

# PLANNING COMMISSION MEETING AGENDA

August 18, 2011 - 6:30 p.m.

City Council Chambers

Coon Rapids City Center

1. Pledge of Allegiance
2. Adopt Agenda
3. Approval of Minutes July 21, 2011

## 4. FAÇADE CHANGE

Case 11-17 John Weicht & Associates – Façade improvement to the building at 360  
Coon Rapids Boulevard – Public Hearing

## 5. OTHER BUSINESS

## 6. September 2011 Tentative Agenda

## **COON RAPIDS PLANNING COMMISSION MEETING OF JULY 21, 2011**

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chairman Naeve at 6:30 p.m.

Members Present: Chairman Naeve, Commissioners Jenny Geisler, Cedric Lattimore, and Julia Stevens.

Members Absent: Commissioners Margaret Murphy, Wayne Schwartz, and Chris Snell.

Staff Present: Planner Scott Harlicker.

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### **OATH OF OFFICE**

Planner Harlicker administered the Oath of Office to new Planning Commission member Cedric Lattimore. Chairman Naeve and the Commission welcomed Mr. Lattimore.

1. PLEDGE OF ALLEGIANCE
2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS AMENDED ADDING ITEM 3A TO ACCEPT COMMISSIONER SNELL'S RESIGNATION. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF THE JUNE 16, 2011 REGULAR MINUTES

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 15, 2011, AS PRESENTED. THE MOTION PASSED (NAEVE AND LATTIMORE ABSTAINED).

- 3A. ACCEPT RESIGNATION OF COMMISSIONER CHRIS SNELL

Chairman Naeve explained that due to work obligations, Chris Snell has resigned his position with the Planning Commission. She thanked him for his service to the community.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO ACCEPT THE RESIGNATION OF PLANNING COMMISSIONER CHRIS SNELL. THE MOTION PASSED UNANIMOUSLY.

4. SITE PLAN
  - 4A. PLANNING CASE 11-16 – FRISBEE ARCHITECTS – SITE PLAN TO CONSTRUCT A 100 UNIT SENIOR LIVING FACILITY – 3707 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to construct a 100 unit senior housing facility on 2.5 acres located at 3707 Coon Rapids Boulevard. The applicant was proposing 28

units per acre which was well within the Port Overlay District density standards. All open space requirements were being met along with parking spaces. Staff recommended approval with conditions.

Commissioner Lattimore asked if the parking spaces would be shared between the residents and employees. Planner Harlicker stated this was the case. In the past, staff and residents have used the underground parking to free up the outdoor parking for visitors. He explained this could be made a condition for approval.

Matt Frisbee, Frisbee Architects, reviewed several building renderings with the Commission and explained the building material in further detail.

Chairman Naeve expressed frustration that the applicant did not have a materials board this evening to review with the Commission.

Commissioner Geisler questioned where the trash enclosure was located. Mr. Frisbee stated all garbage would be handled in the underground parking lot. The food waste would be taken care of in an outdoor receptacle that would match the building materials. Planner Harlicker suggested the Commission add a condition stating the trash receptacle building materials will match that of the building.

Commissioner Geisler asked where the proposed balconies would be located. Mr. Frisbee reviewed the location with the Commission on the independent living side of the building.

Commissioner Lattimore inquired how many of the units were proposed for independent living. Mr. Frisbee noted 32 units would house independent living seniors.

Commissioner Geisler questioned if the stormwater pond would be completed if the adjacent site was not developed. City Engineer Vierzba stated additional storage could be added in the future if needed.

Chairman Naeve opened the public hearing at 6:53 p.m.

Jerry Dennon, 11709 Tulip Street, expressed concern with the flow of traffic from this development to Tulip Street. Planner Harlicker explained the development had no access to Tulip Street. Traffic would flow to Round Lake Boulevard and Coon Rapids Boulevard. The developer did not own property that would allow access onto Tulip Street.

