

MINUTES
ROGERS PLANNING COMMISSION
October 16, 2018

CALL TO ORDER

The meeting of the Rogers Planning Commission was held on October 16, 2018 at 7:00 p.m. and was called to order with Commissioners Nei, Binkley, Bryan, Kraemer and Silverstein present.

Member(s) excused: Neis, Jullie, Terhaar

Also present were City Planner/Community Dev. Coordinator Ziemer, and Associate Planner Patnode.

SET AGENDA

The Agenda was set as corrected; 5.4 moved to 5.1.

Commissioner Nei moved, Commissioner Binkley seconded the motion to approve the agenda as corrected.

On the vote, all members voted AYE. Motion carried.

CONSENT AGENDA

4.1 Approval of the August 21, 2018 Planning Commission Meeting Minutes

Commissioner Nei moved, Commissioner Kraemer seconded a motion to approve the August 21, 2018 Planning Commission Minutes.

On the vote, members voted 4-0-1; Silverstein abstained due to absence from August meeting. Motion carried.

PUBLIC HEARINGS

5.1 Public Hearing to Consider a Request by Shred-n-Go for an Amendment to a Conditional Use Permit for Outdoor Storage of Trucks and Materials, Located at 22851 Industrial Boulevard.

Associate Planner Patnode provided background information and commented on the following:

- Property is zoned L-I and guided Industrial in the 2030 Comprehensive Plan.
- A CUP was approved in 2012 for storage of roofing equipment. No limit of materials was listed. Today code restricts outdoor storage of materials to 20% of building area.
- Applicant would like outdoor storage for trucks and trailers, staff would like to amend existing CUP to include trucks and trailers and amend language on outdoor storage of materials.

Vice Chair Silverstein opened the meeting for public comment.

There were no comments registered.

Commissioner Nei moved, Commissioner Binkley seconded a motion to close the public hearing.

On the vote, all members voted AYE. Motion carried.

There was a brief discussion by the Planning Commission.

Commissioner Nei moved, Commissioner Kraemer seconded a motion to recommend approval to amend conditional use permit dated July 10, 2012 to allow the property at 22851 Industrial Boulevard, to store trucks, trailers and materials outdoors, subject to the following conditions;

1. Outdoor storage of materials shall not exceed 20% of building area.
2. Outdoor storage of any sort, shall be located in the rear yard.
3. The Fire Department shall be granted access to the gated area.
4. Subject Property must maintain effective storm drainage management facilities.
5. Storage of hazardous materials outdoors are prohibited unless otherwise approved by the City.

5.2 Public Hearing to Consider a Request from Primrose Schools Franchising Company for Preliminary Plat, Site Plan and Variance Approval.

City Planner Ziemer provided background information and commented on the following:

- The subject parcel is currently Outlot A in the Walter Dehn Commerce Center 6th Addition; to be replatted to Lot 1, Block 1, Walter Dehn Commerce Center 7th Addition.
- Building proposed to be 11,450 square feet on 2.3 acres of land with access from 135th Avenue North.
- Plan shows more parking stalls than required by code, this is to help facilitate any future expansion on the site.
- The finished design of the building meets city code architectural design standards.
- Two variances are needed for the setback standards for the Highway Corridor Overlay District.

Vice Chair Silverstein opened the meeting for public comment.

There were no comments registered.

Commissioner Silverstein moved, Commissioner Nei seconded a motion to close the public hearing.

On the vote, all members voted AYE. Motion carried.

There was a brief discussion by the Planning Commission.

Commissioner Binkley moved, Commissioner Bryan seconded a motion to recommend approval of the Preliminary Plat, Site Plan and Variance requests with the following conditions:

1. The Applicant shall submit and obtain approval for the storm water and erosion control plans, and receive the required permit(s), from Elm Creek Watershed Management Commission.

2. The Applicant shall review options to connect the internal sidewalk from the parking lot south to the trail along South Diamond Lake Road.
3. External lighting for the monument sign shall be revised to be downward facing to satisfy City Code.
4. Address Fire Department concerns regarding site access and fire truck navigation, and revise plans as necessary to satisfy Fire Department requirements.

On the vote, all members voted AYE. Motion carried

5.3 Public Hearing to Consider a Request from Interstate of Rogers, LLC for a Preliminary Plat and Rezoning.

City Planner Ziemer provided background information and commented on the following:

- Rezone property from Special Industrial (S-I) to Limited Industry (L-I). The 2030 Comp plan guides the subject property as L-I.
- In June 2018, 10 acres was divided administratively. Those 10 acres will be re-platted to become Lot 1, Block 1, Interstate of Rogers Addition.
- Access to the property will be shared with the remaining undeveloped 9.7 acres to the east. A cross access agreement will be written and recorded through the private property owners.

Vice Chair Silverstein opened the meeting for public comment.

There were no comments registered.

Commissioner Nei moved, Commissioner Bryan seconded a motion to close the public hearing.

On the vote, all members voted AYE. Motion carried.

There was a brief discussion by the Planning Commission.

Commissioner Nei moved, Commissioner Kraemer seconded a motion to recommend approval of the request from Interstate of Rogers, LLC, for Rezoning of the Subject Property from Special Industrial (S-I) to Limited Industrial (L-I) and approval of the Preliminary Plat as presented.

On the vote, all members voted AYE. Motion carried.

5.4 Public Hearing to Consider a Request from Graco, Inc. for a Preliminary Plat, Site Plan, Conditional Use Permit and Variance.

City Planner Ziemer provided background information and commented on the following:

- Plat will combine two (2) lots to become Lot 1, Block 1, Graco Addition.
- The Graco building will be a total of 795,960 finished square feet: 479,766 square feet is the size of the addition.
- The south building elevation does not show architectural variation every 100 linear feet. Applicant must provide revisions to conform to city code.
- Applicant is requesting a storage tank on the property. Storage tanks require approval through a Conditional Use Permit.

- Variance is requesting reduction in parking stalls to a total of 578; 702 less than required.

Vice Chair Silverstein opened the meeting for public comment.

Matt Lily with RSP responded to concerns in regards to the proposed lack of parking on the site, and the possibility of a change of occupant in the future. Matt expressed it is highly unlikely for the property to change use, as this site was carefully selected with a long term vision and the amount of investment made on behalf of Graco. Graco created an equation for the 578 parking stalls from maximum amount of employees on a shift, and added additional stalls. They feel this number is adequate in providing for the site. In addition, increasing modes of transportation call for less parking.

Commissioner Kraemer moved, Commissioner Nei seconded a motion to close the public hearing.

On the vote, all members voted AYE. Motion carried.

There was a brief discussion by the Planning Commission.

Commissioner Nei moved, Commissioner Kraemer seconded a motion to recommend approval of the Preliminary Plat and Site Plan with the following conditions:

1. The Applicant revises the north and south wall building elevations to address architectural design standards to increase the number of design interruptions as required by City Code.
2. The Applicant provides full sign detail plans for all signage to be located on the property and building as shown on plans.
3. Approve CUP and Variance requests as indicated in the packet.

On the vote, all members voted AYE. Motion carried.

NEW BUSINESS

6.1 Adjacent Community Comprehensive Plan Reviews

Local Government Unit review for Corcoran and Maple Grove Comprehensive Plans.

ADJOURN

Commissioner Kraemer moved, Commissioner Nei seconded a motion to adjourn the meeting at 8:24 p.m.

On the vote, all members voted AYE. Motion carried.