1. Planning Commission Regular Meeting Agenda
   Documents:
   
   6-2-20 REGULAR MEETING AGENDA.PDF

2. Planning Commission Regular Meeting Packet
   Documents:

   6-2-20 REGULAR MEETING PACKET.PDF
AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes
   a. May 5, 2020, Regular Meeting Minutes

4. Old Business
   a. None

5. New Business
   a. None

6. Public Hearings
   a. Sign Area Variance; Vista Outdoor/ Federal Cartridge located at 1101 East Main Street

7. Miscellaneous
   a. None

8. Adjournment

Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please call the City Manager’s office at (763) 576-2710 to make arrangements.
AGENDA

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7. Miscellaneous
   a. None

8. Adjournment
CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Don Kjonaas, Karna Brewer, Borgie Bonthuis, Nancy Coleman, James Cook, Shari Nemec, and Peter Rech

Planning Commissions absent: None.

Staff present: Associate Planner Clark Palmer and Community Development Director Doug Borglund

APPROVAL OF MINUTES:

a. Approval of March 4, 2020 Regular Meeting Minutes

Commissioner Brewer noted on page two, the middle of the page, it should state, “…asked if for the average setback for 8th Avenue.”

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BREWER, TO APPROVE THE MEETING MINUTES OF MARCH 4, 2020, REGULAR MEETING WITH THE NOTED CHANGE.

5 ayes – 0 nays – 2 abstain (Coleman and Cook). Motion carried.

NEW BUSINESS:

None

OLD BUSINESS:

None

PUBLIC HEARINGS ON NEW APPLICATIONS:
Zoning Text Amendment; Chapter 74, Article V, Division 3, Section 74-241 (f)(1); B-6 Permitted Uses – Adding Currency Exchange as a Permitted Use in the B-6 Neighborhood Commercial Business District

Associate Planner Palmer reported the applicant, Your Exchange, is seeking to establish a “currency exchange” business at the commercial property located at 2353 7th Avenue. The subject property is the location of the former US Bank. The applicant currently operates five other currency exchange businesses in the Twin Cities metro area including locations in Coon Rapids, Blaine, Fridley, Brooklyn Park and Columbia Heights. The property of 2353 7th Avenue is located within the B-6 Neighborhood Commercial Business District. The use of currency exchange is not a listed use and is therefore considered prohibited. The applicant is requesting a zoning text amendment to the Zoning Code to allow for the proposed use within the applicable zoning district. If approved, the applicant may seek a Conditional Use Permit (CUP) for the use of the existing teller window.

Associate Planner Palmer provided details on the requested zoning amendment, the 2030 Comprehensive Plan, the B-6 Neighborhood Commercial Zoning District, and the application of State Regulations for currency exchange. He provided details on the letter recommending denial from the Police Chief. He stated that staff recommends approval of the request as presented.

Commissioner Brewer asked if the Commission could choose to do nothing, which would keep the allowed businesses as currently zoned.

Associate Planner Palmer stated that the applicant has made a land use application and therefore the City is required to act on the request within 60 to 120 days. He explained that because the review did not occur at the last meeting, the City already extended to 120 days and therefore action needs to be taken.

Scott Bennett, applicant, provided background information on his business which began in 2001 in Coon Rapids. He noted that banks and credit unions are listed as allowed uses within the B-6 zoning district and therefore he was caught off-guard that a text amendment would be needed as his business is considered a financial institution. He explained that his business is an authorized bill pay agent for CenterPoint Energy, Connexus Energy, Xcel Energy, Comcast, and PayLease which means that customers can make payments in person to pay their bill. He stated that his business does much more than check cashing and in addition to accepting bill payments also provides fax/copy/scan services, postage, money orders, long distance calling cards, Cashpass, and commercial account services. He reviewed first quarter statistics for his business and stated that his business is considered essential and reviewed the safety measures that the business has implemented during COVID-19. He explained that his business has expanded hours rather than reducing hours during this time. He also provided photographs of different locations of his business, noting that he takes pride in how his business looks. He reviewed some customer reviews and Google ratings of the different locations of his business. He noted that this is a highly regulated industry and reviewed the business monitoring that his company participates in. He provided a
photograph of the current location his business would like to occupy, which has been vacant for some time. He referenced the letter from the Anoka Police Department, which he received today. He stated that the letter compares his business to other check cashing businesses, noting that he does not operate the same way the UnBank operates or Wells Fargo operates. He was upset that the letter compared his customers to criminals or impaired that the customers will be criminals. He stated that any business encounters criminals, but just like any other business he has measures in place in attempt to prevent that activity and his business reports criminal activity.

