

CITY OF APPLE VALLEY  
PLANNING COMMISSION MINUTES  
DECEMBER 16, 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, Tim Burke, Ken Alwin, Keith Diekmann, Angela Polozun, Paul Scanlan and David Schindler.

Members Absent: None

Staff Present: City Attorney Sharon Hills, Community Development Director Bruce Nordquist, Planner Tom Lovelace, City Engineer Brandon Anderson, 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 Scanlan, approving the agenda as amended. Ayes - 7 - Nays - 0.

**3. APPROVAL OF MINUTES DECEMBER 2, 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 December 2, 2015. Ayes - 6 - Nays - 0. Abstained – 1 (Burke)

**4. CONSENT ITEMS**

--NONE--

**5. PUBLIC HEARINGS**

--NONE--

**6. LAND USE/ACTION ITEMS**

**A. 14607 Felton Court C.U.P.** – Consideration of a conditional use permit to allow open storage of vehicles and equipment in an “I-2” (General Industrial) zoning district. **(PC15-42-C)**  
LOCATION: 14607 Felton Court

PETITIONER: AVBC, LLC

**B. 14608 Felton Court C.U.P.** – Consideration of a conditional use permit to allow open storage of vehicles and equipment in an “I-2” (General Industrial) zoning district. **(PC15-43-C)**

LOCATION: 14608 Felton Court

PETITIONER: AVBC, LLC

**C. 14645 Felton Court C.U.P.** – Consideration of a conditional use permit to allow open storage of vehicles and equipment in an “I-2” (General Industrial) zoning district. **(PC15-44-C)**

LOCATION: 14645 Felton Court

PETITIONER: AVBC, LLC

**D. 6275 147th Street West C.U.P.** – Consideration of a conditional use permit to allow open storage of vehicles and equipment in an “I-2” (General Industrial) zoning district. **(PC15-45-C)**

LOCATION: 6275 - 147th Street West

PETITIONER: AVBC, LLC

City Planner Tom Lovelace stated the applicant is requesting approval of four conditional use permits to allow for outdoor storage of commercial vehicles and equipment at 14607 Felton Court, 14608 Felton Court, 14645 Felton Court and 6275 - 147th Street West. They are requesting that they be allowed to park vehicles and trailers overnight. All the vehicles and trailers will have current registration and be in operational condition, and will be used in the normal course of business. They would also like to have the ability to place roll-off dumpsters or compactors in the loading berths and covered trash containers just outside of a rear door of an occupied building suite.

The properties are zoned "I-2" (General Industrial), which is a zoning district that allows for open storage as a conditional use. The applicant would like to store vehicles and trailers on paved areas behind each of the buildings. The applicant has stated that he would not allow long-term storage of vehicles and trailers (vehicles not used for 90 days or more) and personal vehicles such as RV's, snowmobile or ATV trailers

The applicant would also like to have the ability to allow his tenants to park passenger automobiles, pickup trucks and vans in front of the buildings overnight. These vehicles would be directly associated with the uses within the buildings. Staff initially had reservations with allowing this type of use, but would not with the limits set forth on the type of vehicle that can be parked overnight. Storage of damaged, inoperable, or unlicensed vehicles and trailers would not be allowed to be stored.

Mr. Lovelace reviewed the parking requirements and if there were any adverse impacts. He stated City Code requires screening for exterior storage. The type of screening required includes a solid fence or wall, landscaping, or earth berm. If landscaping is used, it should provide a year-round solid screen. Natural features, such as differences in elevation, tree masses or other similar natural features may negate the need for man-made screening in certain areas.

Discussion followed.

**MOTION:** Commissioner Diekmann moved, seconded by Commissioner Burke, recommending approval of the a Conditional Use Permit for the outdoor storage of commercial vehicles and materials in conjunction with an approximately 54,000-sq. ft. industrial building located at 14607 Felton Court and legally described as Lot 1, Block 1, APPLE VALLEY BUSINESS CAMPUS; subject to the conditions as amend. Ayes - 7 - Nays - 0.

**MOTION:** Commissioner Diekmann moved, seconded by Commissioner Scanlan, recommending approval of a Conditional Use Permit for the outdoor storage of commercial vehicles and materials in conjunction with an approximately 50,000-sq. ft. industrial building located at 14608 Felton Court and legally described as Lot 2, Block 1, APPLE VALLEY BUSINESS CAMPUS; subject to the conditions as amended. Ayes - 7 - Nays - 0.

**MOTION:** Commissioner Diekmann moved, seconded by Commissioner Scanlan, recommending approval of a Conditional Use Permit for the outdoor storage of commercial vehicles and materials in conjunction with an approximately 83,702-sq. ft. industrial building located at 14645 Felton Court and legally described as Lot 1, Block 1, APPLE VALLEY BUSINESS CAMPUS 2ND ADDITION; subject to the conditions as amended. Ayes - 7 - Nays - 0.

**MOTION:** Commissioner Diekmann moved, seconded by Commissioner Schindler, recommending approval of a Conditional Use Permit for the outdoor storage of commercial vehicles and materials in conjunction with an approximately 41,856-sq. ft. industrial building located at 6275 147th Street West and legally described as Lot 1, Block 2, APPLE VALLEY BUSINESS CAMPUS 2ND ADDITION; subject to the conditions as amended. Ayes - 7 - 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, January 6, 2016, 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 Scanlan to adjourn the meeting at 8:01 p.m. Ayes - 7 - Nays - 0.

