

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
MAY 2, 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: None

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.

Commission Schindler arrived at 7:01 p.m.

2. APPROVAL OF AGENDA

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

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

3. APPROVAL OF MINUTES OF APRIL 4, 2012.

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

MOTION: Commissioner Burke moved, seconded by Commissioner Alwin, approving the minutes of the meeting of April 4, 2012, as written. Ayes - 5 – Nays – 0 – Abstained – 2 (Scanlan and Schindler)

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

--NONE--

6. LAND USE/ACTION ITEMS

A. Cobblestone Lake Pizza Ranch – Consideration of a proposed 7,000-sq. ft. restaurant on a 1.5-acre lot in the Cobblestone Lake Commercial development. **(PC12-12-BF)**

City Planner Tom Lovelace presented the request of the petitioner, DDJ Ranch Apple Valley, Inc.

He stated the petitioner is requesting approval for a replat of an existing lot and outlot that will create two new lots and site plan/building permit authorization to allow for construction of a 6,998 sq. ft. building and 102 surface parking spaces on a 1.4-acre lot (Lot 1). The property is located in the northeast corner of Pilot Knob Road (CSAH 31) and 157th Street West in the Cobblestone Lake Commercial development.

The proposed final plat will need to be renamed COBBLESTONE LAKE COMMERCIAL 4th ADDITION. Recording of the final plat with Dakota County shall be required prior to issuance of a building permit. The applicant has revised the plans to adjust the east/west boundary line by shifting it about 5.5 feet to the west. This is a minor change to help their overall plan. Landscape design will remain similar as planned but will accommodate the minor shift in the building. Elevation plans have been revised to extend the porch around the east and west lines of the building. There were no revisions made to the back of the building.

Chair Melander questioned if the applicable City ordinances would include the sign ordinance.

Mr. Lovelace stated it would.

Commissioner Scanlan asked for a recap of the parking changes in regards to the sidewalk access.

Mr. Lovelace stated there should be a sidewalk access from 157th Street W. and from the roundabout in the development.

Commissioner Scanlan stated he feels that is not a reasonable alternative to getting to the restaurant from the senior building.

Commissioner Diekmann questioned what the applicant is required to install according to City Code as far as an access point to a structure.

Mr. Lovelace said there is nothing specific but to provide for pedestrian access to a building.

MOTION: Commissioner Burke moved, seconded by Commissioner Diekmann, recommending approval of the replat of Lot 5, Block 1 and Outlot C, Cobblestone Lake Commercial into Lots 1 and 2, Block 1, Cobblestone Lake Commercial 4th Addition.

Commissioner Scanlan expressed concern about forwarding an item to the City Council before it is complete. He stated he is concerned with the sidewalk and felt it is a detail that is important. He felt there are some shortcomings to the architectural component to the building as they relate to Wells Fargo, Think Bank, and Apple Valley Liquor Store. He believed something additional could be done to the east and west side exposures as it relates to windows compared to the front face of

the building and that there is an imbalance taking place. He said he would not be in favor of moving forward for this project with his vote.

Ayes - 7 – Nays – 0.

MOTION: Commissioner Burke moved, seconded by Commissioner Alwin, to recommend approval of the site plan/building authorization to allow for construction of a 6,998 sq. ft. building and 102 surface parking spaces on Lot 1, Block 1, Cobblestone Lake Commercial 4th Addition, subject to the following conditions:

- No building permit shall be issued prior to the recording of the Cobblestone Lake Commercial 4th Addition final plat.
- Construction shall occur in conformance with the elevation plan dated April 9, 2012.
- Construction shall be in conformance with the site plan revision of April 30, 2012.
- A cross access and parking agreement shall be executed to allow for access and parking on Lots 1 and 2, Block 1, Cobblestone Lake Commercial 4th Addition.
- Sidewalk connections shall be made to the satisfaction of the City.
- The petitioner will need to identify a bike rack location on their plans.
- A private easement shall be established over utility lines on Lot 1 that will be extended to serve Lot 2 and a maintenance agreement be executed to ensure ongoing use and upkeep of the portion of the lines not located on Lot 2.
- All site runoff shall be directed north to tie into the existing internal infiltration storm sewer system located in the Target parking lot.
- A private easement agreement will be required for storm sewer pipe that traverses across both lots.
- A maintenance agreement identifying the parties responsible for repair and restoration of the storm sewer pipe that crosses over Lots 1 and 2.
- Revisions to the landscape, grading and utility plans shall be made per staff's comments as identified in this report at the time of submission of plans for a building permit.
- All applicable City ordinances shall be strictly adhered to.

Ayes - 6 – Nays – 1 – (Scanlan).

7. OTHER BUSINESS

Community Development Director Bruce Nordquist announced that on Sunday, May 20th, Ride for the Greenways 2012, an Apple Valley and Rosemount community bike ride is scheduled to start at the Minnesota Zoo and proceeds will go to the Dakota County North Creek Greenway. Video of the North Creek Greenway was provided.

