

COON RAPIDS PLANNING COMMISSION MEETING OF SEPTEMBER 16, 2010

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, Margaret Murphy, Theo Peterson, Duane Schwartz, and Julia Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

1. PLEDGE OF ALLEGIANCE

1.5 OATH OF OFFICE

Planner Harlicker completed an Oath of Office with newly appointed Planning Commissioner Duane Schwartz. The Commission members welcomed him to the Board.

2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS AMENDED ADDING ITEM 1.5 OATH OF OFFICE. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF THE AUGUST 19, 2010 REGULAR MINUTES

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER GEISLER, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF AUGUST 19, 2010, AS AMENDED BELOW.

Chairman Naeve requested that a sentence be added to Page 2, regarding Planning Case 10-16 that the storage of garbage would be internal for the development.

She indicated she would like additional language added to the minutes regarding the parking lot concerns for Planning Case 10-16.

THE MOTION PASSED (PETERSON, SCHWARTZ, AND STEVENS ABSTAINED).

4. SITE PLAN APPROVAL EXTENSION

4A. PLANNING CASE 09-22 – UNITED EDUCATORS CREDIT UNION – REQUESTING A ONE YEAR EXTENSION OF THEIR SITE PLAN APPROVAL FOR A CREDIT UNION LOCATED AT 11599 ROBINSON DRIVE

It was noted the applicant is requesting a one year site plan extension to build a 5,000 square foot credit union with three drive-thru lanes. A site plan is valid for one year. The extension is needed to allow United Educators time to finalize construction plans and begin construction in

the spring of 2011. The proposal has not changed and remains in conformance with the Land Use Plan and City Code standards.

Commissioner Murphy indicated she was in favor of the presented site plan and was very pleased that the site would be developed.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 09-22, AN EXTENSION TO THE SITE PLAN APPROVAL UNTIL NOVEMBER 19, 2011. 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. ZONE CHANGE

5A. PLANNING CASE 10-21 – COVENTRY SENIOR LIVING OF COON RAPIDS – ZONE CHANGE FROM GENERAL COMMERCIAL TO PORT AND TO ELIMINATE THE PUD DESIGNATION, 3707 ROUND LAKE BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting approval of a zone change from General Commercial to PORT and to eliminate the PUD designation for property located at 3707 Coon Rapids Boulevard (Franks Nursery Site) and is 3.5 acres in size. The rezoning is the initial step to redeveloping the site. Staff recommended approval of the proposed zone change as it was consistent with the 2030 Comprehensive Land Use Plan and adjacent land uses.

Chairman Naeve opened the public hearing at 6:43 p.m.

Beth Dannon, 11709 Tulip Street, expressed concern about the redevelopment of this site. She requested the City consider the neighboring properties when the site plans are brought to the City. She encouraged staff to proceed with a senior use as there were more and more senior citizens in this area.

Chairman Naeve closed the public hearing at 6:46 p.m.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 10-21, THE PROPOSED ZONE CHANGE FROM GENERAL COMMERCIAL TO PORT AND TO ELIMINATE THE PUD DESIGNATION BASED ON THE FOLLOWING FINDINGS:

- 1. THE PROPOSED REZONING IS CONSISTENT WITH THE LAND USE DESIGNATION OF RESIDENTIAL MIXED USE.**
- 2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATIONS AND LAND USES.**
- 3. THE PROPOSED REZONING WOULD NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.**

4. THE PROPOSED REZONING IS CONSISTENT WITH THE CITY'S 2030 COMPREHENSIVE PLAN LAND USE POLICY OF EXPANDING PORT WELLNESS BOUNDARY TO INCLUDE PROPERTIES AT THE NORTHEAST CORNER OF COON RAPIDS BOULEVARD AND ROUND LAKE BOULEVARD.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 5, 2010 City Council meeting.

