

Sharon Compton, 11356 Flintwood Street NW in Coon Rapids, with Pathways Community Church thanked the Commission for considering their request this evening. She indicated the accessory building would assist in storing tables, chairs, outdoor equipment and mowers.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Field, Maul, and Nosan. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 7:09 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #13-08-127 adopting Findings of Fact #0916 relating to the applicant's request for an amended conditional use permit

Further discussion

Commissioner Field questioned if the existing shed would be removed.

Associate Planner/Environmental Coordinator Anderson stated the 12' x 16' existing shed would be removed to make room for the new accessory building.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Maul, Brauer, Field, Nosan, and VanScoy. Voting No: None. Absent: None.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #13-08-128 approving an amended conditional use permit for an expansion of a religious institution based on Findings of Fact #0916 and contingent upon compliance with the Staff Report dated July 26, 2013.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Field, Maul, and Nosan. Voting No: None. Absent: None.

5.03: Public Hearing: Consider Ordinance #13-16 Amending City Code Relating to Surfacing Requirements in the Official Map Overlay District and Other Highway 10 Improvement Impact Areas

Public Hearing

Chairperson Levine called the public hearing to order at 7:13 p.m.

Presentation

Development Services Manager Gladhill presented the staff report stating on July 9, 2013 the Council directed staff to review performance standards along Highway 10, specifically in the Official Map Area (for future freeway expansion). Signage and surfacing requirements were of specific concern. He requested the Commission discuss the matter further and adopt the proposed Ordinance.

Citizen Input

None.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Field, Maul, and Nosan. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 7:18 p.m.

Commission Business

Chairperson Levine questioned the length of time that would be allowed for an interim use permits.

Development Services Manager Gladhill explained that interim use permits would be approved for five years and if not followed correctly action could be taken by the City.

Commissioner Bauer asked how the City would address right-of-way issues in the future.

Development Services Manager Gladhill indicated the expanded highway areas would be handled through State Statute, but the property owners would have grandfather rights. For the most part, most properties identified would be complete acquisitions. His hope would be that property owners would build or expand outside of the proposed highway right-of-way.

Commissioner Bauer recommended that staff consider landscaping or screening be considered short-term if completed in the interim within the proposed highway right-of-way.

Commissioner VanScoy inquired if there were plans for a City of Ramsey interchange.

Development Services Manager Gladhill commented a corridor study has been completed for both Sunfish Lake Boulevard and Armstrong Boulevard interchanges.

Commissioner Field recommended a language change to the Ordinance regarding the impacted area.

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to recommend that City Council adopt Ordinance #13-16, with the noted language change.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Field, Maul, Nosan, and VanScoy. Voting No: None. Absent: None.

5.04: Consider Recommendation from Economic Development Authority (EDA) for Area Near 167th Avenue and Saint Francis Boulevard (TH 47)

Presentation

Development Services Manager Gladhill presented the staff report stating the retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Council and the EDA for several years. This node has struggled to become economically viable for some time, is experiencing high vacancy, an increase of blighted building conditions and escalating crime.

Development Services Manager Gladhill explained the City has received a number of inquiries from property and business owners located in the 167/47 Node requesting assistance to help correct a market failure. He indicated that Staff has worked through a policy that would assist in guiding this property through redevelopment while creating a common goal, vision, working parameters and a process to garner public input. He requested the Commission review the policy and direct Staff to coordinate an Open House.

Commission Business

Assistant City Administrator Patrick Brama discussed the potential redevelopment of some land near the node by Rum River Hills Golf Course. He stated conceptual plans were being reviewed by the City at this time and that the number of units was still uncertain.

Commissioner Bauer commented if the number of residents in this area were to increase, it may create additional interest in the node.

Chairperson Levine expressed concern with bringing in a warehouse use to the node as opposed to retail uses.

Development Services Manager Gladhill explained the original vision for this area was a small neighborhood retail center to serve the adjacent residents.

Assistant City Administrator Brama commented the EDA did not want to see the space opened up for warehouse or industrial uses.