



PLANNING COMMISSION AGENDA
Thursday, October 20, 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 September 15, 2016

Old Business

New Business

1. Revocation Conditional Use Permit PC 09-09, 12400 Shenandoah Blvd., Lee
2. PC 16-25, Site Plan and Conditional Use Permit for a place of worship, 10535 Foley Blvd.

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 10/20/2016

SUBJECT: Approval of Minutes from September 15, 2016

Attachments

Draft Minutes September 15

COON RAPIDS PLANNING COMMISSION MEETING OF SEPTEMBER 15, 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 STEPHENSON, SECONDED BY COMMISSIONER KNOBLAUCH, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE AUGUST 18, 2016 REGULAR MINUTES

MOTION BY COMMISSIONER CASEY, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF AUGUST 18, 2016, AS PRESENTED. THE MOTION PASSED 6-0-1 (HOSCH ABSTAINED).

NEW BUSINESS

1. PLANNING CASE 16-24 – LOT SPLIT – 10000 COTTONWOOD STREET – OLSEN – PUBLIC HEARING
-

It was noted the applicant is requesting to subdivide a 24,000 square foot lot into two 12,000 square foot single family residential lots. The applicant is also requesting a variance to the lot depth requirement. Staff discussed the request in detail with the Commission and recommended approval with conditions.

Chair Schwartz opened the public hearing at 6:37 p.m.

Jeff Olsen, 10000 Cottonwood Street, reported he moved the shed two feet to the east.

Chair Schwartz closed the public hearing at 6:37 p.m.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 16-24, THE PROPOSED LOT SPLIT AND THE VARIANCE TO MINIMUM LOT DEPTH REQUIREMENT WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE CITY ENGINEER MUST BE ADDRESSED PRIOR TO RELEASING THE LOT SPLIT FOR RECORDING.
2. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.
3. PARK DEDICATION FOR THE TWO LOTS BE PAID IN THE AMOUNT OF \$2,000 PER LOT PRIOR TO RELEASING THE LOT SPLIT FOR RECORDING.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 4, 2016 City Council meeting.

2. PLANNING CASE 16-15 – LAND USE AMENDMENT TO CHANGE THE LAND USE FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – PUBLIC HEARING

It was noted the applicant is requesting approval of an amendment to the City's Comprehensive Land Use Plan to change the land use designation of four parcels from Office, General Commercial and Moderate Density Residential to High Density Residential. The applicant is also requesting a corresponding zone change. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stevens asked how many units could be put on this site. Planner Harlicker stated he had not completed this analysis. He explained the overlay district would allow for seven units per acre, but anticipated the site could accommodate more than 21 units.

Thomas Wasmo, President and CEO of Ground Architects, thanked staff for the thorough report. He indicated his firm was excited to development this site into market rate apartments.

Chair Schwartz opened the public hearing at 6:48 p.m.

Jean Hawkinson, 3489 115th Lane, reported she lives across the street from the proposed parcel. She expressed concern with how she would be impacted by additional traffic on 115th Lane.

Chair Schwartz explained the Planning Commission does not have a site plan before them at this time.

Nicole Pellman, 3554 115th Lane NW, indicated her home abuts the proposed parcel. She believed her property value would be impacted once the site was rezoned to high density residential. She did not want to see more than seven units per acre on the property.

Chair Schwartz reported the density for the property would not be considered by the Planning Commission until the developer has presented the City with a Site Plan. Assistant City Attorney Johnson provided further comment on the Site Plan approval process.

Chair Schwartz closed the public hearing at 6:55 p.m.

Commissioner Stephenson was comfortable with amending the land use for this property. He understood the neighbors were concerned with the density on this site, but he believed that redeveloping the blighted property would improve the entire neighborhood.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER KNOBLAUCH, TO APPROVE PLANNING CASE 16-15, THE AMENDMENT TO THE CITY'S COMPREHENSIVE LAND USE PLAN TO CHANGE THE LAND USE DESIGNATION FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS COMPATIBLE WITH THE ADJACENT COMPREHENSIVE LAND USE DESIGNATIONS AND LAND USES.
2. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
3. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN.
4. THE PROPOSED COMPREHENSIVE LAND USE AMENDMENT IS SUPPORTIVE OF THE COMPREHENSIVE LAND USE PLAN LAND USE CHAPTER AND HOUSING CHAPTER 'S GOALS FOR THE CITY, INCLUDING ELIMINATING UNDER UTILIZED AND OBSOLETE LAND USES, AND CREATING AND MAINTAINING A HIGH QUALITY HOUSING ENVIRONMENT, AND A VARIETY OF HOUSING OPTIONS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 18, 2016 City Council meeting.

3. PLANNING CASE 16-16 – ZONE CHANGE TO CHANGE THE ZONING FROM OFFICE, GENERAL COMMERCIAL AND MODERATE DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL – PUBLIC HEARING
-

It was noted the applicant is requesting approval of a rezoning to change the zoning of four parcels from office, general commercial and moderate density residential to high density residential. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:55 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 16-16, THE PROPOSED ZONE CHANGE TO HIGH DENSITY RESIDENTIAL BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING TO HIGH DENSITY RESIDENTIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGE SO THAT A REASONABLE USE OF THE PROPERTY CAN NOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
5. THE PROPOSED REZONING IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN AND THE RIVER RAPIDS OVERLAY DISTRICT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be introduced at the October 4, 2016 City Council meeting.

