

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
FEBRUARY 19, 2014

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: City Attorney Sharon Hills, City Planner Tom Lovelace, Planner Kathy Bodmer, 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 Scanlan, approving the agenda. Ayes - 6 - Nays - 0.

3. APPROVAL OF MINUTES FEBRUARY 5, 2014.

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 February 5, 2014. Ayes - 5 - Nays - 0. Abstained - 1 - Diekmann.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

--NONE--

6. LAND USE/ACTION ITEMS

A. ISD 196 Bus Maintenance Facility Fuel Dispensing Area – Consideration of site plan review/ building permit authorization for fuel dispensing area in connection with a government maintenance facility. (PC14-04-CB)

LOCATION: 14445 Diamond Path
PETITIONER: Independent School District 196

Planner Kathy Bodmer reviewed the request from Independent School District 196 for consideration of the Site Plan Review/Building Permit Authorization to relocate a fuel dispensing area in connection with a government maintenance facility at 14445 Diamond Path.

She stated on November 7, 2013, the City approved the building permit for the construction of the 52,000 sq. ft. ECFE/ECSE/ABE building on the newly created Lot 1 of Rosemount School District Second Addition. To make room for the new building, the School District needs to remove and relocate a fuel dispensing area. Before that was done, the "P" (Institutional) zoning district had to be amended to allow a fuel dispensing area in connection with a government maintenance facility like the School District's bus maintenance facility. The code amendments have been completed and the School District is requesting site plan review/building permit authorization to relocate the fuel dispensing area including two fuel pumps and two underground storage tanks.

The two existing underground fuel storage tanks, including a 6,000 gallon gasoline tank and 10,000 gallon diesel tank, and two fuel pumps are proposed to be relocated from south of the bus maintenance facility to the west side of the bus maintenance facility. Curbing would be required around the pavement expansion area to direct any spill or stormwater to an oil/water separator. An oil/water separator would filter any spill or run-off from the fueling and parking area prior to entering the storm sewer system. She commented that the City Engineer stated that spot elevations are needed to ensure proper drainage to the oil/water separator.

A dense planting of coniferous trees is proposed to help screen the fuel dispensing area from the residential properties to the west and Tintah Park to the north. Landscaping would need to be extended farther east to provide screening of the fuel dispensing area from Tintah Park to the north.

Discussion followed.

MOTION: Commissioner Alwin moved, seconded by Commissioner Diekmann, recommending approval of the Site Plan Review and give Building Permit Authorization to relocate the fuel dispensing area, including two fuel pumps and two underground storage tanks, subject to compliance with all City Codes and the following conditions:

- a. The petitioner shall obtain an Underground Tank Installation Permit and comply with all Fire Code requirements.
- b. The fueling area shall be located on a paved surface with perimeter concrete curb.
- c. An oil/water separator shall be installed in the catch basin that serves the fuel dispensing area to be reviewed and approved by the City Engineer.
- d. The City Engineer shall review and approve the final design of the stormwater system for compliance with City surface water requirements.
- e. Landscaping on the north side of the expanded parking/circulation area shall be extended east to screen the fuel dispensing area from Tintah Park to the north.

Ayes - 6 - Nays - 0.

B. Fischer Residential Development – Consideration of an amendment to the 2030 Comp Plan land Use Map re-designating Outlot E, CORTLAND from “MD” (Medium Density Residential/6-12 units per acre) to “LD” (Low Density Residential/2-6 units per acre) and rezoning from “M-6C” (Multi-Family Residential/6-12 units per acre) to “PD” (Planned Development). **(PC14-02-PZ)**

LOCATION: East of Pilot Knob Road and south of the Lebanon Cemetery

PETITIONER: Palm Realty, Inc.

City Planner Tom Lovelace stated the applicant is requesting Comp Plan amendment and rezoning to allow for the subdivision of an existing outlot into 87 single-family residential lots. The 25-acre site is located along the east side of Pilot Knob Road, south of CSAH 42. It is a formal gravel mining operation and is located directly adjacent to single-family residential uses to the east and south. The Lebanon Cemetery is located directly to the north.

He added the proposed re-designation would further reduce the amount of vacant property within the City available for medium density residential uses but that the proposal would add 87 market-rate single-family dwelling units to the City's existing housing stock.

The proposed re-designation should not have an adverse impact on existing and future uses on the adjacent properties or be negatively impacted by those adjacent current and future uses. The likely impact to the regional systems such as water usage, effluent discharge, and traffic generated by this proposed re-designation would be negligible.

He shared that staff does have concerns with the proposed lot and street layout that would need to be addressed as part of any formal subdivision request.

Discussion followed.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Burke, recommending approval of the Comprehensive Plan Land Use Map amendment re-designating Outlot E, CORTLAND from "MD" (Medium Density Residential) 6-12 units per acre) to "LD" (Low Density Residential/2-6 units per acre). Ayes - 6 - Nays - 0.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Scanlan, recommending approval of the rezoning of Outlot E, CORTLAND from "M-6C" (Multi-Family Residential/6-12 units per acre) to "PD" (Planned Development) to allow for single-family development subject to a final agreement reached by the City and developer as to the minimum lot area standards and requirements and all performance standards for the PD and subject to the following:

- The City reserves the right to require that a traffic analysis be submitted with any subdivision request for Outlot E, CORTLAND.

Ayes - 6 - Nays - 0.

7. OTHER BUSINESS

A. Review of upcoming schedule and other updates.

City Planner Tom Lovelace stated that the next Planning Commission meeting would take place Wednesday, March 5, 2014, 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 Scanlan to adjourn the meeting at 7:22 p.m. Ayes - 6 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on 03/19/14.