6. ZONE CHANGE

- 6A. PLANNING CASE 10-22 – CITY OF COON RAPIDS – ZONE CHANGE FROM GENERAL COMMERCIAL TO PORT AND TO ELIMINATE THE PUD DESIGNATION, 3789 COON RAPIDS BOULEVARD AND 11707 ROUND LAKE BOULEVARD – PUBLIC HEARING

It was noted the City is requesting approval of a zone change from General Commercial to PORT and to eliminate the PUD designation for properties located at the northeast corner of Coon Rapids Boulevard and Round Lake Boulevard. The zone change would make the bowling alley a non-conforming use. Staff recommended the Planning Commission recommend approval of the proposed zone change to PORT and eliminating the PUD designation.

Chairman Naeve opened the public hearing at 6:51 p.m.

Chairman Naeve noted for the record a letter she received from Mike Anderson, of Classic Bowl stating his establishment was not supportive of the zone change.

Chairman Naeve closed the public hearing at 6:51 p.m.

Chairman Naeve questioned how the Commission would like to proceed with the zone change with regard to the bowling alley.

Commissioner Geisler indicated a bowling alley could be considered indoor recreation and would fit into the wellness situation. She supported the zone change leaving the bowling alley as is with clarification made to the City's code to assure that it does not become a non-conforming use.

Commissioner Stevens suggested the clinic also be added to Port Wellness.

Chairman Naeve explained the area for Port Wellness was strictly for properties adjacent to Coon Rapids Boulevard and was not to blend into the neighborhood.

Commissioner Geisler felt it was not necessary to include the clinic in with the Port Wellness area. She requested that the bowling alley be a conditional or permitted use in Port Wellness.

Assistant City Attorney Johnson indicated staff would review this further and report back to the Commission.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-22, THE PROPOSED ZONE CHANGE FROM GENERAL COMMERCIAL TO PORT AND TO ELIMINATE THE PUD DESIGNATION BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING IS CONSISTENT WITH THE LAND USE DESIGNATION OF COMMERCIAL MIXED USE AND RESIDENTIAL MIXED USE.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATIONS AND LAND USES.
3. THE PROPOSED REZONING WOULD NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
4. THE PROPOSED REZONING IS CONSISTENT WITH THE CITY'S 2030 COMPREHENSIVE PLAN LAND USE POLICY OF EXPANDING THE PORT WELLNESS BOUNDARY TO INCLUDE PROPERTIES AT THE NORTHEAST CORNER OF COON RAPIDS BOULEVARD AND ROUND LAKE BOULEVARD.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 5, 2010 City Council meeting.

7. ZONE CHANGE

- 7A. PLANNING CASE 10-26 – CITY OF COON RAPIDS – ZONE CHANGE FROM OFFICE TO PORT, 3750 COON RAPIDS BOULEVARD AND 3700 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted City is requesting approval of a zone change from Office to PORT for properties located at 3700 Coon Rapids Boulevard and 3750 Coon Rapids Boulevard.

Chairman Naeve opened the public hearing at 7:00 p.m.

Cindy Talbot, 3675 115th Avenue, did not want to see the City build additional multi-dwelling on this location. She was in favor of the PORT zoning classification. Ms. Talbot added that she would like to see the bowling alley remain a viable use within the PORT.

Chairman Naeve closed the public hearing at 7:02 p.m.

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER PETERSON, TO APPROVE PLANNING CASE 10-26, THE PROPOSED ZONE CHANGE FROM OFFICE TO PORT BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING IS CONSISTENT WITH THE LAND USE DESIGNATION OF COMMERCIAL MIXED USE.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATIONS AND LAND USES.
3. THE PROPOSED REZONING WOULD NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.
4. THE PROPOSED REZONING IS CONSISTENT WITH THE CITY'S 2030 COMPREHENSIVE PLAN LAND USE POLICY OF EXPANDING THE PORT WELLNESS BOUNDARY TO INCLUDE PROPERTIES AT THE SOUTHEAST CORNER OF COON RAPIDS BOULEVARD AND ROUND LAKE BOULEVARD.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 5, 2010 City Council meeting.

