

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
DECEMBER 4, 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, Paul Scanlan, and Brian Wasserman.

Members Absent: Tim Burke, Keith Diekmann and David Schindler.

Staff Present: City Attorney Sharon Hills, Community Development Director Bruce Nordquist, Planner Kathy Bodmer, 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.

City Attorney Sharon Hills stated that item 6A would be removed from agenda and will be heard at the next Planning Commission meeting.

MOTION: Commissioner Alwin moved, seconded by Commissioner Wasserman, approving the agenda as amended. Ayes - 4 - Nays - 0.

3. APPROVAL OF MINUTES NOVEMBER 6, 2013.

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

MOTION: Commissioner Wasserman moved, seconded by Commissioner Scanlan, approving the minutes of the meeting of November 6, 2013. Ayes - 4 - Nays - 0.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

A. Amendment to "P" (Institutional) Zoning District – Public hearing to consider amendments to the "P" (Institutional) Zoning District to allow for governmental administrative offices, maintenance facility buildings and accessory storage buildings. **(PC13-40-CB)**

LOCATION: City Wide

PETITIONER: City of Apple Valley

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

Planner Kathy Bodmer stated the Planning Commission is requested to hold a public hearing to consider amendments to the "P" (Institutional) zoning district. The amendments are being requested by the City of Apple Valley based on requests received from the School District and other owners of institutionally zoned property.

The Planning Commission recently reviewed the application from Independent School District 196 for construction of a 2-story, 52,000 square foot building for early childhood, family, adult and special education at 14445 Diamond Path. In connection with that project, the School District needs to relocate a fenced outdoor storage area and fuel dispensing area. The P zoning district currently has no provision for maintenance buildings, accessory storage buildings and outdoor storage of vehicles and equipment for governmental entities other than a city.

In a separate request, the School District requested a permit to construct a roughly 1,600 sq. ft. accessory building at Eastview High School to store athletic equipment. An accessory storage building is currently not allowed in the zoning district.

The challenge with regulating maintenance and storage buildings in the P district is that it could impact the City's use of its own properties and facilities. The draft ordinance begins to address the issues that have been identified, but additional work would need to be done before the ordinance is ready for adoption. The specific elements of the ordinance continue to be discussed and refined.

Discussion followed.

Chair Melander closed the public hearing at 7:11 p.m.

6. LAND USE/ACTION ITEMS

A. Sign Ordinance Amendment – Consideration of an amendment to Chapter 154 of City Code of Ordinances (Signs) to allow for electronic message signs on ground/pylon signs
(PC13-41-O)

LOCATION: Citywide

PETITIONER: Uponor North America

Item was removed from agenda and tabled to the next Planning Commission meeting.

7. OTHER BUSINESS

A. Approve 2014 Planning Commission Calendar

Community Development Director Bruce Nordquist presented the 2014 meeting calendar and application deadlines.

MOTION: Commissioner Alwin moved, seconded by Commissioner Scanlan, to approve the 2014 Planning Commission Calendar. Ayes - 4 - Nays - 0.

B. Review of upcoming schedule and other updates.

Community Development Director Bruce Nordquist stated that the next Planning Commission meeting would take place Wednesday, December 18, 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 Alwin moved, seconded by Commissioner Scanlan to adjourn the meeting at 7:15 p.m. Ayes - 4 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on 12/18/13.