

COON RAPIDS PLANNING COMMISSION MEETING OF OCTOBER 20, 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, Margaret Murphy, Wayne Schwartz, Jonathan Lipinski, and Julie Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski and Planner Scott Harlicker.

1. PLEDGE OF ALLEGIANCE
2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER GEISLER, TO ADOPT THE AGENDA AS AMENDED REMOVING ITEM 4, PLANNING CASE 11-22, PER THE APPLICANTS REQUEST. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF THE SEPTEMBER 15, 2011 REGULAR MINUTES

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER STEVENS, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF SEPTEMBER 15, 2011, AS PRESENTED. THE MOTION PASSED 6-0 (GEISLER ABSTAINED).

4. CONDITIONAL USE PERMIT
- 4A. PLANNING CASE 11-22 – ISLAMIC COMMUNITY OF BOSNIAKS IN MINNESOTA – CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP – 295 NORTHDAL BOULEVARD – PUBLIC HEARING

This item was removed from the agenda per the applicant's request.

5. CONDITIONAL USE PERMIT AND SITE PLAN
- 5A. PLANNING CASE 11-23 – ENTERPRISE RENT A CAR – AN AMENDMENT TO A CONDITIONAL USE PERMIT AND SITE PLAN TO ALLOW CHANGES TO THE REQUIRED PARKING FOR AN AUTOMOBILE RENTAL BUSINESS – 2740 MAIN STREET – PUBLIC HEARING

It was noted the applicant is requesting an amendment to a conditional use permit and site plan approval to change the configuration of the parking lot and conditions of the CUP approval. The number of parking spaces on the site would be increased to 119 for this development. The changes to the CUP would involve Conditions #3 and #4, which were reviewed by Staff.

Planner Harlicker recommended approval of the site plan and conditional use permit with conditions.

Commissioner Geisler asked if the existing garage door would be modified in any way. Planner Harlicker explained the existing garage door would remain as is.

Rick Mendlik, Enterprise Rent A Car, thanked Staff for their presentation this evening. He noted a new garage door would be added to the building to allow for cars to be hand washed indoors.

Chairman Naeve opened and closed the public hearing at 6:37 p.m., as no one wished to address the Planning Commission.

Commissioner Lattimore questioned if any other activities would take place inside of the building. Mr. Mendlik indicated Enterprise would not be doing vehicle maintenance onsite. He noted his personnel were not trained to complete this work and that vehicle maintenance would be handled by a local business.

Commissioner Geisler asked if the new garage door would be incorporated into the look of the existing exterior doors. Mr. Mendlik stated this was the case. The new door would blend in with the existing garage doors.

Chairman Naeve suggested this be made a condition for approval. She questioned where the additional parking spaces would be added. Mr. Mendlik reviewed the location of the new parking spaces with the Commission stating he would be working with the landlord to create the additional 12 spaces needed.

Chairman Naeve asked if the concrete curbing would be replaced through the Site Plan. Planner Harlicker reviewed that the concrete curb would be replaced where the drive-thru was located.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 11-23, THE PROPOSED CHANGES TO THE SITE PLAN AND THE AMENDMENT TO THE CONDITIONAL USE PERMIT, WITH THE FOLLOWING CONDITIONS:

SITE PLAN:

1. THE GRADING PLAN BE APPROVED BY THE CITY ENGINEER.
2. ALL THE CONDITIONS OF THE SITE PLAN APPROVED IN PC 05-88 ARE STILL APPLICABLE.
3. THE ADDITIONAL GARAGE DOOR WILL MATCH THE EXISTING STRUCTURE.

CONDITIONAL USE PERMIT:

1. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.
2. NO INDIVIDUAL PYLON SIGN FOR ENTERPRISE RENT A CAR.
3. TWENTY-THREE (23) PARKING SPACES ARE ALLOCATED FOR THE APPLICANT.

4. PARKING OF FLEET CARS IS LIMITED TO SPACES ON THE WEST END OF THE BUILDING AND BEHIND THE BUILDING ONLY.
5. NO SALE OF CARS ON THE PREMISES.
6. GARAGE DOOR MUST REMAIN CLOSED EXCEPT WHEN MOVING CARS IN OR OUT.

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.

6. COMPREHENSIVE PLAN AMENDMENT

6A. PLANNING CASE 11-24 – BRIDGESTONE RETAIL OPERATIONS – LAND USE PLAN AMENDMENT FROM COMMUNITY COMMERCIAL TO GENERAL COMMERCIAL – 11491 HANSON BOULEVARD – 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 from Community Commercial to General Commercial for the property at 11491 Hanson Boulevard. The site is .92 acres in size with a 6,100 square foot building. Staff further reviewed the request from Bridgestone Retail Operations and recommended approval of the Comprehensive Plan Amendment.

Matt Slaven, Briggs & Morgan, provided further information to the Commission. He explained another Bridgestone store in the community was being relocated and this site suited the needs of the business well.

Chairman Naeve opened and closed the public hearing at 6:52 p.m., as no one wished to address the Planning Commission.

Commissioner Geisler commented the differences in General Commercial and Community Commercial were minimal. She felt this was a reasonable site to consider General Commercial given the buffer provided by the neighboring properties.

Commissioner Murphy agreed stating this was the natural way the adjacent properties were developing.

MOTION BY COMMISSIONER LATTIMORE, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE PLANNING CASE 11-24, THE PROPOSED LAND USE AMENDMENT BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED LAND USE AMENDMENT IS COMPATIBLE WITH THE SURROUNDING LAND USE DESIGNATIONS AND LAND USES.
2. THE PROPOSED LAND USE AMENDMENT WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
3. DEVELOPING THIS PARCEL AS *GENERAL COMMERCIAL* WOULD MAKE USE OF THE NEARBY HIGHWAY ACCESS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the November 15, 2011 City Council meeting.

7. ZONE CHANGE

7A. PLANNING CASE 11-25 – BRIDGESTONE RETAIL OPERATIONS – ZONE CHANGE FROM COMMUNITY COMMERCIAL TO GENERAL COMMERCIAL – 11491 HANSON BOULEVARD – PUBLIC HEARING

It was noted applicant is requesting approval of a zone change from Community Commercial to General Commercial for the property at 11491 Hanson Boulevard.

Chairman Naeve opened and closed the public hearing at 6:56 p.m., as no one wished to address the Planning Commission.

Commissioner Geisler supported the zone change for the same reasons she supported the Comprehensive Land Use Amendment.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 11-25, THE PROPOSED ZONE CHANGE FROM COMMUNITY COMMERCIAL TO GENERAL COMMERCIAL FOR THE PROPERTY AT 11491 HANSON BOULEVARD BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING IS COMPATIBLE WITH THE SURROUNDING ZONING AND LAND USES.
2. THE PROPOSED REZONING WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
3. DEVELOPING THIS PARCEL AS *GENERAL COMMERCIAL* WOULD MAKE USE OF THE NEARBY HIGHWAY ACCESS AND WOULD ALLOW THE SITE TO BE REDEVELOPED AT ITS FULL POTENTIAL.
4. THE PROPOSED REZONING IS CONSISTENT WITH THE PROPOSED LAND USE DESIGNATION OF *GENERAL COMMERCIAL*.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the November 15, 2011 City Council meeting.

8. SITE PLAN

8A. PLANNING CASE 11-26 – BRIDGESTONE RETAIL OPERATIONS – SITE PLAN APPROVAL FOR AUTOMOBILE REPAIR BUSINESS – 11491 HANSON BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to construct an 8,256 square foot building with 36 parking spaces for an automobile repair business. The stormwater management plan was altered to add rain gardens. The driveway circulation would be restricted by City Code. The building elevations were reviewed. It was noted a materials board was available for the Commission this evening. Planner Harlicker explained that the applicant has submitted a variance request for the parking setback and this request will be heard by the Board of Adjustment and Appeals. Staff recommended approval of the Site Plan with conditions.

Matt Slaven, Briggs & Morgan, reviewed a materials board with the Commission and discussed the proposed Bridgestone project in detail.

Chairman Naeve questioned the color of the trash enclosure doors. Greg McGahey, Bismarck Real Estate Partners, reviewed the color scheme for the trash enclosure.

