONE ACTION ON PLANNING CASE 15-31 TO THE JUNE 16, 2016 PLANNING COMMISSION MEETING.

Chair Schwartz requested staff notify the Petitioner that this will be the last continuance for this Planning Case.

THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

2. PLANNING CASE 16-11 – MERCY HOSPITAL – SITE PLAN APPROVAL BUILDING ADDITIONS AND PARKING DECK – HDR ARCHITECTS – PUBLIC HEARING

It was noted the applicant is requesting site plan approval for a 329 space, three level parking deck and a 40,000 square foot expansion for the O/R. The applicant is requesting design flexibility under Section 11-1003.16(2) for the exterior materials and a wall sign on the parking deck. It was noted the traffic study had been put on hold by the County. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Knoblauch questioned when the traffic study would be completed. Planner Harlicker noted the traffic study was being reviewed up by the County and staff was uncertain when this would be complete.

Commissioner Casey requested further information on the proposed sign that would be attached to the parking structure. Planner Harlicker discussed the sign code and noted the sign would have to be 10% of the wall size or 200 square feet in size. He noted the applicant was proposing to have a 224 square foot sign, which would require design flexibility. Staff recommended the Planning Commission approve the design flexibility for the sign given the amount of information that would be displayed and fits in with the hospitals new branding.

Chair Schwartz asked where the monument sign is located. Planner Harlicker reviewed the location of the monument sign on the site plan.

Chair Schwartz requested comment from the applicant at this time.

Mike Rodriguez, HDR Architects, walked the Planning Commission through the entire project in detail. He explained that Mercy Hospital was ranked one of the highest in care in the nation. He discussed how staff was working to improve the flow of traffic and patients through the site, which led to the proposed site improvements. The bold rearrangements for the hospital were described in detail along with how the parking structure would be screened.

Isaac Broes, HDR Architects, reviewed a model of the Mercy Hospital including the new atrium entrance and parking garage architecture. He explained the vision and goal for the site would be to create a cohesive campus.

Mr. Rodriguez provided further comment on the hospital model and building materials.

Commissioner Casey questioned if each story of the parking structure would have access to the atrium. Mr. Rodriguez explained how the parking structure and atrium would be connected through elevators and stairwells.

Commissioner Stephenson asked if passersby would be able to see into the parking structure from the roadway. Mr. Rodriguez reviewed the rear elevation of the parking garage noting it would be mostly hidden by the skyway.

Commissioner Stephenson inquired if the hospital could make a connection to the bike trail on Coon Rapids Boulevard. He also asked if the hospital had bicycle ramps and racks. Mr. Rodriguez reported this was a good question. He indicated the hospital did not have a connection from the property to the bike trail, but could easily add this to the site plan. He anticipated that employees would be biking to work and could accommodate for this.

Commissioner Knoblauch believed the parking ramp was exquisite. He feared that the parking structure could be viewed as part of the hospital building. He questioned if Mercy would consider putting "Parking" signage on the parking structure. Mr. Rodriguez understood the parking ramp may be viewed as part of the hospital structure. He provided further comment on the high level of signage that would be provided on the site.

Chair Schwartz requested further information on the center island near the entrance of the hospital. Mr. Rodriguez reported this island would be a landscaped rain garden.

Commissioner Casey asked if valet services would continue. Mr. Broes reported valet services would continue at the mother baby center along with the new main entrance.

Commissioner Schmolke questioned if trees would be planted along the front of the parking structure. Mr. Rodriguez reported the landscaping for this area would be determined after the helipad requirements have been further evaluated.

Commissioner Schmolke appreciated the branding on the hospital. She recommended that the new signage on the hospital and parking structure not be blocked by the new landscaping or trees. Mr. Rodriguez stated this was a concern for him as well. He believed that the proposed flight plan for helicopters would keep trees from blocking the new structure and signage.

Commissioner Schmolke asked if the hospital had any plans for future expansions. Mr. Rodriguez stated this had been discussed by hospital executives in the initial study and a new tower may be added in the next 20 years, which would cover a portion of the ER. He indicated the parking structure was being built in such a manner that it could hold additional levels.

Commissioner Hosch inquired if the parking structure screens would hold snow and ice. Mr. Rodriguez explained the durable metal mesh would not hold snow and ice as they would be vertical in nature.

Chair Schwartz reported he visited the St. Paul College parking ramp. It was his opinion the parking ramp was an eyesore and he did not want to see this type of structure in the City of Coon Rapids. For this reason, he was uncertain if he could support the request until he had a better understanding of how the metal panels would look. Mr. Rodriguez discussed how the parking ramp for the hospital would differ in perforation and style as compared to the St. Paul College parking garage.

Chair Schwartz questioned what other building materials could be used besides the metal panels. Mr. Rodriguez stated this would be tough. He explained the selected metal mesh panels offered proper ventilation and color gradation. He believed the only other option would be a grill, however, the hospital wanted the parking garage to become something more sculptural.