8. PORT MASTER PLAN

8A. PLANNING CASE 10-23 – PRELIMINARY PORT MASTER PLAN FOR PORT WELLNESS – PUBLIC HEARING

It was noted the Commission is requested to consider a preliminary Port Master Plan for Port Wellness. Staff reviewed the area included within Port Wellness in detail noting a majority of the property would be commercial mixed use.

Chairman Naeve opened and closed the public hearing at 7:06 p.m., as no one wished to address the Planning Commission.

Commissioner Murphy questioned if senior housing would be located near the medical building as office has been placed on this parcel.

Planner Harlicker indicated residential senior housing would not be allowed on land zoned for office.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 10-23, THE PRELIMINARY PORT MASTER PLAN FOR PORT WELLNESS. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 5, 2010 City Council meeting.

9. SITE PLAN APPROVAL

9A. PLANNING CASE 10-24 – NORTH CITIES HEALTH CARE, INC. – AN 9,942 SQUARE FOOT ADDITION TO PARK RIVER ESTATES CARE CENTER, 1371 98TH AVENUE AND 9920 ZILLA STREET – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to construct a 9,942 square foot addition to Park River Estates Care Center. The addition would not increase the number of beds at the care center but would allow the management to reconfigure the space internally while creating needed staff space. The proposed site plan was reviewed in detail with the Commission. Staff recommended approval with conditions.

Dan Piegman, GLT Architects representing Park Center Estates Care Center reviewed a materials board with the Commission. He indicated the base material being used would match the existing structure.

Chairman Naeve opened the public hearing at 7:21 p.m.

Charlene Romanowski, 9772 Zilla Street, expressed concern with the increased noise that will be generated during the construction period of this addition. She requested the development be considerate to the neighboring properties with all garbage pickups and truck deliveries. Ms. Romanowski questioned what the addition was for.

Mr. Piegman explained the space would provide for additional meeting space and lounge areas along with a new dining area. In addition, 14 residents in double rooms would be moved to the new space as well.

Pauline Harman, 9764 Avocet Street, expressed concern with the garbage receptacle location. She stated the pickups were extremely early and encouraged the Commission to consider relocating the dumpsters. She questioned where the truck deliveries would be parked after the addition. She requested that Avocet Street remain fenced outside of the development.

Dennis Cornelius, Amcon Construction stated the drive lane was closed due to cross traffic using the property to exit on Avocet. This was erected by the property owner and would be opened to increase traffic flow through the property after the addition was complete.

Chairman Naeve requested the property owner's address why the garbage trucks were coming at 4:00 a.m.

Tom Pollack, administrator at Park River Estates Care Center, noted the deliveries arrive between 7:30 a.m. and noon. The delivery trucks park where they do as this was the closest available location to the kitchen. The trucks were typically only parked in this location for approximately one-half of an hour. He indicated he would speak with the refuse company to assure that the garbage pickups are made later in the morning.

Ms. Harman questioned if the addition could be added to the southern portion of the lot to reduce the noise impact on the neighboring properties.

Mr. Pollack stated the original plans did have the addition added to the southern side of the building. However, this was moved after another senior housing structure was proposed to the south of the current structure.

Chairman Naeve closed the public hearing at 7:31 p.m.

Commissioner Murphy indicated there was 95 parking spaces on the site plan with three being handicap.

Planner Harlicker noted he counted 104 spaces in total on the site, which met the general parking standards for this use.

Chairman Naeve questioned if the existing building met the current landscaping requirements.

Planner Harlicker stated Staff was satisfied with the landscaping and there were enough street trees.

Commissioner Geisler questioned if the additional overstory trees were new trees or mature.

Planner Harlicker indicated the additional trees would be new.

Chairman Naeve requested that the final site plan show the access at the north end of the site on to Zilla Street.

Commissioner Geisler suggested several landscaped islands be added near the new entrance to improve the parking lot.

Planner Harlicker stated Staff has considered this, as this would be a nice location for the additional overstory trees.

Commissioner Stevens questioned if the redevelopment required a bike rack to encourage alternative transportation.

