

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
MARCH 16, 2011

1. CALL TO ORDER

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

Members Present: Tom Melander, David Schindler, Tim Burke, Keith Diekmann and Paul Scanlan

Members Absent: Ken Alwin

Staff Present: Community Development Director Bruce Nordquist, City Planner Tom Lovelace, Associate City Planner Margaret Dykes, City Attorney Sharon Hills, Assistant City Engineer David Bennett, and Department Assistant Barbara Wolff

2. APPROVAL OF AGENDA

Acting 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, to approve the agenda. The motion carried 5-0.

3. APPROVAL OF MINUTES OF FEBRUARY 16, 2011

Acting 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, to recommend approval of the minutes of the February 16, 2011, meeting. The motion carried 5-0.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

--NONE--

6. LAND USE/ACTION ITEMS

- A. Apple Valley Transit Station (AVTS) Expansion – site plan review/building permit authorization to expand the northbound and southbound platforms, expand the northbound station building, and modify landscape plans for the AVTS.**

Associate City Planner Margaret Dykes stated that the Minnesota Valley Transit Authority (MVTA) is requesting a proposed expansion to the Apple Valley Transit Station (AVTS). The site plan shows the expansion of the existing northbound Apple Valley Transit Station building, the construction of a covered passenger waiting area at the northbound station, and expansion of the loading platforms at both the northbound and southbound stations. The proposed site and building changes would be done in

conjunction with the Cedar Avenue Bus Rapid Transit (BRT) roadway construction work in 2011 and 2012. The applicant states the changes are necessary because of the growing need for various transit services, and to provide rider comfort and convenience. The applicant is proposing the following changes:

Northbound station:

- The existing covered passenger loading area is to be fully enclosed and incorporated into the existing station building. The new enclosed space (measuring 65'x17' or 1,355 sq. ft.) will be constructed of glass and connect to the existing building. The total footprint of the new station building will be approximately 2,650 sq. ft. (17'x156'). Staff has no issues with the materials for the proposed addition. The expanded station will accommodate the BRT buses, which will allow for level boarding.
- There will be a new covered passenger loading area for the express buses. The new covered area will have an arched roof to complement the existing "swoop" design. It is composed of the same materials as the existing station; staff has no issues with the design or materials. The covered passenger area is approximately 885 sq. ft. (15'x 59'). The new passenger loading area is located in a drainage and utility easement; the easement will need to be vacated and rededicated to ensure the structure is not located in an easement. The applicant must submit a legal description of the new easement area. The vacation and rededication will require a public hearing. No building permit can be issued until the new easement is recorded at Dakota County.
 - The plan shows the relocation of an existing sanitary sewer line to accommodate the recessed bus lanes on Cedar Avenue. The Assistant City Engineer states this location is too close to the proposed canopy for the new covered passenger loading area. The applicant must redesign the sanitary sewer location so that it is a minimum of 10 feet from any structural footings. The applicant must work with the City on the new design. Additionally, the new sanitary sewer line will be out of the drainage and utility easement. A new easement must be created and dedicated that covers the new sanitary line. The property owner must be sure that no structures are located within the new easement area.
- A new uncovered loading platform is shown as part of a recessed bus lane on Cedar Avenue. The uncovered loading platform will also be used for MVRTA express buses. Colored stamped concrete will be used to delineate the platform so that it is clear where the passenger loading will occur.
- The roadway modifications and expanded platform will remove three (3) trees; replacement trees must be located on the site, and the applicant must work with the City on the new location.

Southbound station

- There are no changes proposed to the existing station building or canopy.
- There is an extended uncovered loading platform measuring 250' x 15'. This loading platform is part of a proposed recessed bus lane on Cedar Avenue that will be used to accommodate MVRTA express buses. The new platform will be incorporated into the pedestrian trail in the

area, and sod will be removed for the hardscape. The platform will be constructed of colored stamped concrete.

Dykes asked for comments or questions from the Commission.

Commissioner Scanlan asked if the support poles of the canopy will be the same design as the existing structure.

Dykes responded yes; it will match what exists now.

Acting Chair Melander asked if the covered area is a different design from what the Commission had seen originally.

Dykes replied that it is. She stated that the first design had a flat roof and the City Council asked that the roofline be sloped.

Acting Chair Melander said that he is glad to see that the station is so popular.

Dykes said it is and the road construction on Cedar Avenue will start within the next month, beginning at 155th Street West and heading south.

Acting Chair Melander thanked the representatives of MVTA and asked for a motion.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Burke to recommend approval of site plan and building permit authorization for the expansion of the northbound Apple Valley Transit Station, located at 15450 Cedar Avenue, and the site plan of the southbound station, as shown on the plans submitted to the City on March 7, 2011, subject to all applicable City codes and standards, and the following conditions:

1. No building permit shall be issued until the property owner has vacated the existing westerly drainage and utility easement and rededicated the easement in a location that satisfies the concerns of the Public Works Director.
2. No work shall commence prior to the issuance of a Natural Resources Management Permit.
3. All landscaping and trees removed for the construction of the station addition and canopy shall be relocated or replaced elsewhere on the site.
4. A sprinkler system shall be installed in the building addition to the satisfaction of the Fire Marshal.
5. The property owner shall install security cameras in the subject building addition and canopy, and additional site lighting to allow for good overall surveillance coverage to the satisfaction of the Crime Prevention Specialist.

The motion carried 5-0.

7. OTHER BUSINESS

A. Review of the Upcoming Schedule and other Updates.

Community Development Director Bruce Nordquist stated that the City Council will be considering the Planning Commission applicants at their March 24th meeting. He stated that the new Commissioner should be able to start their term at the April 6th Planning Commission meeting.

8. ADJOURNMENT

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

MOTION: Commissioner Burke moved, seconded by Commissioner Diekmann, to adjourn the meeting at 7:13 p.m. The motion carried 5-0.

Respectfully Submitted,

Barbara L. Wolff, Planning Department Assistant

Approved by the Apple Valley Planning Commission on _____.