Further discussion ensued regarding Parking Ramp B near the Twins stadium.

Nick Meals, Civil Engineer with Loucks, explained he provided the civil engineering and landscaping plans for the site plan. He provided further comment on the stormwater system for the site describing the rain garden and infiltration basin that would be housed on the center island near the hospital's main entrance. The three key drainage areas were described.

Commissioner Stephenson asked if a portion of the existing parking lots could be decommissioned and turned back into greenspace. Mr. Meals did not anticipate this would be happening as these lots were still necessary for the hospital campus.

Chair Schwartz asked if the existing row of pine trees along Coon Rapids Boulevard could be preserved. Mr. Meals had hoped these trees could be saved, however this would not be determined until the helipad requirements were further understood.

Commissioner Casey requested further information as to the location of the infiltration basins. Mr. Meals described the infiltration basin locations in further detail.

Chair Schwartz opened the public hearing at 7:48 p.m.

Bradley Worcester, 11299 Robinson Drive NW, asked if the trail would remain open during construction. Second, he questioned if pedestrians would be able to walk from the parking structure to the medical building across the street.

Mr. Rodriguez explained the walkway would remain open during construction. He explained that the differing elevation between the parking deck and the skyway would not allow for them to be joined together.

Chair Schwartz closed the public hearing at 7:49 p.m.

Commissioner Hosch stated she fully supported the project along with the design flexibility for the 224 square foot wall mounted sign on the parking structure. She also recommended the applicant be required to complete a trail connection.

Chair Schwartz recommended this be added to the motion for approval as Condition 7.

Commissioner Stephenson asked that the applicant provide adequate parking for bicycles on the property.

Commissioner Schmolke requested that the new landscaping not block the building signage.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 16-11, THE PROPOSED SITE PLAN WITH DESIGN FLEXIBILITY FOR THE USE OF ARCHITECTURAL METAL PANELS AS AN EXTERIOR BUILDING MATERIAL WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ANOKA COUNTY HIGHWAY DEPARTMENT BE ADDRESSED.
2. THE APPLICANT MUST RECEIVE ALL NECESSARY PERMITS FROM COON CREEK WATERSHED DISTRICT.
3. ALL ENGINEERING COMMENTS MUST BE ADDRESSED.
4. SHOULD THE TRAFFIC BE DIRECTED FROM DAKOTAH STREET TO BLACKFOOT STREET AROUND THE SOUTH SIDE OF THE HOSPITAL, THE STRIPED PARKING LOT ISLANDS ON THE END OF THE PARKING ROWS BE CHANGED TO CURB AND GUTTER AND LANDSCAPED WITH OVERSTORY TREES.
5. THE TREES PLANTED BETWEEN THE PARKING DECK AND COON RAPIDS BOULEVARD MUST BE A MINIMUM OF 12 FEET HIGH OR 4" CALIPER, GRANTING SOME LENIENCY TO ENSURE THAT THE WALL MOUNTED SIGNS ARE NOT BLOCKED FROM VIEW.
6. THE APPLICANT MUST COMPLY WITH TITLE 11.
7. THE APPLICANT SHALL CREATE A TRAIL CONNECTION BETWEEN THEIR SITE AND THE EXISTING BIKE TRAIL ON COON RAPIDS BOULEVARD. IN ADDITION, THE APPLICANT SHALL INCORPORATE ADEQUATE ONSITE BICYCLE PARKING.

ALSO APPROVING DESIGN FLEXIBILITY FOR A 224 SQUARE FOOT WALL MOUNTED SIGN ON THE PARKING STRUCTURE BASED ON THE FOLLOWING FINDINGS:

1. THE APPLICANT DEMONSTRATED THE MODIFICATIONS NECESSARY TO RESPOND TO SITE CONDITIONS.
2. THE LARGER SIGN WOULD RESULT IN BETTER IDENTIFICATION OF USES.
3. PLACEMENT OF THE SIGN FURTHER AWAY FROM COON RAPIDS BOULEVARD AND THE FACT THE HOSPITAL BUILDING AND SKYWAY

PROVIDES A BACKDROP FOR THE SIGN WILL MITIGATES POTENTIAL
NEGATIVE IMPACTS OF THE LARGER SIGN.

4. UNIFORM DESIGN OF THE SIGN WILL HELP PEOPLE IDENTIFY THAT THEY
ARE AT THE MERCY HOSPITAL COMPLEX.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 7, 2016 City Council meeting.

OTHER BUSINESS

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

ADJOURN

MOTION BY COMMISSIONER CASEY, SECONDED BY COMMISSIONER
KNOBLAUCH, TO ADJOURN THE MEETING AT 7:58 P.M. THE MOTION PASSED
UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 06/16/2016

Subject: PC 16-13, Site Plan, Gateway Commerce Center Hotel, Connor and Gaskins
Unlimited

From: Scott Harlicker, Planner

The applicant has withdrawn their application.