Mr. Pollack stated the existing building did have a bike rack.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-24, THE SITE PLAN FOR A 9,942 SQUARE FOOT ADDITION TO PARK RIVER ESTATES CARE CENTER WITH THE FOLLOWING CONDITIONS:

1. THE TWO DRIVEWAYS TO THE NORTH MUST BE ELIMINATED AND AN ACCESS TO ZILLA STREET FROM THE APPLICANT'S PROPERTY SHOULD BE PROVIDED TO THE NORTH END.
2. THE 10 FOOT WIDE UTILITY EASEMENT ACROSS THE MIDDLE OF THE SITE MUST BE VACATED.
3. THE DRIVE AISLES ON THE SOUTH SIDE OF THE EXISTING BUILDING AND IN FRONT OF THE BUILDING MUST BE SIGNED FOR ONE-WAY TRAFFIC.
4. BENCHES MUST BE PLACED NEAR THE MAIN ENTRANCE.
5. ALL COMMENTS FROM THE CITY ENGINEER MUST BE ADDRESSED.
6. THE LANDSCAPE PLAN MUST BE REVISED TO INCLUDE THE REQUIRED FOUR EVERGREEN TREES AND EIGHT ORNAMENTAL TREES. THE FIVE ADDITIONAL OVERSTORY TREES ABOVE THE REQUIRED FOUR COULD BE

APPLIED TOWARDS THE REQUIRED EVERGREEN AND ORNAMENTAL TREES. THE PLAN MUST ALSO BE REVISED TO INCLUDE AT LEAST THREE VARIETIES OF SHRUBS.

7. SITE AND BUILDING LIGHTING MUST INCLUDE SHIELDS AND CUT-OFFS TO DIRECT LIGHT AWAY FROM ADJACENT PROPERTIES.
8. ALL LANDSCAPED AREAS MUST BE IRRIGATED.
9. THE PAVED AREAS ALONG 98TH AVENUE AND ZILLA STREET MUST BE SCREENED BY A MASONRY WALL, FENCE, BERM, HEDGE OR COMBINATION OF THESE ELEMENTS. THE SCREEN MUST BE AT LEAST THREE FEET HIGH AND NOT LESS THAN 50% OPAQUE AND BE APPROVED BY CITY STAFF.

Chairman Naeve encouraged the applicant to plant additional evergreens as these overstory trees would provide year-round screening.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 5, 2010 City Council meeting.

10. PRELIMINARY PLAT

- 10A. PLANNING CASE 10-25 – NORTH CITIES HEALTH CARE, INC. – PRELIMINARY PLAT APPROVAL, 1371 98TH AVENUE AND 9920 ZILLA STREET – PUBLIC HEARING

It was noted the applicant is requesting approval of a preliminary plat of Parks River Estates Care Center. The applicant proposes to plat a 3.97 acre site into one lot. The site is currently two unplatted parcels. The replatting would clean up the title issues on the parcels. Staff recommends approval of the plat with conditions.

Chairman Naeve questioned if the park dedication fee should be waived.

Planner Harlicker stated this could be added as a fourth condition.

Chairman Naeve opened and closed the public hearing at 7:45 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 10-25, THE PRELIMINARY PLAT FOR PARK RIVER ESTATES CARE CENTER BASED ON THE FINDINGS THAT THE PROPOSED PLAT COMPLIES WITH SECTIONS 11-2223 AND 11-2224, AND THE LOT DIMENSIONS MEET CITY REQUIREMENTS, WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.
2. ALL COMMENTS FROM THE CITY ENGINEER MUST BE ADDRESSED.

3. THE 10 FOOT WIDE UTILITY EASEMENT ACROSS THE MIDDLE OF THE SITE MUST BE VACATED.
4. THE PARK DEDICATION FEE BE WAIVED.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the October 5, 2010 City Council meeting.

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11. OTHER BUSINESS

Chairman Naeve reviewed the planning letter with the Commission.

12. TENTATIVE OCTOBER AGENDA

Noted.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS,
TO ADJOURN THE MEETING AT 7:48 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

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