Commissioner Brewer asked if the applicant could provide actual numbers of those that may come to his store with fraudulent activity.

Mr. Bennett stated that he did not fully have time to dissect the letter prior to the meeting. He stated that perhaps there is one fraud attempt per week, noting that could spike higher around the holiday season. He stated that he operates multiple locations and only fraudulent check was cashed in 2020. He explained that they have worked to prosecute fraudulent attempts and educate that community that Your Exchange does not participate in that type of activity. He stated that he works with the local police departments in order to assist in catching those that attempt criminal activity and should not be punished for reporting the attempts.

Commissioner Bonthuis asked the locations of the existing businesses.

Mr. Bennett replied that he has locations in Brooklyn Park, Columbia Heights, Fridley, Coon Rapids and Blaine. He stated that the business previously had two locations in Spring Lake Park but converged those locations into the Fridley location.

Commissioner Bonthuis asked why this location is desired if there is a Coon Rapids location.

Mr. Bennett replied that this is a good opportunity because of how the existing building is setup. He commented that if he would have known the pushback from the Police Chief, he may not have chosen to move forward with this request.

Commissioner Bonthuis commented that the first quarter numbers presented were impressive and asked for details.

Mr. Bennett explained that those figures were for all five locations during the first quarter of 2020. He provided details on scams that his business catches and how the business is handling that in cooperation with the local police.

Commissioner Bonthuis commented that the comparison was made that this business is like a bank but does not issue vehicle or home loans and she does not consider the business to be a bank.

Mr. Bennett reviewed the standards of the B-6 district, noting that he would meet the requests of the City related to the appearance, and commented on how he believes that his business would
meet the standards of the district. He noted that a full list of services that his business provides can be found on his website.

Commissioner Rech stated that the location of the building does not seem to lend itself to walk-in services and asked the volume of traffic that the business would expect to typically draw.

Mr. Bennett was unaware of the traffic that he would receive at the location. He stated that this is a quick turnaround business, with the goal of servicing a customer within three minutes, or five to seven minutes for first time customers. He stated that at the Coon Rapids location he would estimate serving 30 to 40 customers per day. He stated that the volume would be similar to the volume USBank serviced when it was open.

Chair Kjonaas opened the public hearing at 7:42 p.m.

No comments made.

As no one further wished to appear, Chair Kjonaas closed the public hearing at 7:43 p.m.

Commissioner Brewer stated that typically there is a list of questions and answers provided in the staff report for findings of fact, which was not provided in the staff report. She stated that if the action is approved, the term currency exchange would be added as an allowed use in the B-6 zoning district and the actual request from the business would come forward separately.

**MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER RECH, TO RECOMMEND APPROVAL OF THE ZONING TEXT AMENDMENT TO INCLUDE CURRENCY EXCHANGE IN THE B-6 ZONING DISTRICT.**

Further discussion: Commissioner Bonthuis stated that she maintains that this change would have a negative effect on public health, safety and welfare per the letter from the Police Chief and therefore would not support the request.

Commissioner Brewer commented that some of the statements are broad generalities and there are no specifics provided. She did not believe there was enough specific information to judge that the business type would be a threat.

Commissioner Nemec asked if there has been any feedback from the UnBank regarding statistics around police calls or fraudulent activity.

Commissioner Bonthuis provided a statement from the Police Chief related to police activity, that did not mention specific numbers.

3 ayes (Kjonaas, Brewer, Rech) – 4 nays. Motion failed.
MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER NEMEC, TO RECOMMEND DENIAL OF THE ZONING TEXT AMENDMENT TO INCLUDE CURRENCY EXCHANGE IN THE B-6 ZONING DISTRICT WITH THE FINDING OF FACT THAT THE CHANGE WOULD HAVE A NEGATIVE EFFECT ON PUBLIC HEALTH, SAFETY AND WELFARE BASED ON THE LETTER FROM THE POLICE CHIEF THAT HAS RESEARCHED THIS COMPANY AT ITS FIVE DIFFERENT LOCATIONS AND SITES CASES OF FRAUDULENT ACTIVITY COUPLED WITH OTHER CRIMES AND THE BUSINESS WOULD SERVICE A HIGHER DENSITY OF CUSTOMERS THAN ALLOWED IN B-6 AND THEREFORE DOES NOT FIT THE PURPOSE AND INTENT OF THE DISTRICT.

