

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
FEBRUARY 4, 2015

1. CALL TO ORDER

The City of Apple Valley Planning Commission meeting was called to order by Chair Schindler at 7:00 p.m.

Members Present: Ken Alwin, Keith Diekmann, Paul Scanlan and David Schindler.

Members Absent: Tom Melander and Tim Burke.

Staff Present: City Attorney Sharon Hills, Community Development Director Bruce Nordquist, City Planner Tom Lovelace, City Engineer Colin Manson, and Department Assistant Joan Murphy.

2. APPROVAL OF AGENDA

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

MOTION: Commissioner Diekmann moved, seconded by Commissioner Scanlan, approving the agenda. Ayes - 4 - Nays - 0.

3. APPROVAL OF MINUTES JANUARY 21, 2015.

Chair Schindler 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 21, 2015. Ayes - 4 - Nays - 0.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

--NONE--

6. LAND USE/ACTION ITEMS

A. Apple Valley Bank – Site plan/building permit request for construction of a 3,250-sq. ft. bank building on .71-acre lot. **(PC15-04-B)**

LOCATION: 7510 - 147th Street West

PETITIONER: AV Bank Center, LLC

Planner Tom Lovelace stated the property is the current location of a convenience store with a car wash bay and five motor fuel pump islands. The applicant is requesting site plan/building permit authorization to allow for the removal the existing structures, pavement, base and fuel storage tanks and piping for the purpose of constructing a 3,250-sq. ft. bank with 24 surface parking spaces and three drive-up lanes.

The site plan identifies five vehicle-stacking spaces in the drive-up lanes. City code currently requires a minimum of six spaces.

The property, located at 7510 - 147th Street West, currently has one driveway access of 147th Street West and two off Glenda Drive. Part of the redevelopment of the site would include the removal of the 147th Street West access. The applicant would replace the driveway with a new curb and sidewalk, which shall be consistent with the existing ring route design. This would also require the installation of streetscape amenities consistent with the current ring route design.

No pedestrian connections are proposed from the site to sidewalks along 147th Street West and Cedar Avenue. Those connections should be made as part of this redevelopment project. A bike rack should be installed on-site. Construction of a trash enclosure and screening of any mechanical systems shall be done in accordance with City requirements.

He stated the applicant has not indicated if they are going to use the existing sanitary sewer and water services. To avoid cutting into 147th Street West in order to reach sewer and water lines, every effort should be made to re-use these services. The applicant would be required to infiltrate storm water onsite in accordance with City regulations. This may require soil borings and testing to ensure that the soil in the area of any infiltration feature is not contaminated.

No on-site fire hydrants are shown on the plans. If hydrants are needed, they shall be placed in locations as required by the City's Fire Marshal.

The west elevation, adjacent to Glenda Drive did not show color interest. A metal canopy, similar to the one along the east and north elevation should be added to the cast stone veneer portion of the west and south elevation.

Sheldon Berg, DJR Architects, provided additional information.

Discussion followed.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Alwin recommending approval site plan/building permit authorization approval to allow for construction of a 3,250 -sq. ft. commercial building on Lot 1, Block 1, AMOCO ULTIMATE ADDITION; subject to the following conditions and with the addition of an on-site fire hydrant:

- A variance to allow for a reduction in number of drive-thru window stacking spaces from the required six to five.

- Construction shall be occur in conformance with the site plan, dated January 20, 2015; subject to addition of a five-foot wide sidewalk along the north side of the building, and pedestrian connections to the sidewalks located along 147th Street West and Cedar Avenue.
- Any new curb, sidewalk, and streetscape amenities along 147th Street West shall occur in conformance with the existing ring route design.
- A bike rack shall be installed in accordance with City requirements.
- Construction shall occur in conformance with the landscape plan dated January 20, 2015; subject to submission of a detailed landscape planting price list for verification of the City's 2 ½ % landscaping requirement at the time of building permit application and removal and replacement of an existing ash tree on the property.
- Construction shall occur in conformance with the elevation plan dated January 15, 2015; subject to the addition of a prefinished metal canopy treatment along the cast stone veneer portion of the west and south walls.
- Site grading shall occur in conformance with a final grading plan to be submitted for review and approval by the City Engineer.
- Construction shall be in accordance with the City's storm water requirements.
- Soil borings and testing shall be provided to ensure that the soil in the infiltration area(s) is not contaminated.
- Removal of the existing structures, pavement, base and fuel storage tanks and piping shall be done in accordance with local, state and federal regulations and all the required permits and inspections shall be performed.
- If feasible, re-use of existing on-site sanitary sewer and water services shall be required.
- Screening of the trash receptacles and mechanical protrusions shall be done in accordance with City code.
- All applicable City ordinances shall be strictly adhered to.

Ayes - 4 - 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 18, 2015, at 7:00 p.m.

8. ADJOURNMENT

Hearing no further comments from the Planning Staff or Planning Commission, Chair Schindler asked for a motion to adjourn.

MOTION: Commissioner Alwin moved, seconded by Commissioner Scanlan to adjourn the meeting at 7:39 p.m. Ayes - 4 - Nays - 0.

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Respectfully Submitted,

 /s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on 2/18/15 .