

CITY OF APPLE VALLEY  
PLANNING COMMISSION MINUTES  
JANUARY 7, 2015

**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 Michael Klemm, Community Development Director Bruce Nordquist, 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 Diekmann, approving the agenda. Ayes - 6 - Nays - 0.

**3. APPROVAL OF MINUTES DECEMBER 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 December 17, 2014. Ayes - 6 - Nays - 0.

**4. CONSENT ITEMS**

--NONE--

**5. PUBLIC HEARINGS**

--NONE--

**6. LAND USE/ACTION ITEMS**

**A. Caribou Coffee Drive-Thru** – Additional discussion and feedback related to a revised design proposal of a conditional use permit and site plan/building permit authorization to allow

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

Planner Kathy Bodmer stated the Planning Commission is requested to review two new plans that had been submitted by Caribou Coffee, 14638 Cedar Avenue, for a conditional use permit for a drive-thru lane in conjunction with a Class III Neighborhood Restaurant. The Commission is encouraged to take feedback and respond to questions from the Cedar Marketplace businesses related to revised plans from Caribou Coffee. The Planning Commission discussion is requested because, although a public hearing is not required, Caribou's plans have been refined since the time of the Planning Commission's review of the project. The two plans were distributed to the Apple Valley Chamber of Commerce and the tenants in the shopping center, to solicit feedback.

Ms. Bodmer stated that the Planning Commission reviewed and recommended approval of Caribou's CUP request at its October 15, 2014 meeting. On December 11, 2014, at the Informal Meeting, the City Council raised several questions and concerns about the drive-thru lane design and its potential impact on traffic and businesses within the Cedar Marketplace parking lot. In response to the City Council's feedback, Caribou Coffee prepared a revised Site Plan ("Option C") which provided a dedicated queue lane that is separated from parking lot traffic. By reducing the size of the parking lot landscape islands, the property owner was able to increase the number of parking spaces available by four (346 spaces to 350 spaces).

The only feedback from the Cedar Marketplace tenants was from the manager of FedEx that stated she liked the Option C Plan.

Discussion followed.

Jerry Roper, Caribou Coffee, made a public statement that they would withdraw their Option A Plan that was submitted on October 15, 2014, and replace it with the Option C Plan.

MOTION: Commissioner Burke moved, seconded by Commissioner Diekmann recommending approval of Option C Plan subject to all the conditions in the previous motion for the Caribou Coffee drive-thru provided the applicant withdraws his Option A Plan.  
Ayes - 6 - Nays - 0.

## **7. OTHER BUSINESS**

### **A. Looking back at 2014 and forward to 2015.**

Community Development Director Bruce Nordquist reviewed Planning Commission highlights from 2014 and stated it had once again been a busy and successful year.

Discussion followed.

**B. Review of upcoming schedule and other updates.**

Community Development Director Bruce Nordquist stated that the next Planning Commission meeting would take place Wednesday, January 21, 2015, 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 Diekmann to adjourn the meeting at 8:08 p.m. Ayes - 6 - Nays - 0.

Respectfully Submitted,

      /s/ Joan Murphy        
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on       1/21/15      .