A roll call vote was performed:

Commissioner Nemec       aye
Commissioner Cook         aye
Commissioner Coleman      aye
Commissioner Bonthuis     aye
Commissioner Brewer       nay
Commissioner Rech         nay
Chair Kjonaas             nay

Motion carried.

Chair Kjonaas advised this will go before the City Council.

Conditional Use Permit and Site Plan Review; Anoka Middle School for the Arts, Fred Moore Campus, 1523 5th Avenue

Associate Planner Palmer reported that Anderson-Johnson Associates, Inc. (the applicant) on behalf of Anoka-Hennepin School District, is proposing building additions and parking lot improvements at the Anoka Middle School for the Arts, Fred Moore Campus, located at 1523 5th Avenue. The property is zoned R-1, single family. Schools and public buildings are allowed in the zoning district with approval of a Conditional Use Permit and Site Plan Review application.

Eric Anderson, representing the applicant, provided details on the two proposed building additions and other improvements. He also explained how some of the existing space would be repurposed for learning space and other flexible uses.

Commissioner Brewer referenced the additional hardcover that will be added and asked how the existing heating and air conditioning units are prepared to service that space.

Mr. Anderson confirmed that additional units will be added to the mechanical space to service the new space.
Associate Planner Palmer reviewed the Site Plan including landscaping/tree replacement, parking, grading/drainage, and storm water. He reviewed the Conditional Use Permit analysis and recommendation of approval from staff.

Chair Kjonaas asked if the School District is in discussions with Zion to extend the parking agreement for five years.

Greg Coleman stated that they have a verbal agreement with the Pastor at Zion to enter into a five-year lease agreement if necessary. He stated that the lease has already begun to ensure that the City was aware that the School District was serious about acquiring more parking.

Commissioner Rech asked if the verbal agreement would be translated into a written agreement.

Mr. Cole replied that the enrollment projections for the next five years do not exceed 1,200 students but confirmed that the longer lease could be obtained.

Commissioner Bonthuis asked why the addition is necessary if the enrollment numbers are not projected to increase.

Mr. Cole replied that the addition will help change the security, the cafeteria, will provide an opportunity to efficient increase classroom space, and will provide additional space for the future. He explained that the Fit for the Future bonding was meant to first address security and also to plan for future expansion.

Commissioner Coleman referenced condition two proposed and suggested a grammatical change.

Commissioner Bonthuis stated that there is a verbal agreement with Zion and asked if the verbal agreement would be valid.

Mr. Cole replied that he is confident that the School District can obtain that agreement. He explained that the School District has a tremendous ability to cap enrollment because it is an arts school and accepts students from outside the boundaries.

Chair Kjonaas stated that it would make sense to at least extend the agreement for one additional year to cover the time of construction.

Mr. Cole confirmed that could be done.

Commissioner Bonthuis asked for additional details on the plan to add 20 staff members and only three stalls. She noted that currently parking occurs on the street.
Mr. Cole replied that not all staff members are at the building at one time. He stated that in 1968 there were 1,600 high school students attending at this location. He stated that entire piece of property is shared between the City and School District, therefore there was hope that this could be worked out. He stated that they attempted to prepare a project to meet the security needs that were lacking at that building.

Commissioner Bonthuis agreed that security was an issue. She did not believe that the cafeteria matters to students.

Mr. Cole disagreed, noting that staff, students and the community care about the cafeteria. He stated that this is a long-term investment and plan to be smart and prepared for the capacity that will be needed in the future.

Mr. Anderson explained that in the initial planning they were not intending to add classrooms but found an opportunity to build capacity for the future in repurposing the spaces that would be vacated. He stated that adding the classroom space allows for the potential to increase capacity but also provides flexibility in programming and how those spaces can be used.

Chair Kjonaas stated that with this type of project all elements are a part of the project, including parking and therefore it should not be a surprise that this topic came up tonight. He commented that the School District did a great job in the architecture and planning, but it seems that parking was left out and attempted to be shoehorned in.

Commissioner Bonthuis asked how enrollment would be decreased if the parking ratio cannot be met, using the example of the lease not being extended by Zion.

Mr. Cole stated that enrollment builds slowly and does not occur in one year’s time. He stated that this is a northwest suburban building, which accepts children annually that do not live within the boundaries and therefore it is unique, and the enrollment can be capped more easily.