Beth Dennon, 11709 Tulip Street, indicated her townhome was adjacent to the proposed development. She felt the development was appropriate for the location and wanted to see the traffic flow away from the neighboring townhomes.

Chairman Naeve closed the public hearing at 6:56 p.m.

Commissioner Stevens questioned if the development had laundry facilities within the independent living units. Mr. Frisbee stated the independent living units would have a washer

and dryer within their units. The memory care and assisted living areas of the development would have shared facilities.

Commissioner Lattimore asked if the sidewalks would include crosswalks and biking lanes. Planner Harlicker stated residents could reach the other side of Coon Rapids Boulevard at the crosswalks at the signalized intersection of Round Lake Boulevard and Coon Rapids Boulevard. No trails along Coon Rapids Boulevard were proposed for this development. Existing sidewalks would be utilized.

Commissioner Lattimore inquired if security cameras were proposed for the site. Mr. Frisbee indicated there would be security cameras at select entrances to the facility.

Commissioner Geisler approved of the development, in theory, but expressed concern that the building materials were not presented. She indicated the plans were not complete either.

Chairman Naeve questioned if the developer had a shared access agreement signed with the neighboring townhome property off of Coon Rapids Boulevard. Mr. Frisbee stated a common entrance documented was approved. He further reviewed how traffic would flow through the site.

Chairman Naeve indicated the future three story building was not considered a part of this site plan. All parking and open space requirements would have to be met with the other development.

Commissioner Geisler requested the applicant take great care of the trash receptacle on the outside of the building as she thought this was the front yard of the neighboring townhomes.

Chairman Naeve encouraged the applicant to use high quality landscaping products to mirror the adjacent developments. Planner Harlicker reviewed the landscaping plan explaining the location of existing and proposed trees with the Commission.

Commissioner Geisler asked if the sign ordinance would cover the proposed monument sign. Planner Harlicker stated the sign code would cover the monument sign noting the building material would have to be used on the sign. He indicated the sign requirements were very specific.

Commissioner Lattimore questioned how the memory care patients would be cared for to assure their security within the facility. Dan Dixon, Guardian Angels in Elk River, explained how the memory care units would operate. He reviewed how the doorways could be accessed in these areas in cases of emergency.

Commissioner Geisler inquired if the most recent renderings were showing the right colors for the proposed building materials. Mr. Frisbee presented the building rendering stating that earth colors would be used on the building's exterior. A deep red brick would be used with tan stones and white trim. The shingles would be a medium brown tone.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 11-16, THE SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. THE LANDSCAPE PLAN MUST BE REVISED TO INCLUDE DETAILED PLANTING PLANS FOR THE RAIN GARDENS AND STORMWATER POND. THE PLANS SHOULD INCLUDE NATIVE SPECIES PLANTED IN A MANNER SO THAT THESE AREAS ARE AMENITIES TO THE PROJECT.
2. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.
3. THE TRASH ENCLOSURE MUST BE SCREENED AND CONSTRUCTED OF MATERIAL THAT MATCHES THE BUILDING.
4. ELEVATIONS SHOWING BALCONIES SHALL BE SUBMITTED WITH FINAL PLANS.
5. UNDERGROUND PARKING TO BE DESIGNATED FOR EMPLOYEES AND INDEPENDENT LIVING RESIDENTS.
6. EXISTING LANDSCAPING TO BE REPLACED AFTER ONE YEAR IF IT DOES NOT SURVIVE.
7. FENCING MATERIALS TO BE REVIEWED AND APPROVED BY STAFF.
8. A BIKE RACK SHALL BE PROVIDED ON THE PROPERTY.
9. A MATERIALS BOARD SHALL BE SUBMITTED TO STAFF FOR REVIEW.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the August 3, 2011 City Council meeting.

