



PLANNING COMMISSION AGENDA

Thursday, July 21, 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 July 21, 2016

New Business

1. PC 16-14 Approval for alternative exterior material for Anoka County gun range storage building ,13299 Hanson Blvd, Crew 2
2. PC 16-17 Ordinance to opt out of State temporary health care dwellings statute

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 07/21/2016

SUBJECT: Approval of Minutes from July 21, 2016

Attachments

Draft June 16, 2016

COON RAPIDS PLANNING COMMISSION MEETING OF JUNE 16, 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, and Zachary Stephenson.

Members Absent: Commissioner Julia Stevens.

Staff Present: Planner Scott Harlicker

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE MAY 19, 2016 REGULAR MINUTES

Commissioner Hosch requested Item 1 under Old Business be postponed to August 18, 2016.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF MAY 19, 2016, AS AMENDED. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

None.

NEW BUSINESS

1. PLANNING CASE 16-13 – SITE PLAN – GATEWAY COMMERCE CENTER HOTEL – CONNOR AND GASKINS UNLIMITED – PUBLIC HEARING
-

It was noted the applicant has withdrawn their application.

OTHER BUSINESS

Planning Commission Minutes

June 16, 2016

Page 2

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

ADJOURN

MOTION BY COMMISSIONER CASEY, SECONDED BY COMMISSIONER SCHMOLKE,
TO ADJOURN THE MEETING AT 6:34 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 07/21/2016

Subject: PC 16-14 Approval for alternative exterior material for Anoka County gun range storage building ,13299 Hanson Blvd, Crew 2

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting Planning Commission recommendation for approval of an alternative exterior building material. The applicant is requesting to 29 gage steel as exterior material for a storage building.

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision by City Council on: August 3

60 DAY RULE

The applicant submitted this application on: June 13, 2016

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: August 12, 2016

LOCATION

The site is located at 13299 Hanson Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Gun Range	Park, Recreation and Preserve	Low Density Residential 2
North	Anoka County Sheriffs Department Building	City of Andover	City of Andover
South	Composting Site	Park, Recreation and Preserve	Low Density Residential 2
East	Dog Park	Park, Recreation and Preserve	Low Density Residential 2
West	Single Family Residences	Low Density Residential	Low Density Residential 2

DISCUSSION

The applicant is requesting approval to use an alternative metal material on the exterior of a storage building. The metal will match the exterior of the existing building at the gun range. Section 11-601.12(2) allows the use of alternative exterior materials provided the applicant demonstrates that the modification results in better integration of the building with the surrounding area.

The existing building was constructed in 2013, prior to the current exterior materials standards. At the time it complied with code. In order to continue a consistent appearance between the buildings, the applicant would like to construct the new storage building out of the same material as the existing building. The applicant is proposing to construct the new building with brick red, ribbed metal siding. The proposed location is well within all setback requirements; it will be in line with the existing building. The building will only be visible from the dog park and the composting site.

RECOMMENDATION

In Planning Case 16-14, staff recommends the Planning Commission recommend approval of the request to allow an alternative metal siding because it would be consistent with the existing building and better integrate the building with the surrounding area.