Chair Kjonaas opened the public hearing at 8:28 p.m.

No comments.

As no one further wished to appear, Chair Kjonaas closed the public hearing at 8:29 p.m.

Commissioner Bonthuis asked if the lease stipulation could be extended indefinitely or whether the City could require permanent parking after five years.

Community Development Director Borglund noted that sunset requirements cannot be placed on CUPs.
Associate Planner Palmer stated that staff has sought to put the ball into the applicant’s court to find a solution that works. He stated that if the shared parking agreement works, that should be allowed to continue. He stated that if the agreement changes, there would be additional stipulations for parking and enrollment.

**MOTION WAS MADE BY COMMISSIONER RECH, SECONDED BY COMMISSIONER BREWER, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT AND SITE PLAN REVIEW APPLICATION, SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The School District shall inform the City in writing at least 60 days in advance if the shared parking agreement (lease) with Zion Lutheran Church is planned to be terminated or non-renewed or is at any time terminated.
2. The School District shall provide to the City a copy of any amendments or renewals/extensions of the submitted shared parking agreement (lease).
3. The School District shall cap enrollment at no more than 1,350 students unless 25 additional permanent parking stalls are secured (onsite and/or offsite), for a total of 172 parking stalls. Parking secured through a shared parking agreement shall not be considered permanent parking unless the agreement is permanent.
4. If the shared parking agreement is terminated prior to the School District permanently securing replacement parking for the 25 stalls currently under lease with Zion Lutheran Church, the School District shall maintain a maximum student-to-parking ration of 8.72 students per stall or enrollment of no more than 1,280 students.
5. If at any time student enrollment exceeds 8.72 students per stall, such as if the shared parking agreement is terminated prior to securing permanent replacement parking, the School District shall prepare and submit to the City a written plan and schedule for reducing student enrollment back to 8.72 students per stall or 1,280 students.
6. Lighting shall not spill onto adjacent property in a manner that creates a nuisance.
7. All comments and concerns of the watershed district shall be met.
8. All comments and concerns of the engineering department shall be met.
9. The parking lease with Zion shall be extended for at least one year, in writing, to accommodate the construction period.

7 ayes – 0 nays. Motion carried.

**Preliminary Plat, Planned Unit Development, Site Plan Review; David Weekly Homes Riverside Townhome Development at 4th Avenue and the Rum River**

Community Development Director Borglund reported the applicant, David Weekly Homes (DWH) is requesting approval of a Preliminary Plat, Planned Residential Development (PRD), and Site Plan Review for the property located on 4th Avenue overlooking the Rum River allowing the development of detached ownership townhomes. The subject property is zoned TOD-Transit Orientated Development-Residential Emphasis. The project through the approval of a Planned
Residential Development/PRD would allow for a detached townhome product. DWH is proposing the construction of 56 detached townhome units. The project site is a net area of 5.6 acres in size. The proposed density is 10 units per acre. The property includes a combination of two parcels totaling 12.15 acres and bound by 4th Avenue/CSAH 131 to the east, land owned by Anoka County to the north, land owned by the City of Anoka to the south, and bound by the Rum River along the parcel’s west boundary. The site is adjacent to available public infrastructure including: sanitary sewer, water main, storm sewer, storm water management and roadways for servicing the proposed development.

Community Development Director Borglund stated that the 12.1 gross acre site is currently owned by the City of Anoka and is undeveloped. The City of Anoka has planned the site’s development since the adoption of the Anoka Station Plan in 2013. The City has entered into purchase agreement to sell the property to David Weekly Homes contingent upon development approvals. The applicant is hoping to break ground and start construction in the summer of 2020. It is the applicant’s intent to provide a unique single-family residential development that will be enhanced by proximity to local amenities such as: the Rum River, the Rum River Regional Trail, proximity to downtown Anoka, and the Northstar commuter rail and transit station. The development has been designed with significant pedestrian connectivity both internally and connection to the external regional trail. The internal trails will be private sidewalks, but the development plans also proposed a new public sidewalk along 4th Avenue and new public trail to the south which will help provide greater public access to the Rum River Regional Trail for the area as a whole. All proposed units have direct connections to either the new public sidewalk or private walkway system, which is connected to the public walkway or trail.

Community Development Director Borglund provided details of the request related to the Comprehensive Plan, Zoning, and timing/phasing, Preliminary Plat, and PRD/Planned Unit Development. He provided details of the Site Plan review including soil conditions, wetlands, floodplain, grading, stormwater, lot area/site location requirements, parking, private street/drive lighting, streets/sidewalks/trails, utilities, landscaping/tree preservation/tree removal, screening/fencing/retaining walls, and architecture. He reviewed the recommended actions and potential conditions of approval.

Chair Kjonaas noted that there seems to only be one way in and one way out and asked if that is a concern.

Community Development Director Borglund provided details on the emergency access that would be provided as a secondary access for emergency services.

Commissioner Brewer asked if the private streets would be built to the standard of City streets.
Community Development Director Borglund replied that the private streets will be narrower. He explained that typically private streets are not built to the same standard, in terms of width, and the City does not take control over those roads.

Commissioner Nemec referenced that gathering space within the development and asked if this is a gated community or whether that gathering space would be open to the public.

Community Development Director Borglund replied that the gathering space would be a homeowners’ association amenity. He stated that three sides of the site would be fenced, and it would not be intended for the central space to be a public space.

The applicant stated that the intent is that the amenity would be for the use of those in the neighborhood. He stated that while it is a possibility that someone could wander in from 4th Avenue, they could post signage to note that the amenity is for private use.

Commissioner Brewer stated that it seems the public sidewalk and fence are in the same area, with an access gate along the riverside of the development that would allow residents to access the public sidewalk.

Community Development Director Borglund confirmed that the development has a fence along three sides of the property, with an access gate along the regional access trail side that would allow the residents to access the regional trail. He noted that the new public sidewalk along 4th Avenue would also provide access to the regional trail. He stated that this is a pedestrian friendly area and providing connections is important.

The applicant stated that additional signage could be placed near the gate as well to alert others that the amenities within the neighborhood are private. He stated that during the worksession he brought up the idea of making this a gated community with entry gates, which would address the concern of people attempting access from 4th Avenue.

Commissioner Rech stated that he would not desire the gated option.

Commissioner Bonthuis asked if there are currently public sidewalks on 4th Avenue on both sides.

Chair Kjonaas confirmed that there are sidewalks on the east side.

Commissioner Bonthuis stated that she uses 4th Avenue often and the sidewalk has become busy and is used quite a bit. She asked for details on the setback of the homes.

Community Development Director Borglund noted that there is a 10-foot setback from the property line.
The applicant provided additional details on the walkway, setback, and sidewalk. He stated that from the street there is a total setback of about 25 feet.

Commissioner Bonthuis commented that it seems there would be room for a fence along 4th Avenue.

Chair Kjonaas stated that his property backs to a park with a busy trail/walkway. He stated that there is no trouble with people veering off the sidewalk into their neighborhood lawns or neighborhood park.

Commissioner Rech agreed, noting that he also lives in the neighborhood, and people on the trail do not come off the trail to come into the neighborhood.

Commissioner Brewer asked for details on the retaining wall on the north side of the property.

Community Development Director Borglund provided additional details on the retaining wall that would be proposed along the northern side because of the grade change.

Commissioner Brewer asked if a fence would be required on top of the retaining wall to prevent someone from walking along the wall and falling.

Community Development Director Borglund stated that the plans include a safety railing atop the retaining wall and therefore that has already been incorporated into the plans.

Commissioner Brewer referenced the trees that appear to be planted between the homes and asked if the trees would be between the homes or more in the front yard.

Community Development Director Borglund confirmed that the trees are not between the homes and are in the front yards.

Chair Kjonaas stated that he is concerned with the proposed finishes on the buildings because they are short of the standards. He referenced the proposed conditions, which include a condition related to the ratio of brick and stone. He commented that he believes that the end units should have more decorative elements than the interior units. He confirmed the consensus of the Commission with that additional condition.

Commissioner Bonthuis referenced the landscape plan noting that the applicant proposes coniferous trees, but the specific type of tree is not included and asked for details.

The applicant stated that if there are specific species of trees desired, they could incorporate those species.
Commissioner Bonthuis commented on the plan for trees and shrubs, which appear to be only along 4th Avenue.

The applicant replied that they would work with staff to further develop that plan if desired.

Commissioner Bonthuis asked if any decks would face 4th Avenue.

Community Development Director Borglund replied that the deck option is on the rear of the structure. He stated that there is a second-floor open air porch option on some models but that is built into the wall and does not protrude outward.

Chair Kjonaas opened the public hearing at 9:46 p.m.

No comments made.

As no one further wished to appear, Chair Kjonaas closed the public hearing at 9:47 p.m.

The applicant referenced the architectural standards discussed by the Commission earlier tonight. He noted that this decision could be hundreds of thousands of dollars and wanted to ensure that he understood the standard. He asked and received confirmation that LP materials are cementious. He explained the intended price range and market, noting that they would like to build the entire neighborhood within two years. He stated that they are very sensitive to additional cost on the elevations, especially with the uncertainty in the market and what homeowners will be willing to pay for. He stated that they are very sensitive on the price point and that this condition would raise the price of each home by $10,000 to $12,000.

Chair Kjonaas stated that they are not attempting to price the product out of the market but want to ensure that there is a product on the lot that people will be proud to see for the next 100 years. He explained that while the buyer desires the interior features, the rest of the community desires the exterior aesthetic. He noted that the decorative standard would only be on the exterior facing lots.

The applicant replied that the cementious material required would still add cost. He agreed that they also want to build products that they are proud of and believe the proposal includes handsome elevations. He noted that they can go back to price the materials and homes.

Chair Kjonaas stated that this standard is not new, referencing the standards also applied on the Lennar homes downtown.

Community Development Director Borglund provided additional details on the LP materials, noting it is much more durable than vinyl.
Commissioner Cook commented that perhaps it would be nice to see an option for fencing along 4\textsuperscript{th} Avenue as well. He commented that he would also be open to a gate option, if desired as that may add attraction to the residents in the community.

Commissioner Bonthuis provided additional language for the condition related to landscaping.

\textbf{MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER COOK, TO RECOMMEND APPROVAL OF THE PLANNED RESIDENTIAL DEVELOPMENT, SUBJECT TO THE FOLLOWING CONDITIONS:}

1. The PRD is found acceptable and meets the finding of fact to justify the PRD.
2. Approved plans shall be consistent with standards approved under the PRD.
3. A final PRD development plan shall be submitted reflecting any recommended changes from the preliminary PRD plan approval.

7 ayes – 0 nays. Motion carried.

\textbf{MOTION WAS MADE BY COMMISSIONER COLEMAN, SECONDED BY COMMISSIONER BREWER, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, SUBJECT TO THE FOLLOWING CONDITIONS:}

1. All comments and concerns of the City Engineer shall be met.
2. Park dedication fees in the amount of $142,408 shall be paid prior to any site work starting.
3. A Final Plat shall be submitted to the City of Anoka Planning Department and approved by the City Council within 12 months of preliminary plat approval and reflecting any necessary changes from the preliminary plat approval.

7 ayes – 0 nays. Motion carried.

\textbf{MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BREWER, TO RECOMMEND APPROVAL OF THE SITE PLAN, SUBJECT TO THE FOLLOWING CONDITIONS:}

1. All comments and concerns of the City Engineer shall be addressed prior to the issuance of the building permit.
2. All comments and concerns of the Fire Department shall be met.
3. The developer shall comply with the LRRWMO approval and permit for the drainage, grading, and erosion control. The LRRWMO permit shall be obtained prior to any site activity and/or issuance of a building permit.
4. The applicant shall obtain all necessary permits and approvals from State agencies.
5. The applicant shall enter into a development agreement.
6. The applicant shall provide a letter of credit in the amount of 1.25 times the estimated cost of all site improvements including but not limited to grading, parking lot improvements, landscaping, storm water ponding, roads, and utilities.

7. The applicant must submit an as-built survey of the property to the City of Anoka Engineering Department upon completion of the project.

8. Homeowner Association Documents including but not limited to maintenance of common areas, building exteriors and landscaping shall be submitted to City Staff prior to approval of a building permit.

9. All units shall have a fire sprinkler system installed.

10. All 56 units shall have foundation plantings. The landscape plan should be revised. There shall be plantings in the front of all units and some of the replacement trees shall be pines.

11. The applicant shall work with the US Post Office and install gang style mailboxes to serve the neighborhood.

12. All plans shall be updated as required by City staff.

13. All units with a public façade should be within a range of 30-50 percent brick, stone, decorative cementious materials and remaining surface shall be LP materials. All units with a side façade that is also a public façade, which are Lot 1 and 9, Block 1; Lot 1 and 8, Block 8; Lot 1 and 4, Block 3; Lot 1 and 6, Block 6, Lot 1 and 8, Block 7, Lot 1 and 10, Block 8; should have 30 percent brick, stone decorative Cementous materials and remaining surface shall be LP materials. Rear and interior side façade which is not a public façade should be LP materials.