5. CODE CHANGE

5A. PLANNING CASE 11-15 – CITY OF COON RAPIDS – CODE CHANGE TO SECTION 11-335 – CRITERIA FOR GRANTING A VARIANCE – PUBLIC HEARING CONTINUED

It was noted the City is proposing an Ordinance amendment to amend the Section 11-335 Conditions for Approval that establishes new findings for the granting of a variance. Staff requested this item be postponed to the September Planning Commission meeting.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO CONTINUE THE PUBLIC HEARING IN PLANNING CASE 11-15, TO THE SEPTEMBER 15, 2011 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

6. OTHER BUSINESS

7. TENTATIVE AUGUST AGENDA

Noted.

DRAFT

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MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LATTIMORE, TO ADJOURN THE MEETING AT 7:27 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,  
Heidi Guenther  
Planning Commission Recording Secretary

DRAFT



**TO:** Planning Commission

**FROM:** Scott Harlicker  
Planner

**DATE:** August 18, 2011

**SUBJECT:** **Façade Change Case 11-17**  
Industrial Doors  
360 Coon Rapids Boulevard.

### **INTRODUCTION**

John Weicht & Associates is requesting approval to install facade improvements to the building owned by Industrial Doors.

### **ACTIONS**

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

### **ATTACHMENTS**

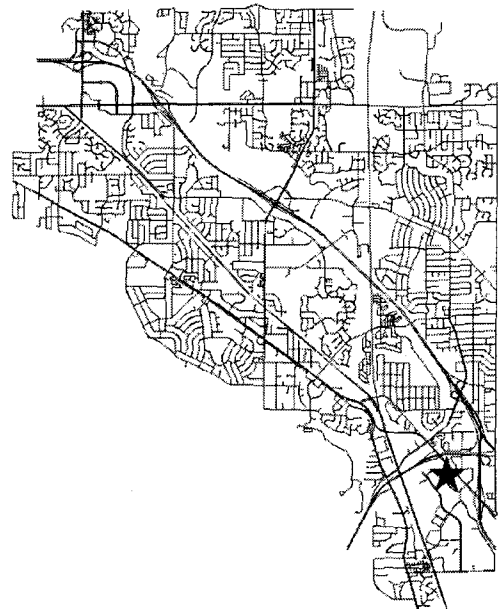
Building Elevations  
Site Plan

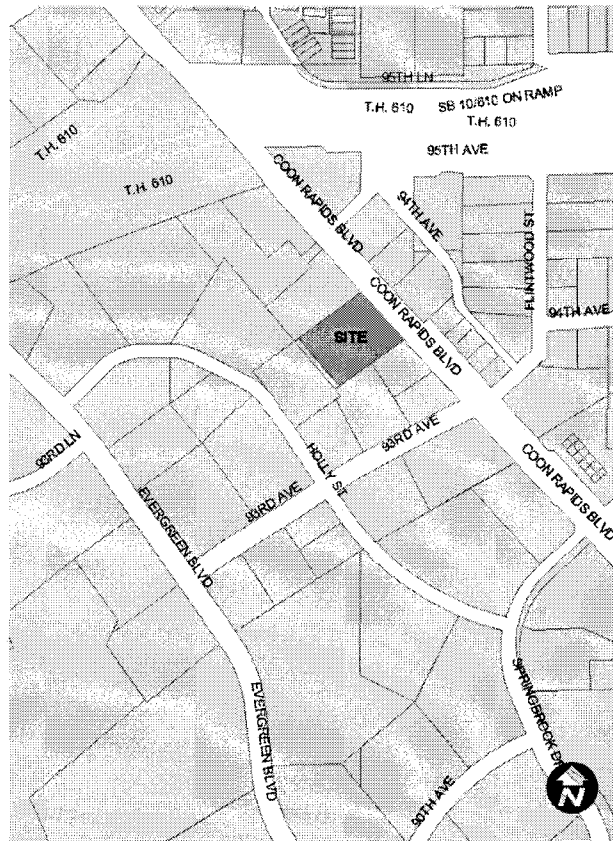
### **120 DAY RULE**

The application was received on August 2, 2011. In order to comply with the requirements of Minnesota Statute §15.99, the 60-day review period for the site plan consideration, the City must make a decision by October 1, 2011.

### **LOCATION**

The property is located on the south side of Coon Rapids Boulevard, west of 93<sup>rd</sup> Avenue.





## DISCUSSION

The applicant is proposing to install facade improvements to their building at 360 Coon Rapids Boulevard. The property is in Port Evergreen and is within the River Rapids Overlay District. Improvements are proposed for the north side (facing Coon Rapids Boulevard) and the east side (facing the parking lot). The existing concrete block exterior will be replaced with stone, steel lap siding and exterior overhead display doors. The improvements were compared to the applicable design criteria found in Section 11-2711.

### Materials

The code does not allow steel panels, aluminum, vinyl, or fiberglass siding; however, it is silent with respect to steel lap siding. The color of the proposed steel lap siding is light grey. The code encourages the use of stone siding. The proposed stone siding is a mix of earth tones, browns and greys. At least 30% of a façade that faces a street must be brick or stone. The façade facing Coon Rapids Boulevard exceeds the 30% brick or stone requirement.

To provide some relief and break up the wall surface, the applicant will be extending the dark bronze metal roof canopy about 4 feet out from the wall.

### Overhead Doors

The applicant is proposing two overhead display doors mounted to the exterior wall facing Coon Rapids Boulevard and four display doors on the wall facing the parking lot. There is also an existing operational overhead door facing the parking lot; no new operational overhead doors are proposed.

Section 11-2711 states that loading spaces, overhead doors and service areas cannot face Coon Rapids Boulevard and must be located in designated rear yards. Typically overhead doors are used in conjunction with loading and service areas, not as displays. In requiring that loading spaces, overhead doors and service areas not face Coon Rapids Boulevard, the code was limiting loading and service areas to the side and rear yards. It is not likely that the exterior display of overhead doors was contemplated. This is a unique use of overhead doors, and the Commission should consider the application of Section 11-2716 Design Standard Flexibility when considering the display doors. The frontage along Coon Rapids Boulevard does not meet the current landscaping requirements. To reduce the visual impact of the overhead doors facing Coon Rapids Boulevard, the area between the building and the street should be landscaped so that it complies with the landscaping requirements.

### Signs

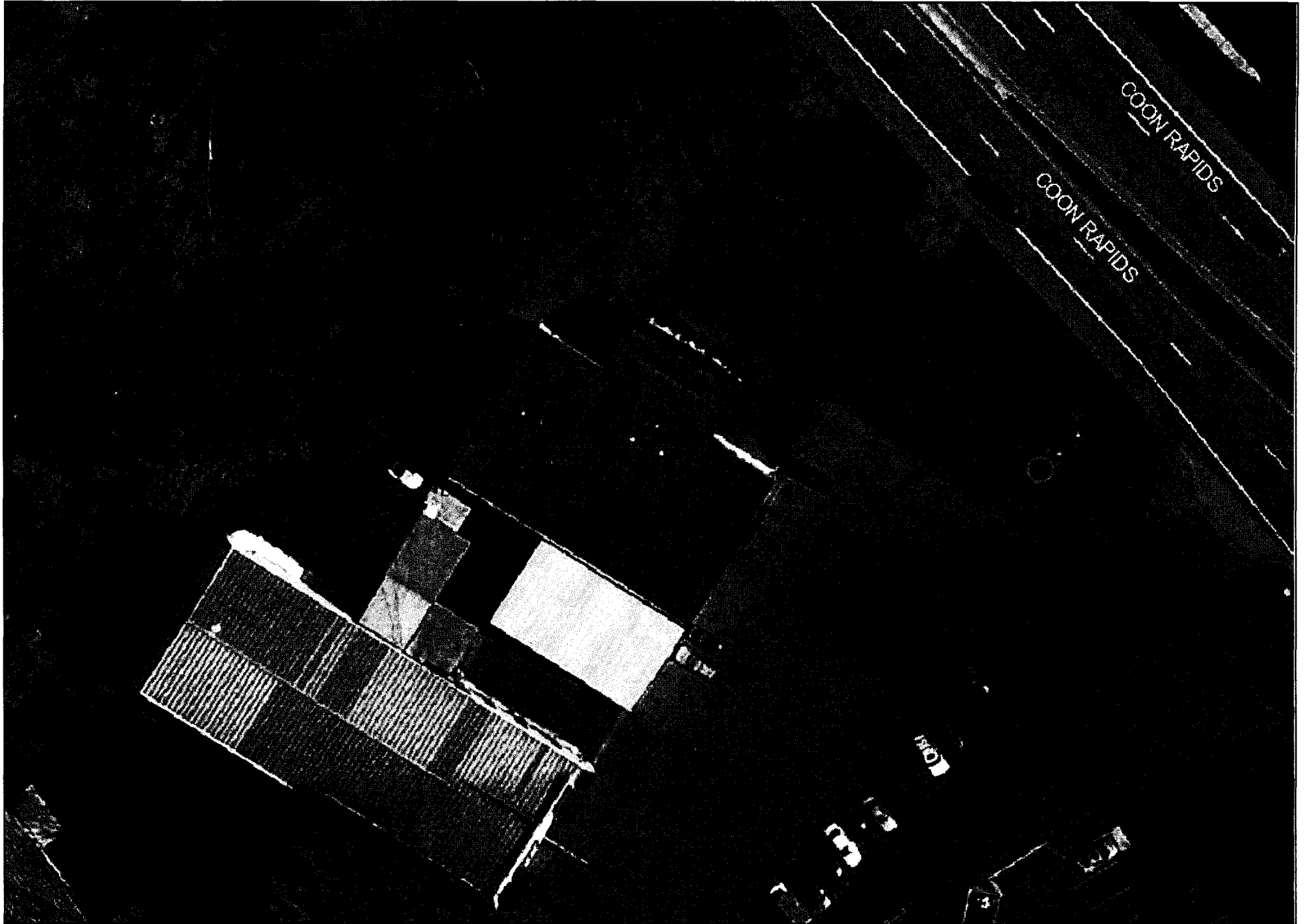
The wall signs shown on the building elevations are not approved as part of this request. They are subject to a separate sign application.

### **RECOMMENDATION**

In Planning Case 11-17, **approve** the façade improvements with the following conditions:

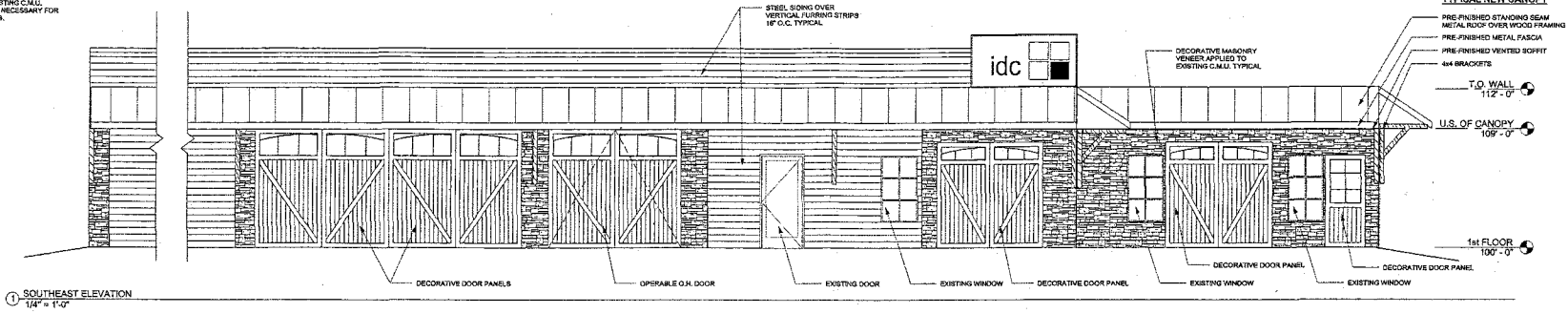
1. No metal roll-up doors are allowed.
2. No operational doors can face Coon Rapids Boulevard.
3. The landscaping along Coon Rapids Boulevard must be brought into compliance with the landscaping standards, and a landscape plan must be approved prior to the issuance of a building permit.
4. The wall signs are subject to a separate sign permit application and are not approved as part of the proposed façade improvements.

# Location Map

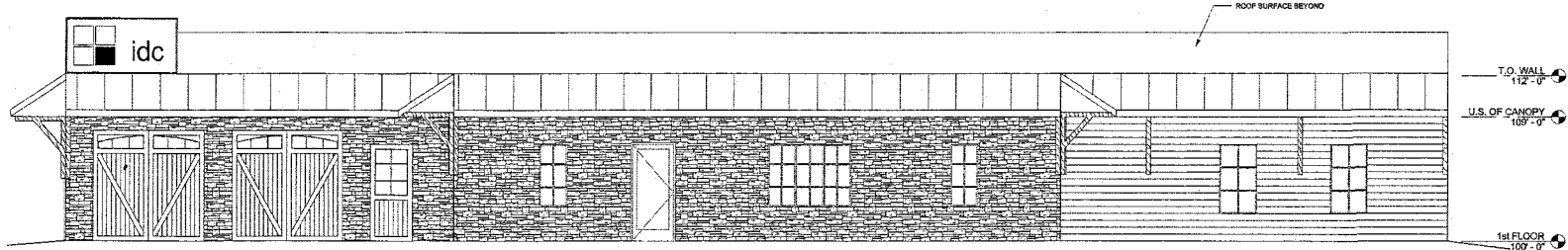


**GENERAL NOTES:**

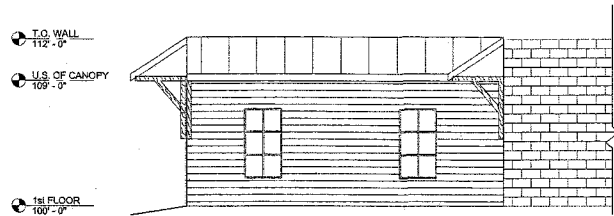
1. ALL TYPICAL MATERIALS INDICATED ON IIA2.
2. PREPARE EXISTING C.M.U. EXTERIOR AS NECESSARY FOR NEW FINISHES.



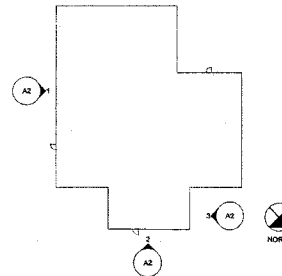
1. SOUTHEAST ELEVATION  
1/4" = 1'-0"



2. NORTHEAST ELEVATION  
1/4" = 1'-0"



3. PARTIAL NORTHWEST ELEVATION  
1/4" = 1'-0"



4. FLOOR PLAN  
1" = 30'-0"

I hereby certify that this plan, specification, or contract was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MINNESOTA.

PAUL MEYER ARCHITECTS, INC.  
 18600 36th Ave. N. #170  
 FLYNDERT, MN 55448  
 FAX: 252-2621  
 FAX: 252-2623

Signed: *[Signature]*  
 Date: 7.27.11  
 License No. 9386

**PAUL MEYER ARCHITECTS, INC.**  
 18600 36th Ave. N. #170  
 FLYNDERT, MN 55448  
 FAX: 252-2621  
 FAX: 252-2623

**INDUSTRIAL DOOR REMODEL**  
 360 Coon Rapids Boulevard  
 Minneapolis, MN 55433

**JOHN C. WEICHT AND ASSOCIATES**  
 P.O. BOX 389  
 ELK RIVER, MN 55330  
 PHONE: (763) 433-2620  
 FAX: (763) 433-3801  
 jcw@weichtassoc.com  
 www.johnweichtassoc.com

**JWA**  
 DESIGN  
 BUILD

**ELEVATION PLAN**

As indicated  
 RAC: 1/25/2011 10:19:18 PM  
 Project No: 3108  
 Sheet: A2

