

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
FEBRUARY 20, 2013

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, and David Schindler.

Members Absent: Brian Wasserman

Staff Present: Community Development Director Bruce Nordquist, City Attorney Sharon Hills, City Planner Tom Lovelace, Planner Margaret Dykes, 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 Scanlan moved, seconded by Commissioner Diekman, approving the agenda. Ayes - 5 - Nays - 0.

3. APPROVAL OF MINUTES JANUARY 16, 2013.

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

MOTION: Commissioner Burke moved, seconded by Commissioner Alwin, approving the minutes of the meeting of January 16, 2013. Ayes - 5 - Nays - 0.

Commissioner Schindler arrived at 7:01 p.m.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

A. Cobblestone Lake South Shore 8th Addition – Consideration of an amendment to the 2030 Comprehensive Plan Land Use Map, rezoning, and subdivision to allow for the development of 29 single-family lots and two (2) outlots on approximately 8 acres. **(PC13-06-PZS)**

LOCATION: Northwest corner of Cobblestone Lake Parkway and Elm Creek Lane

PETITIONER: South Shore Development Inc.

Chair Melander opened the public hearing at 7:02 p.m.

City Planner Tom Lovelace introduced the request for consideration of an amendment to the 2030 Comprehensive Plan Land Use Map, rezoning, and subdivision by plat of two existing outlots totaling approximately 7.98 acres, located in the northwest corner of Cobblestone Lake Parkway and Elm Creek Lane. He stated the applicant requested amendments to the 2030 Comprehensive Plan Land Use Map that would redesignate the property from "MD" (Medium Density Residential/6-12 units per acre) and "P" (Parks and Open Space) to "LD" (Low Density Residential/3-6 units per acre). The rezoning request would change the current zoning designation of "PD-703/zone 8" (Planned Development), which allows for sand and gravel mining to "PD-703/zone 2", which allows for single family dwellings as a permitted use. Final request was for approval of subdivision by plat of the Outlots H and I, Cobblestone Lake Commercial 3rd Addition into 29 single family lots and two (2) outlots.

Discussion followed.

Jacob Fick, Shore Shore Development, provided additional information for the development.

Further discussion followed.

Chair Melander closed the public hearing at 7:41 p.m.

B. Home Depot Temporary Outdoor Garden Center C.U.P. – Consideration of amendments to their existing temporary outdoor garden sales conditional use permit (C.U.P.) to allow for the expansion of the temporary sales area. **(PC13-07-C)**

LOCATION: 15101 Flagstaff Avenue

PETITIONER: Home Depot U.S.A., Inc.

Chair Melander opened the public hearing at 7:42 p.m.

City Planner Tom Lovelace stated the applicant requested approval of a conditional use permit (C.U.P.) to allow for the expansion of their temporary outdoor garden sales area in the southeast corner of the parking lot, the extension of the existing temporary sales area in front of the store and the addition of bulk storage areas along the east and south side of the garden center. The site is located at 15101 Flagstaff Avenue and is the current location of an 114,841 sq. ft. building materials store and 24,990 sq. ft. garden center.

He stated the applicant currently has a C.U.P. to allow for a temporary outdoor display and sales area from April 15 to August 1 of each year in a 12 ft. x 26 ft. area to the west of the garden center entrance and a 12 ft. x 43 ft. area to the east of the entrance.

Planned Development No. 679 allows for "outdoor display or sales of retail goods conducted by an occupant of a shopping center or freestanding building" and "outdoor storage of goods and merchandise provided said storage is oriented and screened as required by the City Council" as conditional uses within zone 2 of the planned development.

Discussion followed.

Nicholas Wallwich, General Manager of Home Depot, provided additional information.

Chair Melander closed the public hearing at 7:59 p.m.

C. Sign Ordinance Amendments for Drive-Thru Menu Boards – Consideration of amendments to the sign ordinance to allow for additional drive-thru menu boards for restaurants providing drive-up window service. **(PC13-08-O)**

LOCATION: City-wide

PETITIONER: City of Apple Valley

Chair Melander opened the public hearing at 8:00 p.m.

City Planner Tom Lovelace addressed consideration of amendments to the sign ordinance to allow for additional drive-thru menu boards for restaurants providing drive-up window service. He reviewed Section 154.04(J) of the City of Apple Valley Sign Regulations listing current requirements and provided additional information what the neighboring cities allow for menu boards.

Discussion followed.

Chair Melander closed the public hearing at 8:15 p.m.

MOTION: Commissioner Alwin moved, seconded by Commissioner Burke recommending to the City Council to amend Section 154.04(J)(1)(2) to read as follows:

(1) Restaurants providing drive-up window service shall be permitted one menu board per drive-through lane up to a maximum of two menu boards.

(2) Menu boards shall be a maximum of 50 square feet in area for one board and a maximum of 36 square feet each in area when two boards are use and may be in addition to any other signs permitted by this chapter.

Ayes - 6 - Nays - 0.

Commissioner Alwin left the meeting at 8:17 p.m.

6. LAND USE/ACTION ITEMS

--NONE--

7. OTHER BUSINESS

A. Ordinance Amendment Related to Driveways.

City Planner Tom Lovelace stated that the City Council, at their February 14, 2013, adopted a resolution to direct staff to set a public hearing for the March 20, 2013, Planning Commission meeting for the purpose of considering zoning ordinance amendments to Planned Development No. 703. The proposed ordinance amendments address two requirements for driveways in the planned development. The planned development ordinance currently prohibits driveways coming off of streets with raised center medians and restricts the width of a driveway within the road right-of-way to a maximum of 14 feet. He stated staff is proposing that consideration should be given to possible amendments that would allow driveways to come off streets with raised medians and to increase the maximum driveway width within the right-of-way.

He continued that the second issue related to maximum driveway width within the right-of-way, which is currently 14 feet. The intention of this requirement was to lessen the visual impact of driveways along a street and incrementally increase the amount of available on-street parking, which due to the reduced street widths, is generally restricted to one side of public local streets in most of the residential areas of the development.

Discussion followed.

B. Hanson Concrete Market Analysis.

Planner Margaret Dykes stated that in December 2010, the City received a \$50,000 pre-development grant from the Metropolitan Council to hire a consultant to examine the market mix and economic feasibility of potential future users of the 80-acre Hanson Concrete site, northwest of the intersection of Johnny Cake Ridge Road and County Road 42. In 2010, the Hanson Concrete plant closed because the owner determined that it was no longer a viable operation. The property was put on the market, and recently the south 50 acres was sold to Menards. Menards has cleared the plant and all inventory from the site. A remaining north 30 acres remains available for purchase at this time. The 2030 Comprehensive Plan designates the site as "IND" (Industrial), and the property is zoned "I-2" (General Industrial).

She stated that while the City continues to support industrial users on the property, it requested funds for the study to determine how the site could be intensified for high job-generating industrial rather than low job-generating users such as the former concrete plant. In 2011, the City retained the McComb Group, Ltd. to complete the study.

Additional information was presented by Jim McComb, McComb Group, Ltd., Janna King, Economic Development Services, Inc. and Bruce Maus, Maus Group, LLC.

Discussion followed.

MOTION: Commissioner Burke moved, seconded by Commissioner Schindler accepting receipt of the report entitled *Hanson Concrete Development Strategy* and acknowledging that the report may be used to generate future land use decision and policies. Ayes - 5 - Nays - 0.

MOTION: Commissioner Burke moved, seconded by Commissioner Schindler directing staff to work with the property owners to identify land use opportunities for redevelopment planning for the subject properties. Ayes - 5 - Nays - 0.

C. Review of upcoming schedule and other updates.

Community Development Director Bruce Nordquist stated that the next Planning Commission meeting would take place Wednesday, March 6, 2013, 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 Schindler moved, seconded by Commissioner Diekmann to adjourn the meeting at 9:33 p.m. Ayes - 5 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on 3/6/13.