Attachments

Location Map

Site Air Photo

Building Elevations

Location Map



Location Map

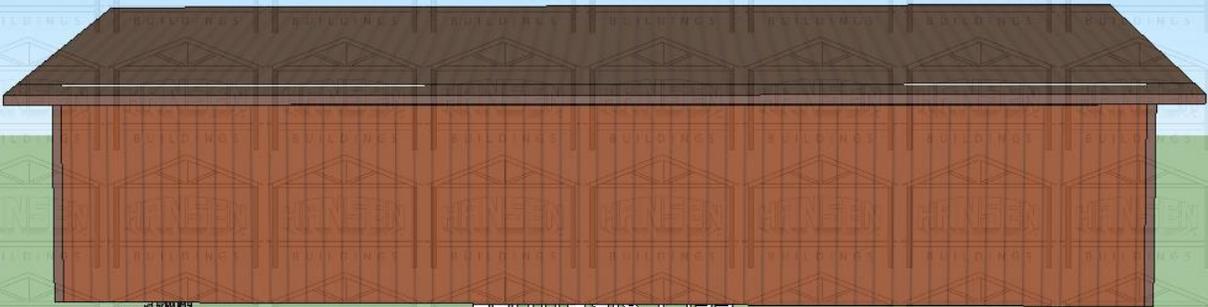


*Prepared for Anoka County Sherriff's Dept.
by Hansen Pole Buildings, LLC*



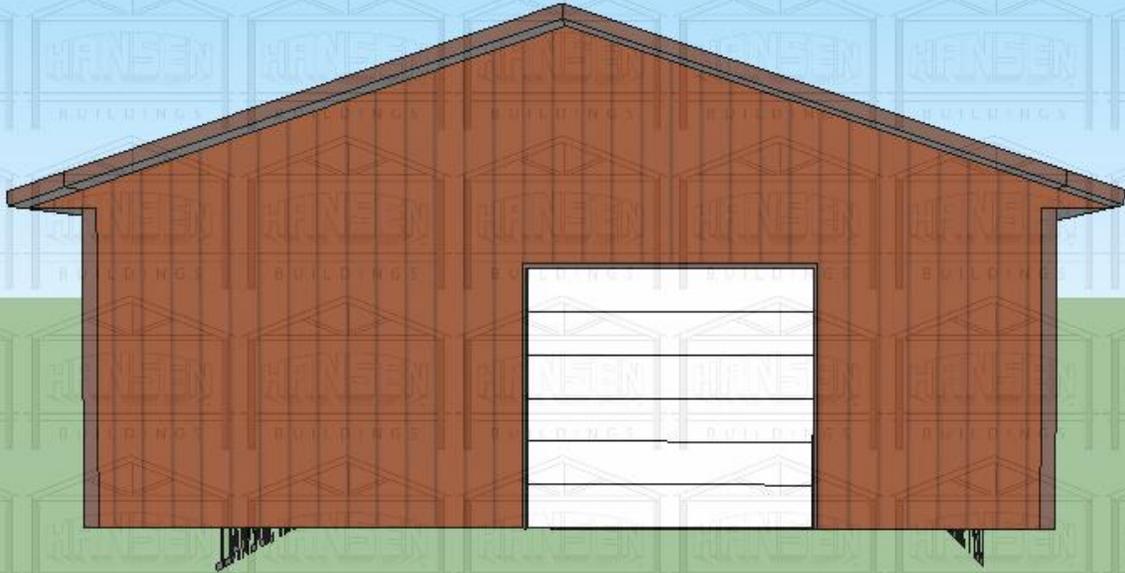
FRONT ENDWALL

*Prepared for Anoka County Sherriff's Dept.
by Hansen Pole Buildings, LLC*



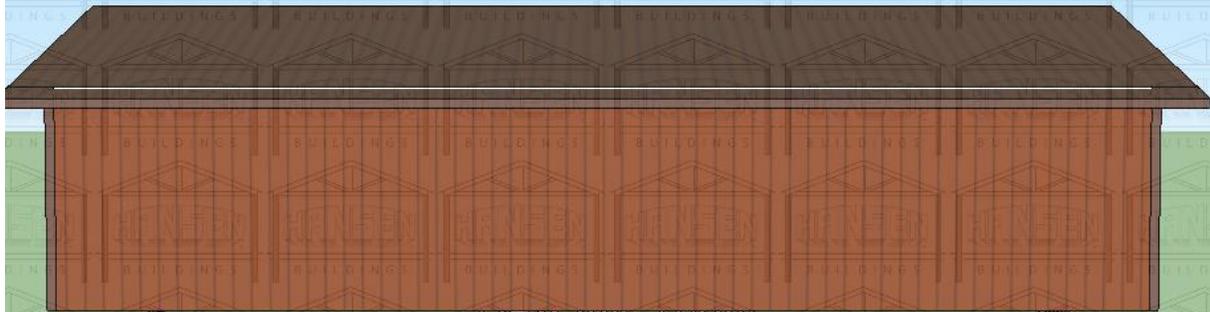
RIGHT SIDEWALL

*Prepared for Anoka County Sherriff's Dept.
by Hansen Pole Buildings, LLC*



REAR ENDWALL

*Prepared for Anoka County Sherriff's Dept.
by Hansen Pole Buildings, LLC*



LEFT SIDEWALL



Planning Commission Regular

2.

