

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
JANUARY 21, 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, Keith Diekmann, Paul Scanlan and David Schindler.

Members Absent: Tim Burke and Brian Wasserman.

Staff Present: City Attorney Sharon Hills, Community Development Director Bruce Nordquist, 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 - 5 - Nays - 0.

3. APPROVAL OF MINUTES JANUARY 7, 2015.

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

MOTION: Commissioner Diekmann moved, seconded by Commissioner Scanlan, approving the minutes of the meeting of January 7, 2015. Ayes - 5 - Nays - 0.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

--NONE--

6. LAND USE/ACTION ITEMS

A. Menard's Outdoor Garden Center – Consideration of a site plan authorization to allow for establishment of temporary outdoor garden center. (PC15-01-B)

LOCATION: 14960 Florence Trail

PETITIONER: Menard, Inc.

Planner Tom Lovelace stated the applicant is requesting approval of an outdoor display area to allow for a 3,240-sq. ft. (36 -ft. x 90 -ft.) temporary garden center in the northwest corner of parking lot yearly from April 1 to September 1. The display area would be bounded by a temporary 3-ft. high cedar split-rail/concrete block fence and would include an 800-sq. ft. greenhouse.

The subject property is located in zone 1 of Planned Development No. 646. The purpose of this planned development zoning district is to provide for an integrated mix of shopping center, retail business, limited business, general business, and limited industrial uses. Outdoor display, sales or storage in conjunction with a permitted use is allowed as a permitted accessory use, subject to review and approval by the City Council.

He commented that the applicant is requesting that the following items be allowed to be displayed in the area:

- Annuals in packs, pots, hanging baskets, and containers
- Perennials in pots and packs
- Trees potted in containers
- Shrubs potted in containers
- Bagged soils on palletized displays
- Limited selection of plant foods
- Landscape timbers

He stated staff had concerns about allowing landscape timbers to be stored in this area. This material is bulkier than the other materials, which would likely require vehicles to pull up next to the garden center to load the timbers. This could create a conflict with other customer traffic to and from the center. Pick up of this type of material is more appropriate in the existing outdoor yard. Staff is recommending that this type of material not be allowed in the center area. Establishment of the garden center would result in the loss of 20 of the existing 458 parking spaces. The current number of parking spaces exceeds the minimum required parking for a building material sales store. The facility would still exceed their parking requirements even with the temporary removal of parking for the garden center.

Rodney Wekkin, Menards, 5101 Menard Drive, Eau Claire, Wisconsin, was available to answer questions.

Discussion followed.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Alwin recommending approval of a site plan to allow for the establishment of a seasonal outdoor garden sales center subject to the following conditions:

- The seasonal outdoor garden center shall be conducted in conformance with the approved site plan, dated December 30, 2014.
- The seasonal outdoor garden center in the parking lot shall be allowed to operate from April 1 to September 1 of each year.

- Only live plant materials, bagged soils, and plant food shall be allowed to be displayed in the outdoor garden sales center area.
- The seasonal sales area in the parking lot shall be delineated by a cedar wood split-rail fence.
- Construction and maintenance of the greenhouse and garden center area shall be in accordance to the all applicable City's building and fire codes.
- All bulk materials shall be required to be stored on pallets and that the stacking of pallets shall not be allowed.
- All materials shall be kept outside of all parking lot drive lanes located along the east side of the property.
- All areas should be kept in neat, organized rows and the premises shall be kept free of trash and other debris.
- No signage shall be allowed to be affixed to the greenhouse and perimeter fence.
- No landscape materials, such as, bagged mulch, landscape timbers or rock shall be allowed.

Ayes - 5 - Nays - 0.

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, February 4, 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 Alwin moved, seconded by Commissioner Scanlan to adjourn the meeting at 7:18 p.m. Ayes - 5 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on 2/4/15.