

CITY OF APPLE VALLEY  
PLANNING COMMISSION MINUTES  
OCTOBER 1, 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, Community Development Director Bruce Nordquist, City Planner Tom Lovelace, Assistant City Engineer David Bennett, Public Works Director Todd Blomstrom, 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 Burke moved, seconded by Commissioner Diekmann, approving the agenda. Ayes - 6 - Nays - 0.

**3. APPROVAL OF MINUTES SEPTEMBER 17, 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 Scanlan, approving the minutes of the meeting of September 17, 2014. Ayes - 5 - Nays - 0. 1 - Abstain (Schindler).

**4. CONSENT ITEMS**

--NONE--

**5. PUBLIC HEARINGS**

**A. Caribou Coffee Drive-Thru** – Public hearing to consider a conditional use permit, variance and site plan/building permit authorization to allow for a drive-thru in connection with Class III Restaurant in Planned Development 290, Zone 4. **(PC14-17-ZCB)**

LOCATION: 14638 Cedar Avenue

PETITIONER: Caribou Coffee Company

Chair Melander opened the public hearing at 7:01 p.m.

Planner Kathy Bodmer reviewed the request of the applicant and stated Caribou Coffee is located in the Cedar Marketplace development at 14638 Cedar Avenue. The property is zoned PD-290, Zone 4, which was recently amended to allow a drive- thru in connection with a Class III restaurant like a coffee shop. The zoning has performance standards which must be addressed in order to obtain a conditional use permit. Caribou proposes to address potential impacts to adjacent properties by installing an eight foot (8') tall masonry wall and extensive landscaping.

She reviewed the site plan, noise study, hours of operation and loss of parking.

Commissioner Alwin asked about the noise study points when there was little or no noise from Cedar Avenue and that it could be possible to hear noise from the order board and the cars idling. He inquired what the time period could be and how that could tie into the hours of operation.

Ms. Bodmer answered that her understanding of the hours of operation are from 5:00 a.m. to 11:00 p.m. and that the City does have a noise ordinance that prohibits some activities from 10:00 p.m. to 6:00 a.m. The City may want to restrict the hours of operation to be consistent with the noise ordinance. She commented that a Class III restaurant is limited in the hours that it can operate and staff would need to work with the petitioner and get that resolved.

Commissioner Scanlan asked if parking that would need to be addressed when the other two sites in the area once again have tenants.

Ms. Bodmer answered yes.

Commissioner Scanlan inquired if there was an option to do specific lighting and move the relocated pole closer to the crosswalk to get illumination in that area.

Ms. Bodmer answered that it is her understanding that they are relocating an existing pole to the center of the landscape island.

Commissioner Scanlan asked what would be the number of cars stacking during peak times.

Jerry Roper, Caribou Coffee, answered that the number of cars during peak times would be sporadic due to the sequence of the signal light coming into the parking lot. He commented that the drawing shows seven vehicles in the cue.

Commissioner Scanlan inquired if traffic could be routed on the west side rather than by Fed Ex.

Ms. Bodmer answered that they could work with Caribou on a circulation plan and how they would do signage on how to direct people in.

Commissioner Diekmann asked how deliveries and garbage removal would be addressed.