Meeting Date: 07/21/2016

Subject: PC 16-17 Ordinance to opt out of State temporary health care dwellings statute

From: Scott Harlicker, Planner

INTRODUCTION

The Planning Commission is asked to recommend approval of a zoning ordinance that would allow the City to opt out of a new statute that would otherwise allow temporary family health care dwellings to be used in the City's residential districts.

ACTIONS

Conduct a public hearing
Recommendation by Planning Commission
Introduction by City Council on: August 3

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

Background and Discussion

In the past term, the Minnesota Legislature passed and the governor signed a law that would institute a permitting process for so-called "temporary family health care dwellings" in residential districts. These would basically be recreational vehicles 300 gross square feet or less that can be installed by a truck or truck tractor and are used to provide care for a mentally or physically impaired person at the premises. Only one unit could be on the premises, and only one person could use the unit. The permit would be valid for six months, which may be renewed once for an additional six months.

Instead of using the state's permitting process, counties and municipalities may opt out of the law by passing an ordinance as part of its zoning provisions. But because the law becomes effective September 1, 2016, the opt-out ordinance should be in place before that date because the City would otherwise have to process permit applications made on or after September 1, 2016 until the

effective date of the law.

Staff is recommending the Commission recommend approval of the opt-out provision for a number of reasons:

- Current City code allows only three days in thirty where RV uses may be occupied by visitors. The new law would greatly expand this use.
- This is a very new provision and use. Only a handful of jurisdictions around the country have enacted similar measures, so there is very little track record of their compatibility within residential districts.
- The state permitting process is a “one size fits all” remedy, and was designed for communities that might wish to allow these uses with a minimum amount of effort. While staff believes we might wish to allow these uses in the future, we would like more time to research the types of regulations that will best fit our community.
- There are a number of questions the new law raises having to do with vagueness in the regulations and potential conflicts with our existing code provisions which we would need to evaluate to make sure we can enforce compatibility regulations.
- As implied by the above, a city that opts out can always opt back in, or in the alternative, fashion regulations tailored to its needs. So an opt-out option, if nothing else, buys us more time to both evaluate the regulations and see how the process works in other communities.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of the attached ordinance opting-out of the requirements of Minnesota Statutes, Section 462.3593.

Attachments

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE DECLARING AN EMERGENCY AS PROVIDED BY CITY CHARTER SECTION 1-306 SO AS TO WAIVE THE WAITING REQUIREMENTS FOR ORDINANCES UNDER CITY CHARTER SECTIONS 1-305 AND 1-309 ADDING SECTION 11-601.13 OPTING-OUT OF THE REQUIREMENTS OF MINNESOTA STATUTES, SECTION 462.3593

PREAMBLE:

A. On May 12, 2016, Governor Dayton signed into law the creation and regulation of temporary family health care dwellings, codified at Minn. Stat. § 462.3593, which permit and regulate temporary family health care dwellings.

B. Subdivision 9 of Minn. Stat. 462.3593 allows cities to “opt out” of those regulations.

C. The City Council finds an emergency ordinance under City Charter Section 1-306 is necessary for the following reasons:

1. State law would permit these uses effective September 1, 2016, unless this opt-out ordinance is effective on or before that date;
2. If this ordinance is not adopted as an emergency ordinance, it will not take effect until September 3, 2016, based on a publication date of August 19, 2016; and
3. It is necessary for the public peace, health, morals, safety, or welfare for this ordinance to be effective prior to September 1, 2016.

The City of Coon Rapids does ordain:

Section 1. Revised City Code - 1982 Section 11-601 is hereby amended as follows: (deletions in brackets, additions double underlined)

11-601.13 Pursuant to authority granted by Minnesota Statutes, Section 462.3593, subdivision 9, the City of Coon Rapids opts-out of the requirements of Minnesota Statutes, Section 462.3593.

Section 2. The City Clerk is directed to modify Chapter 11.601.1 Uses table to reflect the addition of 11-601.13.

Section 3. This ordinance is declared to be an emergency ordinance under the provisions of City Charter Section 1-306 and will take effect immediately upon adoption.

Adopted this 3rd day of August, 2016 by a vote of _____ Ayes and _____ Nays.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk