

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
APRIL 17, 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, Keith Diekmann, Paul Scanlan, David Schindler, and Brian Wasserman.

Members Absent: Tim Burke

Staff Present: Community Development Director Bruce Nordquist, City Attorney Sharon Hills, City Planner Tom Lovelace, 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. Hearing none he called for a motion.

MOTION: Commissioner Alwin moved, seconded by Commissioner Diekmann, approving the agenda. Ayes - 6 - Nays - 0.

3. APPROVAL OF MINUTES MARCH 20, 2013.

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

MOTION: Commissioner Alwin moved, seconded by Commissioner Schindler, approving the minutes of the meeting of March 20, 2013. Ayes - 6 - Nays - 0.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

A. PD-703 Ordinance Amendments – Public hearing to consider planned development ordinance amendments to allow for driveways off streets with raised medians and single-family residential driveway widths greater than 14 feet within the street right-of-way continued from March 20, 2013. **(PC13-12-Z)**

LOCATION: Cobblestone Lake Development

PETITIONER: City of Apple Valley

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

City Planner Tom Lovelace stated the public hearing to Consider Amendments to Article 28, Appendix F of Chapter 155 of the Apple Valley City Code (Planned Development Ordinance No. 703) Related to Driveways in the Cobblestone Lake Development was continued from March 20. He asked that only the first item related to driveways accessing streets with raised center medians be considered for review and the driveway widths greater than 14 feet be tabled for a future date.

The amendment would amend the section of the ordinance that currently prohibits driveways accessing streets with raised center medians. Staff proposed that an exception to this prohibition be granted to the property located at 15798 Cobblestone Parkway. The owners would like to have a driveway off 158th Street West to efficiently gain access to an existing structure that was once used as a sales office. This building would be converted to a detached garage as part of the construction of a single-family dwelling on the lot and a plan was submitted.

The drive approach currently in place to serve the sales office would continue to be the driveway location. The raised median in 158th Street West directly in front of the driveway would remain. This would result in the driveway access being limited to right in/right out movements only. The driveway has been designed to allow vehicles to turnaround on the property, which would discourage vehicles from backing out onto the street.

Discussion followed.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Alwin, continuing the public hearing.

Discussion followed.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Alwin, withdrawing the previous motion to continue the public hearing.

Discussion followed.

Chair Melander closed the public hearing at 7:39 p.m.

B. Arcon Comprehensive Plan Amendment – Consideration of an amendment to the 2030 Comprehensive Plan Land Use Map, re-designation of 26.77 acres of unplatted property from “MD” (Medium Density Residential/6-12 units per acre) to “LD” (Low Density Residential/2-6 units per acre). **(PC13-17-P)**

LOCATION: North side of CSAH 46 approximately ¼-mile west of Pilot Knob Road.

PETITIONER: Arcon Land II, LLC and Fischer Sand and Aggregate, LLP

Chair Melander opened the public hearing at 7:40 p.m.

City Planner Tom Lovelace stated the applicant requested an amendment to the 2030 Comprehensive Plan Land Use Map re- designating approximately 26.77 acres of unplatted property from "MD" (Medium Density Residential/6-12 units per acre) to "LD" (Low Density Residential/2-6 units per acre). The purpose is to allow for the rezoning of the property for single-family dwellings and platting into 73 single- family residential lots. The platting would also include the dedication of right-of-way for local streets to serve the individual lots, and the rights-of-way for 157th Street West, Johnny Cake Ridge Road, and 1/2 of CSAH 46 (County State Aid Highway) right-of-way, all of which will abut the development.

The only formal item for consideration by the City at this time is the request for the amendment to the 2030 Comprehensive Plan Land Use Map. The proposed re-designation should not have an adverse impact on current and future uses on the adjacent properties or be negatively impacted by those adjacent current and future uses.

Scott Johnson, Arcon Land II, Inc., provided additional information.

Larry Russell, 15746 Finch Ave, Apple Valley, MN stated he liked the idea of single-family homes for the lowest density and inquired as to the timeline.

Mr. Johnson stated their intention would be to construct the first phase this year which would include the southern half of the site.

Discussion followed.

Chair Melander closed the public hearing at 7:57 p.m.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Wasserman, recommending approval of the submittal to the Metropolitan Council of the amendment to the 2030 Land Use Map to re-designate the west 26.77 acres of the Southwest 1/4 of the Southeast 1/4 of Section 35 from " MD" (Medium Density Residential/6-12 units per acre) to "LD" (Low Density Residential/2-6 units per acre). Ayes - 6 - Nays - 0.

6. LAND USE/ACTION ITEMS

--NONE--

7. OTHER BUSINESS

A. Review of upcoming schedule and other updates.

Community Development Director Bruce Nordquist stated that the next Planning Commission meeting would take place Wednesday, May 1, 2013, at 7:00 p.m.

8. ADJOURNMENT