4. CASE 16-23 – SITE PLAN APPROVAL FOR OFFICE BUILDING – 3360
NORTHDALÉ BOULEVARD – DRF RIVRDALE DENTAL – PUBLIC HEARING

It was noted the applicant is requesting site plan approval for a 6,600 square foot office building with a 40 space parking lot. Staff discussed the request in detail with the Commission and recommended approval with conditions.

Commissioner Stevens supported the landscaping plan as is and did not believe an additional five shrubs were necessary.

Chair Schwartz asked if a condition needed to be added regarding the bicycle rack. Planner Harlicker reported this should be added.

Commissioner Stephenson questioned if 40 parking stalls were necessary. Planner Harlicker deferred this question to the applicant.

Eric Reiners, Sperides Reiners Architecture, thanked staff for introducing his project. He was excited to begin this project in the City of Coon Rapids. He reviewed the site plan details and a materials board with the Commission. He believed the proposed number of parking spaces was accurate given the number of exam rooms, clients and staff that will be onsite.

Commissioner Stephenson did not believe the site required 40 parking stalls. Matthew Carver, Oral Surgeon, stated he saw 25 clients per day. He noted this office would have another two oral surgeons at this practice and each would be seeing 20 to 25 clients per day. He estimated there would be anywhere from 10 to 12 people in the waiting room at all times. In addition, there would be 15 staff members at this site. He requested the parking lot be allowed to remain at the proposed size.

Chair Schwartz asked if the applicant objected to the bike rack requirement. Mr. Reiners did not object.

Chair Schwartz opened and closed the public hearing at 7:18 p.m., as no one wished to address the Planning Commission.

Commissioner Casey thanked the applicant for providing the Planning Commission with a high quality site plan.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 16-23, THE PROPOSED SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. A 3 FOOT HIGH HEDGE/BERM MUST BE LOCATED BETWEEN THE PARKING LOT AND NORTHDALÉ BOULEVARD.
- ~~2. AN ADDITIONAL FIVE SHRUBS ARE NEEDED IN THE OPEN SPACE.~~
2. THE MECHANICAL EQUIPMENT MUST BE SCREENED AND/OR PAINTED SO AS TO NOT BE VISIBLE FROM PUBLIC STREETS AND OTHER PROPERTIES.
- 3 COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.
- 4 PARK DEDICATION IN THE AMOUNT OF \$6,800 IS DUE AT THE TIME OF BUILDING PERMIT APPLICATION.
- 5 ALL ENGINEERING COMMENTS BE ADDRESSED.
- 6 THE DEVELOPER ENTER INTO A SITE SECURITY AGREEMENT WITH THE CITY.
- 7 THE APPLICANT SHALL BE REQUIRED TO INSTALL A BICYCLE RACK NEAR THE MAIN ENTRANCE.

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.

5. CASE 16-22– SITE PLAN FOR CAR DEALERSHIP – 10202 GOLDENROD STREET – CAROUSEL MOTOR GROUP – PUBLIC HEARING
-

Staff reported Planning Case 16-22 has been withdrawn by the applicant.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO ACCEPT THE WITHDRAWAL OF PLANNING CASE 16-22. THE MOTION PASSED UNANIMOUSLY.

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 STEVENS, SECONDED BY COMMISSIONER HOSCH, TO ADJOURN THE MEETING AT 7:23 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 10/20/2016

Subject: Revocation Conditional Use Permit PC 09-09, 12400 Shenandoah Blvd., Lee

From: Scott Harlicker, Planner

INTRODUCTION

The City is revoking the conditional use permit for a home occupation (skin care business), the applicant is no longer operating the business at this address.

ACTIONS

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

60 DAY RULE

N/A

LOCATION

The property is located at 12400 Shenandoah Boulevard.

DISCUSSION

Background Information

On June 18, 2009 the Planning Commission approved a conditional use permit for a home occupation (skin care business).

In August 2016 it came to the City's attention that the property had been sold. On August 24, 2016 a letter was sent to the new property owners requesting confirmation that they are still operating the home occupation. The new owners informed the City that they are not operating the skin care business. Based on the applicant's phone call, the City began revocation proceedings.

A public hearing notice regarding the revocation was mailed to the property owners on October 6, 2016.

RECOMMENDATION

In Planning Case 09-09 revoke the home occupation conditional use permit for skin care business based on the finding that the home occupation is no longer in operation at this address.

Attachments

Location Map

Location Map





Planning Commission Regular

2.

Meeting Date: 10/20/2016

Subject: PC 16-25, Site Plan and Conditional Use Permit for a place of worship, 10535 Foley Blvd.

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval for a site plan and conditional use permit for a place of worship. They are proposing to convert a vacant market into a place of worship, construct a 3067 square foot addition with a 38 space parking lot. The request is being postponed to allow time for revised plans to be submitted and reviewed.

ACTIONS

Open the public hearing
Take public comments
Continue hearing to November 17th

60 DAY RULE

The applicant submitted this application on: September 12

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60-day period to : January 10, 2017

LOCATION

N/A

DISCUSSION

This item is being postponed to allow additional time for the applicant to submit revised plans and the review of those plans.

RECOMMENDATION

Planning Commission should open the public hearing, take public comment and continue the hearing to November 17, 2016.
