

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
FEBRUARY 15, 2012

1. CALL TO ORDER

The City of Apple Valley Planning Commission meeting was called to order by Chair Melander at 7:00 p.m.

Members Present: Tom Melander, Ken Alwin, Tim Burke, Keith Diekmann, Paul Scanlan, David Schindler and Brian Wasserman.

Members Absent:

Staff Present: Community Development Director Bruce Nordquist, City Planner Tom Lovelace, City Attorney Sharon Hills, Assistant City Engineer David Bennett, and Department Assistant Joan Murphy.

2. APPROVAL OF AGENDA

Chair Melander asked if there were any changes to the agenda.

MOTION: Commissioner Burke moved, seconded by Commissioner Alwin, approving the agenda. Ayes - 7 - Nays - 0.

3. APPROVAL OF MINUTES OF FEBRUARY 1, 2012.

Chair Melander asked if there were any changes to the minutes. Hearing none he called for a motion.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Wasserman, approving the minutes of the meeting of February 1, 2012, as written. Ayes - 6 - Nays - 0. Abstain (Alwin)

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

--NONE--

6. LAND USE/ACTION ITEMS

- A. Fischer Point-** Request for a Comp Plan Land Use Map re-designation from "MBC" (Mixed Business Campus) to "C" (Commercial) and rezoning from "SG" (Sand and Gravel)

to "RB" (Retail Business) of 25 acres and subdivision of 56 acres into one lot and five outlots. **(PC11-38-PZS)**

City Planner Tom Lovelace stated the petitioner is asking for further consideration requesting the following actions for 55.75 acres of property located along in the southeast corner of CSAH 42 and Flagstaff Avenue:

- An amendment to the 2030 Comprehensive Plan Land Use Map, re-designating the northwest 25 acres of the site from "MBC" (Mixed Business Campus) to "C" (Commercial).
- Rezone the northwest 25 acres of the site from "SG" (Sand and Gravel) to "RB" (Retail Business).
- Subdivision of 55.75 acres of property into one (1) lot and five (5) outlots. The subdivision will also include the dedication of public streets to serve the site.

The purpose of this rezoning is to create property for a future 162,340 sq. ft. Menard's home improvement store on 19 acres and future retail development on the remaining 6 acres.

The item before you now is solely the re-designation of the 25 acre site. He stated the applicant is now proposing the rezoning of three outlots as "MBC" (Mixed Business Campus).

Bill Mauer, Probe Engineering, stated he did the design layout for this particular area. He said they tried to show traffic layout for the entire quadrant so the traffic engineer could study it rather it is retail business or business campus.

Peter Fischer, Fischer Sand and Aggregate, stated the reason they are requesting that the three outlots be platted at this time is because in the quadrant, to make the future Menards site visible, there is a need to have enough grading material to be moved to prepare the site for building. Limitations arose due to the pipeline to the immediate west on the property. There is also the need to construct the temporary storm water pond for drainage that service the outlots. He does not want to create commercial lots. He stated they would respectfully request for reconsideration their application and they would try to work out with staff and the Planning Commission to address any concerns.

MOTION: Commissioner Schindler moved, seconded by Commissioner Burke to reconsider the petitioner's request to recommend approval of the amendment to the 2030 Comprehensive Plan Land Use Map, re-designating the site from Mixed Business Campus to Commercial. Ayes - 5 - Nays - 2 – (Scanlan and Wasserman).

7. OTHER BUSINESS

A. Review of upcoming schedule and other updates.

Community Development Director Bruce Nordquist stated that the next Planning Commission meeting will take place Wednesday, March 7, 2012 at 7:00 p.m.

8. ADJOURNMENT

Hearing no further comments from the Planning Staff or Planning Commission, Chair Melander asked for a motion to adjourn.

MOTION: Commissioner Burke moved, seconded by Commissioner Diekmann, to adjourn the meeting at 7:44 p.m. Ayes - 7 - Nays - 0.

Respectfully Submitted,

/S/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on 3-7-12.