Further discussion: Commissioner Cook noted that he would like to see a fence along 4th Avenue.

Commissioners Brewer and Bonthuis confirmed that could be added as a condition.

7 ayes – 0 nays. Motion carried.

MISCELLANEOUS:

None.

ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER NEMEC, TO ADJOURN THE MEETING.

7 ayes - 0 nays. Motion carried.

Time of adjournment: 10:04 p.m.

Submitted by: Amanda Staple, TimeSaver Off Site Secretarial, Inc.
STAFF REPORT

Application A2020-008
Variance for Signage
1101 East Main Street.
June 2, 2020

BACKGROUND
Vista Outdoor / Federal Cartridge (the “Applicant”) located at 900 Bob Ehlen Drive is requesting a sign variance. The request pertains to plans to paint 4 storage silos at 1101 East Main Street as signage in excess of the maximum square feet allowed.

The Applicant is seeking to paint four large bulk storage silos on the property. Each silos will be made to look like shotgun shells, with two painted red, one purple, and one yellow. Additionally, from the ground level, each silo will be painted a gold color painted around the base about 12 feet high. The silos are located approximately 700 feet north of the intersection of Main St and Wedgewood Drive.

Per City Code Section 74-442, a “sign means a name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.” Based on this definition, the proposed work constitutes signage which is regulated by the Zoning Code (City Code Chapter 74).

The subject property is zoned M-2 General Industrial. Within the M-2 zoning district, business signage is allowed subject to regulations. For this variance request, the applicable regulation says “No single business sign surface area shall exceed 200 square feet in area” (City Code Section 74-454). Sign area includes each wall surface that is utilized to display a message or to attract attention. Therefore, the lateral surface area of the painted silos must be included in the calculated sign area, however, since only one side of a double-face sign is used in computing the total surface area, staff calculated the total lateral surface area of the silos (cylinder) and divided it in half. The four silos are 60 feet tall with a diameter of 12.8 feet. The lateral surface area calculations are as follows:

Lateral surface area = \(2\pi rh\)
\[\pi = 3.14\]
\[r = 6.4 \text{ feet}\]
\[h = 60 \text{ feet}\]

\[2 \times 3.14 \times 6.4 \times 60 = 2411.52 \text{ SF (total lateral surface area of one silo)}\]
\[2411.52 / 2 = 1205.76 \text{ SF (one side or half the total lateral surface area of one silo)}\]
As calculated above, the Applicant is requesting to paint each silo with 1,205.76 SF of signage. As mentioned above, signage is limited to no more than 200 SF per sign. **This means the Applicant is requesting a sign area variance of 1,005.76 SF per silo.**

**VARIANCE REVIEW**

When considering a variance application, the City must apply the legal standards of the following five practical difficulty criteria to the facts presented by the Applicant. Variances may be granted when the Applicant establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute practical difficulties.

1. *The proposed variance is in harmony with the general purpose and intent of the zoning ordinance.*

2. *The proposed variance is consistent with the comprehensive plan.*

3. *That the property owner proposes to use the property in a reasonable manner not permitted by this ordinance.*

4. *That the plight of the landowners is due to physical circumstances unique to the property not created by the landowner.*

5. *The proposed variance, if granted, will not alter the essential character of the locality.*

**RECOMMENDATION**

Staff recommends reviewing the variance application against the above criteria. If the Planning Commission finds that each of the above criteria are satisfied, the Planning Commission may recommend approval. If the Planning Commission finds that each of the above criteria are not satisfied, the Planning Commission may recommend denial.
Area map

Subject property

May 22, 2020

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.
May 2020

To City of Anoka,

We would like to paint our four large bulk storage silos on the property located at the east end of 900 Bob Ehlen Drive. The four silos are 60 feet in height and have a diameter of 12.8 feet. Each silo will be made to look like shotgun shells with two painted red, one purple and one yellow. From the ground up there will be a gold color painted around the base to about 12 feet high. When the painting is complete there will be large block lettering added with the word “Federal” put on each silo. This will be done by adding a decal to each silo. Please see below rendering of what this will potentially look like upon completion.

Thank you for your consideration.

Sincerely,

Doug Larson
Facilities Manager
Federal Cartridge Company