Chairman Naeve opened and closed the public hearing at 7:09 p.m., as no one wished to address the Planning Commission.

Commissioner Geisler requested the materials board be passed to the Commission for further review.

Commissioner Murphy questioned if the recycling enclosure would be located adjacent to the trash enclosure. Mr. Slaven explained the recycling would be located inside the building.

Commissioner Schwartz asked what color the overhead doors would be. Mr. McGahey indicated he bottom two panels of the overhead doors were off-white.

Chairman Naeve found the building to be attractive but felt the location of the building on the site was improper. She was concerned with the flow of traffic through the property. Mr. McGahey stated he spoke with the adjacent property owner to the south to gain additional access, but this was not successful. He understood the concerns of the Commission but felt the site plan was well done. Mr. Slaven stated the need for variances was minimal. He suggested the Commission approve the plan as submitted and that the variance request be addressed by the Zoning Board.

Commissioner Schwartz questioned how delivery trucks would access the building. Mr. Slaven reviewed how traffic would flow through the site. Community Development Director Nevinski clarified the semi trucks entering the site would be backed in, out of the right of way and parked when visiting the site.

Commissioner Schwartz asked if the stop sign along 115th Avenue would be obstructed if a semi were parked on site. Mr. Slaven stated for the most part it would be blocked.

Commissioner Stevens verified that traffic could still flow through the site and use the other exit.

Commissioner Geisler questioned if the applicant had considered backing the semis into the service bays for deliveries. Mr. Slaven explained that the service bays were not large enough to fit a full sized semi truck.

Commissioner Schwartz asked if the applicant had considered removing the parking along the west side of the building to allow for semis to maneuver more easily through the site. Mr. McGahey stated operationally, the parking spaces were needed.

Commissioner Geisler inquired the hours of operation. Mr. McGahey noted the hours of operation would be from 7:00 a.m. to 7:00 p.m. with deliveries being completed during business hours.

Chairman Naeve questioned if the building size could be reduced to allow for a semi to maneuver through the site. Mr. McGahey stated every possible option has been evaluated and the proposed building meets City Code and Bridgestone's operational needs.

Commissioner Schwartz asked if the noise from this site would affect the neighboring properties. Mr. McGahey stated noise surveys have been completed and only 50 decibels of sound would be emitted from the site. He explained that while tires were changed on the site, a majority of the business was oil changes and other vehicle services.

Chairman Naeve thought the white gate on the trash enclosure should be more compatible with the overall structure. Mr. McGahey stated he would address this concern with the manufacturer to see if other colors were available.

Commissioner Schwartz questioned how often deliveries were made to the site via semi truck and how long the trucks would remain on site. Mr. McGahey estimated the deliveries would occur weekly and would be on site for less than an hour. The recycling trucks would be on site every 7-10 days.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER MURPHY, TO APPROVE PLANNING CASE 11-26, THE PROPOSED SITE PLAN FOR BRIDGESTONE RETAIL OPERATIONS TO BE LOCATED AT 11491 HANSON BOULEVARD, WITH THE FOLLOWING CONDITIONS:

1. THE GRANTING OF A VARIANCE TO THE REQUIRED 20 FEET PARKING SETBACK ALONG 115TH AVENUE.
2. THE DRAINAGE PLAN BE REVISED TO UTILIZE RAIN GARDENS AND GRASS SWALES TO CONTROL STORMWATER RUNOFF.
3. THE LANDSCAPE PLAN BE REVISED TO INCLUDE ADDITIONAL SCREENING ALONG THE NORTH SIDE OF THE DUMPSTER ENCLOSURE AND REPLACE THE BUR OAKS WITH RED OAKS AND MAPLES.
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED.
5. APPROVAL OF THE LAND USE CHANGE AND ZONE CHANGE FROM COMMUNITY COMMERCIAL TO GENERAL COMMERCIAL.
6. THE TRASH ENCLOSURE DOORS SHALL MORE CLOSELY MATCH THE BUILDING COLORS.

7. IF NEEDED, A VARIANCE BE GRANTED FOR THE SEMI TRUCK CIRCULATION.

DISCUSSION:

Commissioner Geisler expressed concern about the circulation of traffic through the site. She wanted to be assured that the neighboring properties were not affected by the semi traffic.

Commissioner Schwartz was also concerned with the semi traffic flowing in and out of the property. He did not feel it was safe for the semis to block the stop sign near 115th Avenue. For this reason, he would not be supporting the motion.

Chairman Naeve agreed there were safety concerns with the site. However, the applicant still had to receive a variance request from the Zoning Board before the development could occur. She reiterated that only one delivery would be made a week. Planner Harlicker recommended a stop sign be placed on the west side of the exit to 115th Avenue.

The Commission was in favor of this recommendation and suggested this be made a condition for approval.

8. A STOP SIGN SHALL BE PLACED ON BOTH SIDES OF THE EXIT TO 115TH AVENUE.

Chairman Naeve questioned if the number of deliveries and pickups to the site could be made. Community Development Director Nevinski stated this condition could be added but would then have to be monitored by Staff.

Commissioner Schwartz asked if the item could be tabled until the variance was approved by the Zoning Board. Community Development Director Nevinski explained that Staff was in favor of bringing the item to the Planning Commission first with a recommendation on the site plan.

Chairman Naeve inquired if the Commission was in favor of the setbacks designed into the site plan.

Commissioner Schwartz asked if the site had adequate snow storage on the site. Community Development Director Nevinski indicated the applicant has provided eight feet of space for snow storage. The City required five feet of space.

Commissioner Lattimore indicated the proposed building was well done. He was not in favor of delaying the issue until the variance was approved. He stated that the deliveries would be done only once a week for one hour. He suggested orange cones be placed on the site to deter traffic from 115th Avenue.

Commissioner Murphy agreed this was a nice building and would bring a new business and jobs to the community.

Commissioner Geisler explained that very few properties would be impacted if a semi was parked near the 115th Avenue entrance. She stated the development would still have to be granted a variance before proceeding.

THE MOTION PASSED 6-1 (SCHWARTZ OPPOSED).

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.

9. CODE CHANGE

9A. PLANNING CASE 11-27 – CITY OF COON RAPIDS – CODE CHANGE TO SECTION 11-1852, FENCES AND WALLS, AND SECTIONS 11-600, LDR1, AND 11-700, LDR2 TO ALLOW DOCK STORAGE AS AN ACCESSORY USE – PUBLIC HEARING

It was noted City is proposing an Ordinance amendment to amend the Section 11-1852 Fences and Walls and Section 11-603 LDR1 Accessory Uses. The amendments to Section 11-1852 will include additional design standards for fences and the amendment to Section 11-603 will establish setback requirements for dock storage. The proposed changes would provide more clear language for the construction of fences. Every fence must now be maintained in a condition of good repair or will be declared a nuisance. Temporary fences were addressed within the Ordinance as well. Staff recommended approval of the proposed Ordinance amendments.

Commissioner Geisler questioned if the minimum run length had to be 30 feet. Planner Harlicker clarified the language with the Commission.

Chairman Naeve asked if snow fences were allowed between April and October. Planner Harlicker stated temporary erosion fences were allowed with a permit. Community Development Director Nevinski suggested snow fences be removed from Paragraph F.

Commissioner Lipinski recommended the language for snow fences be made its own item and that the acceptable materials be clearly defined. He suggested the undue hardship language also be further clarified.

Chairman Naeve opened and closed the public hearing at 7:59 p.m., as no one wished to address the Planning Commission.

Commissioner Lipinski questioned if existing fences that do not meet the standards would become non-conforming after the Ordinance amendments were approved. Community Development Director Nevinski explained that the fences would be non-conforming and could remain, but would have to be brought into compliance if destroyed.

MOTION BY COMMISSIONER SCHWARTZ, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 11-27, THE PROPOSED ORDINANCE

AMENDMENTS TO AMEND SECTION 11-1852 FENCES AND WALLS AND SECTION 11-603 LDR1 ACCESSORY USES. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the November 1, 2011 City Council meeting.

10. OTHER BUSINESS

Chairman Naeve discussed the most recent Planning Letter with the Commission. The building updates were then reviewed.

11. TENTATIVE NOVEMBER AGENDA

Noted.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER MURPHY, TO ADJOURN THE MEETING AT 8:09 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary