

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
APRIL 6, 2016

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, Angela Polozun, and Paul Scanlan.

Members Absent: David Schindler

Staff Present: City Attorney Sharon Hills, Community Development Director Bruce Nordquist, City Planner Tom Lovelace, Planner Kathy Bodmer, Code Compliance Specialist Ben Pierson, 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 Burke moved, seconded by Commissioner Diekmann, approving the agenda. Ayes - 6 - Nays - 0.

3. APPROVAL OF MINUTES MARCH 16, 2016

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 March 16, 2016. Ayes - 5 - Nays - 0. Abstain – 1 (Diekmann)

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

--NONE--

6. LAND USE/ACTION ITEMS

A. Foliage Medical Office Building – Consider site plan review/building permit authorization to allow for construction of an 18,375-sq. ft. medical office building on 5.47 acres. **(PC16-09-B)**

LOCATION: Northeast corner of 152nd Street West and Foliage Avenue
PETITIONER: Elder Doyle, LLC

City Planner Tom Lovelace stated the request is for site plan review/building permit authorization to allow for construction of an 18,375-sq. ft. office building and 128 parking spaces on 5.47-acre lot. The property is located at the northeast corner 152nd Street West and Foliage Avenue.

The 2030 Comprehensive Plan Land Use Map designates the site "C" (Commercial). This request is in conformance with the existing map designation and the goals and policies of the Plan.

The property is zoned from "PD-679/zone 3" (Planned Development), which allows for a variety of commercial/retail uses. The current zoning allows offices for doctors, dentists, lawyers, insurance agents, banks and savings and loans and similar uses, as permitted uses; subject to conformance with the area standards and performance standards set forth in the planned development ordinance.

He reviewed the site plan, grading plan, elevation drawings and landscape plan.

Discussion followed.

MOTION: Commissioner Diekmann moved, seconded by Commissioner Burke, recommending approval of the site plan review/building permit authorization to allow for the construction of an 18,375-sq. ft. office building and 128 parking spaces on property legally described as Lot 2, Block 1, HILLCREST ACRES FIFTH ADDITION, subject to the following conditions:

1. The south driveway shall be aligned with the 152th Street West/Foliage Avenue intersection.
2. The width of the landscaped parking islands shall be increased by one (1) foot.
3. Bicycle and motorcycle parking shall be installed.
4. A final grading plan shall be submitted for review and approval by the City Engineer prior to issuance of a Natural Resources Management Permit and building permit.
5. A final utility plan shall be submitted for review and approval by the City Engineer prior to issuance of a building permit.
6. The landscape plan shall be revised per the Natural Resources Coordinator's comments and submitted for staff's approval prior to issuance of a building permit.
7. A detailed planting price list shall be required for verification of the City's 2½% landscaping requirement at the time of submission of plans for a building permit.
8. A maintenance agreement to ensure the ongoing functionality of the underground storm water infiltration system shall be executed and recorded against the property.
9. A sidewalk shall be installed along the north side of the east parking lot that will provide a connection to the sidewalk along the east side of the Discount Tire building and if the grades allow, from the south parking lot to Foliage Avenue.

10. All applicable ordinances shall be adhered to.

Ayes - 6 - Nays - 0.

B. MN Zoo Sign Variance – Consideration of sign variance to install two 184 sq. ft. entrance monument signs. (PC16-15-V)

LOCATION: County Road 38 (McAndrews Road) and Zoo Boulevard

PETITIONER: Visual Communications, Minnesota Zoo and Dakota County

Code Compliance Specialist Ben Pierson stated the Minnesota Zoo is requesting a variance to the 60 square foot area size requirement for entrance signs to be located at the northeast and northwest corners of County Road 38 and Zoo Boulevard. The zoning code allows for one sign with an area of 60 square feet. This request is to allow the zoo to install two signs that are 184 square feet located on County Road 38.

The unique history and development surrounding the site under consideration leads to a number of practical difficulties. The area utilized by the existing signage will be undergoing the installation of an elevated walkway adjacent to Zoo Boulevard, requiring relocation of existing signage and installation of new signage. Entrance signage is needed to direct visitors to the property, which is uniquely situated behind residential neighborhoods to the south thus limiting visibility and access to the site. The only public access to the zoo is by Zoo Boulevard to the north of County Road 38 and the area under consideration. The width of the right-of-way at Zoo Boulevard is over 350 feet and is one of the widest right-of-way found anywhere in the City, which further emphasizes the need for larger signage. The speed of traffic along County Road 38 in front of Zoo Boulevard is 50 MPH, which also increases the need for larger signage.

Discussion followed.

MOTION: Commissioner Burke moved, seconded by Commissioner Diekmann, recommending approval of the variance for Minnesota Zoo Right of Way Signage to be approved in accordance with the following conditions:

- A permit shall be obtained from the County and provided to City prior to issuance of a sign permit.
- The size of each sign is limited to a maximum of 184 square feet.
- Signs are subject to City Ordinance Sections 154.06(A) & (I) regarding lighting and maintenance of the signs.
- The signs shall be installed in accordance with the site plan and elevation plan dated March 31, 2016.
- A separate electrical and building permit shall be obtained.

Ayes - 6 - Nays - 0.

7. OTHER BUSINESS

A. PHS Cobblestone Lake Senior Housing Development Sketch Plan– Review of a potential Comprehensive Plan amendment, rezoning, replat of existing outlots and site plan/building permit authorization to allow for the construction 175-unit continuum of care facility. **(PC16-14-PZSB)**

LOCATION: Intersection of 157th Street West and Cobblestone Lake Parkway

PETITIONER: Tradition Development and Presbyterian Homes and Services

City Planner Tom Lovelace said no official action is needed. The applicant is proposing a 175-unit continuum of care complex on 12.28 acres. The site is located along the east side of Cobblestone Lake Parkway, south of Embry Path and north of Elmhurst Lane. The site is currently made up of three outlots that have a variety of Comprehensive Plan land use and zoning designations. The applicant is proposing to replat the existing outlots into one (1) lot and one (1) outlot. The proposed lot will be the location of continuum of care facility and the outlot will be dedicated as public park. Approval of amendments to the City's 2030 Comprehensive Plan Land Use Map, rezoning of the property and site plan review/building permit authorization are other entitlements needed for this project.

The sketch plan identified future expansion that will include an additional 64 independent living units and an 80-bed skilled nursing facility, which will need City review and consideration.

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, April 20, 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 Alwin moved, seconded by Commissioner Diekmann to adjourn the meeting at 8:17 p.m. Ayes - 6 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 4/20/16.

/s/ Tim Burke
Tim Burke, Vice-Chair