

COON RAPIDS CITY COUNCIL MEETING MINUTES OF FEBRUARY 5, 2019

CALL TO ORDER

The first regular meeting of the Coon Rapids City Council for the month of February was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, February 5, 2019, in the Council Chambers.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Koch led the Council in the Pledge of Allegiance.

ROLL CALL

Members Present: Mayor Jerry Koch, Councilmembers Brad Greskowiak, Bill Kiecker, Wade Demmer, Jennifer Geisler, Brad Johnson, and Steve Wells

Members Absent: None

ADOPT AGENDA

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PROCLAMATIONS/PRESENTATIONS

None.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

1. JANUARY 15, 2019, COUNCIL MEETING

MOTION BY COUNCILMEMBER WELLS, SECONDED BY COUNCILMEMBER DEMMER, FOR APPROVAL OF THE MINUTES OF THE JANUARY 15, 2019, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

2. APPROVE SITE LEASE WITH NEW CINGULAR WIRELESS PCS (AT&T)
 3. APPROVE MASTER CONSULTING AGREEMENT WITH BRAUN INTERTEC CORPORATION
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4. APPROVE FINAL PAYMENT FOR PROJECT 17-4, STREET RECONSTRUCTION
 5. APPROVE FINAL PAYMENT TO NORTHWEST ASPHALT, INC. FOR PROJECT 18-2, 2018 STREET RECONSTRUCTION
 6. ADOPT RESOLUTION 19-29 ACCEPTING SHIP GRANT FUNDS
 7. APPROVE SERVICE AGREEMENT WITH ALEXANDRA HOUSE
 8. ADOPT RESOLUTION 19-30 ADOPTING INTENT TO PARTICIPATE IN THE MULTI-JURISDICTIONAL ANOKA COUNTY ALL-HAZARDS MITIGATION PLAN
 9. ADOPT RESOLUTION 19-32 APPROVING 2019 CIVIC CENTER FEES
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MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER KIECKER, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED.

Councilmember Greskowiak asked who from the City participates in the County Hazard Mitigation planning. Police Captain Urquhart explained he worked with the County on this five-year plan and the necessary updates.

THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

10. HOLD PUBLIC HEARING AND ORDINANCE INTRODUCTION, SALE OF RESIDENTIAL LOTS, 100XX COTTONWOOD STREET
-

The Staff report was shared with Council.

Mayor Koch opened and closed the public hearing at 7:13 p.m. since no one appeared to address the Council.

Mayor Koch considered the Ordinance for the sale of residential lots to be introduced.

BID OPENINGS AND CONTRACT AWARDS

11. CONSIDER RESOLUTION NO. 19-7(9) AWARDING CONTRACT FOR 2019 WELL REHABILITATION PROGRAM
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The Staff report was shared with Council.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 19-7(9) AWARDING A CONTRACT TO MINNESOTA MECHANICAL SOLUTIONS IN THE AMOUNT OF \$406,756.00 FOR THE 2019 WELL REHABILITATION PROGRAM. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

12. PC 18-23: CONSIDER ADOPTION OF ORDINANCE 2216 APPROVING ZONE CHANGE – 11790 XEON STREET – SPL HOLDINGS

The Staff report was shared with Council.

Councilmember Demmer asked if a future development on this property would have public or private streets. Planner Harlicker stated the applicant was planning to develop townhomes with private roads.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER KIECKER, TO ADOPT ORDINANCE NO. 2216 APPROVING OF THE PROPOSED ZONE CHANGE BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL CONSISTENT WITH THE PROPOSED LAND USE DESIGNATION OF MODERATE DENSITY RESIDENTIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGE SO THAT A REASONABLE USE OF THE PROPERTY CAN NOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.

THE MOTION PASSED UNANIMOUSLY.

13. PC 18-24: CONSIDER ADOPTION OF ORDINANCE 2217 TO ALLOW SINGLE FAMILY HOMES IN PORT EVERGREEN

Mayor Koch recused himself from taking action on this item.

The Staff report was shared with Council.

Councilmember Demmer suggested the Ordinance be amended to have Councilmember Wells sign this Ordinance given the fact Mayor Koch had recused himself. City Attorney Brodie reported staff would make this change prior to Ordinance publication.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT ORDINANCE NO. 2217 TO ALLOW SINGLE FAMILY HOMES AS A PERMITTED

USE IN PORT EVERGREEN AND DIRECTING STAFF TO PUBLISH AN ORDINANCE SUMMARY.

Councilmember Johnson stated he believed it made a lot of sense to support the proposed Ordinance amendment as it would allow homeowners living in Port Evergreen to fix their homes.

Councilmember Wells agreed.

THE MOTION PASSED 6-0-1 (MAYOR KOCH ABSTAINED).

Mayor Koch returned to the meeting.

NEW BUSINESS

14. CONSIDER APPEAL OF PLANNING COMMISSION DECISION – PLANNING CASE
18-21: SITE PLAN – 6-UNIT TOWNHOUSE – GRANDMOORE HOMES

The Staff report was shared with Council.

Councilmember Demmer commented the rear elevation of the building was fairly uninspiring. He stated he would like to see this elevation improved or broken up.

Councilmember Johnson agreed stating the exterior of the building reminded him of a barracks. He encouraged the developer to be more creative with the exterior building materials and elevations. He commented he did not want to stand in the way of people developing their property, but rather would like to see the developer bring forward a more inspired project.

Mayor Koch reported this item came forward based on an appeal from the neighbors. He explained the Planning Commission had already signed off on the request. City Attorney Brodie stated this was the case.

Councilmember Geisler explained the rear of the building would have some eyebrows. She commented further on the City's design guidelines. She indicated these guidelines were for the front of a building and not the rear. She feared that the Council did not have any regulations in place that could assist with improving the rear elevation.

Councilmember Johnson commented another unique feature of this development was because the front of the building would be facing west and the rear was facing a more publicly viewable property owned by the school. This led him to believe additional architectural enhancements should be required along the rear elevation. He asked if this development would be managed by an association. City Attorney Brodie reported this was the case.

Councilmember Geisler questioned if the developer would support having further dialogue with the Council regarding the exterior building materials and rear elevation.

Mayor Koch requested further information regarding the proposed building design. Planner Harlicker stated the developer had brought these plans forward and noted the Planning Commission had recommended approval of the request.

City Attorney Brodie commented on the actions the Council could take noting staff was recommending affirmation of the Planning Commission's approval of the Site Plan.

Councilmember Demmer stated in considering the appeal, each segment of the building had to be considered. He commented on the visual interest of the building. City Attorney Brodie explained the neighbors had brought an appeal to the City Council based on the visual appeal of the building. He reported the visual appeal of the building was not one of the City's standards for approval, but rather was a concern of the neighbors.

Councilmember Geisler questioned if the developer would be willing to discuss additional articulation or colors being brought into the rear of the building. Ben Meintz, Grandmoore Homes, stated his initial intent was to provide more features, but based on the size of the property, the proposed building was the maximum allowable space. He understood the back of the building was fairly plain and stated he could look at using different colors, products and textures along the rear elevation.

Councilmember Demmer stated he appreciated the developer being willing to alter and enhance the rear elevation. He questioned how the Council should go forward with this modification. City Attorney Brodie suggested a motion be made with additional language to include the developer will make additional architectural enhancements to the rear elevation and these shall be approved by City Planning Staff.

Councilmember Wells feared how a building with multiple colors along the rear of the building would look. He stated this may be an eyesore as well.

Councilmember Johnson agreed. He explained he believed the front of the building was attractive and noted he would like to see the building be slightly offset between the units. He questioned if the building could be turned 180 degrees so as to change the view from the school. Mr. Meintz commented the original thought was to address the view from the residential neighbors. He indicated it would be possible to turn the building, but he anticipated the neighbors would still not support the development. He commented he would be willing to dress up the back of the building. He explained he did not support using six different colors on the units.

Councilmember Johnson stated he appreciated the developer's willingness to enhance the rear elevation of the building.

Mayor Koch suggested a privacy fence be installed along the rear property line between the townhomes and the school. Mr. Meintz stated he would be willing to install a fence but explained he was proposing to screen this area with landscaping.

Councilmember Kiecker indicated he supported the rear property line being landscaped versus fenced. He believed this would create a softer line between the two properties.

Councilmember Demmer reported he would be supporting the request with the understanding there would be enhancements made to the rear elevation. He stated he heard and understood the concerns within the appeal. However, he stated there may not be much the City could do except for requesting additional enhancements to the rear elevation. He appreciated the fact the developer had backed the building away from the neighborhood as far as possible.

Councilmember Greskowiak thanked the developer for being willing to address the building design standards. He reported the developer was not requesting a variance. He commented on the other multi-family units in this neighborhood and suggested the developer consider removing the second story windows on the north elevation. He asked if it was safe to have a garbage truck drive into this development for service and then having this truck back all the way out.

Councilmember Geisler stated she recalled from other townhome associations that garbage trucks actually back in for service and drive forward when all pick ups have been completed. She did not recommend removing the windows from the second story of the townhomes as this was an amenity for those units.

Mayor Koch commented he understood the concerns of the neighbors and knew this development would alter the neighborhood. However, he supported this project moving forward.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO AFFIRM THE PLANNING COMMISSION'S APPROVAL OF A SITE PLAN FOR A 6-UNIT TOWNHOME, INCLUDING ALL OF THE CONDITIONS NOTED IN THE DECEMBER 20TH STAFF REPORT, WITH THE MODIFICATION THE DEVELOPER WILL MAKE ADDITIONAL ARCHITECTURAL ENHANCEMENTS TO THE REAR ELEVATION TO BE WORKED OUT WITH CITY PLANNING STAFF. THE MOTION PASSED UNANIMOUSLY.

15. CONSIDER RESOLUTION NO. 18-10(8) ACCEPTING PLANS AND SPECIFICATIONS FOR LIONS COON CREEK PARK IMPROVEMENTS AND AUTHORIZING SOLICITATION OF BIDS

The Staff report was shared with Council.

Mayor Koch questioned if the plans for Coon Creek Park were available online. Public Works Director Himmer stated the plans were available at City Hall and would be printed in an upcoming City newsletter.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 18-10(8) APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS FOR THE LIONS COON CREEK PARK RENOVATION PROJECT.

Councilmember Demmer thanked staff and the Lions for all of their work on this project.

THE MOTION PASSED UNANIMOUSLY.

16. PC 18-22: CONSIDER RESOLUTION 19-28 APPROVING LAND USE AMENDMENT –
11790 XEON STREET – SPL HOLDINGS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER KIECKER, SECONDED BY COUNCILMEMBER DEMMER, TO ADOPT RESOLUTION NO. 19-28 APPROVING THE PROPOSED LAND USE AMENDMENT BASED ON THE FOLLOWING FINDINGS:

1. THE SITE CONDITIONS DO NOT ALLOW FOR RESIDENTIAL DEVELOPMENT AT A DENSITY ALLOWED WITH HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION.
2. THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN IN THAT IT ALLOWS RESIDENTIAL DEVELOPMENT THAT REFLECTS CHANGING LIFESTYLES AND ENSURES THAT INFILL DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD IN SCALE AND DESIGN.

THE MOTION PASSED UNANIMOUSLY.

17. CONSIDER ADOPTING THE UPDATED CITY OF COON RAPIDS COMPREHENSIVE
SURFACE WATER MANAGEMENT PLAN

The Staff report was shared with Council.

Councilmember Johnson commended staff for their efforts on this plan.

Councilmember Geisler reported this plan would be available on the City's website.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER WELLS, TO ADOPT THE COMPREHENSIVE SURFACE WATER MANAGEMENT PLAN, AND AUTHORIZE ITS IMPLEMENTATION. THE MOTION PASSED UNANIMOUSLY.

18. CONSIDER INTRODUCTION OF AN ORDINANCE ESTABLISHING A MORATORIUM ON SELF-STORAGE FACILITIES

The Staff report was shared with Council.

Mayor Koch questioned if the Council could extend the moratorium after six months. City Attorney Brodie stated he would investigate this and report back to the City Council.

Councilmember Greskowiak asked which zoning districts allowed self-storage facilities. Community Development Director Fernelius stated City Code allows self-storage facilities in the General Commercial District as a conditional use and in the Industrial Zoning District this was a permitted use.

Mayor Koch considered the Ordinance regarding establishing a moratorium on self-storage facilities to be introduced.

19. CONSIDER RESOLUTION 19-31, REAL ESTATE EQUITIES HOUSING REVENUE BONDS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER KIECKER, TO ADOPT RESOLUTION NO. 19-31 PROVIDING FOR A PUBLIC HEARING REGARDING A MULTIFAMILY HOUSING DEVELOPMENT AND GRANTING PRELIMINARY APPROVAL TO THE ISSUANCE OF CONDUIT REVENUE BONDS FOR THE PORT EVERGREEN APARTMENT PROJECT. THE MOTION PASSED UNANIMOUSLY.

OPEN MIC/PUBLIC COMMENT

Mayor Koch reviewed the rules of order for the Open Mic/Public Comment portion of the meeting.

Brandon Basil, 12795 Swallow Street, discussed the City's parking ordinance. He stated it may not be widely known that residents cannot park directly across from a private drive. He commented on how this Ordinance impacts him and his family. He explained he was forced to park three or four houses down in order to comply with the City's Ordinance.

Councilmember Johnson stated this Ordinance does limit the places residents can park but noted it was meant to protect vehicles that were parked on the street.

Jane Kolpin, 12792 Swallow Street, stated she built her home here 32 years ago and has not had a problem with on-street parking. She explained she had no problems with anyone parking in front of her house and requested the Council consider making a change to the parking ordinance. She hoped that her neighbor Mr. Basil would not be receiving further parking citations.

Mayor Koch stated it may be a good idea for the Council to revisit this ordinance.

REPORTS ON PREVIOUS OPEN MIC

None.

OTHER BUSINESS

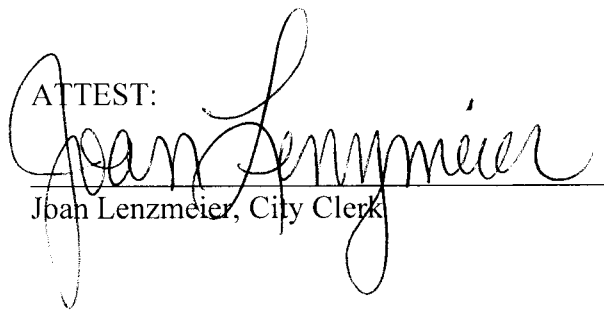
Councilmember Geisler requested an update on the City's snow plow plan for the next 24 hours. Public Works Director Himmer provided the Council with an update on the City's plan for the ongoing storm.

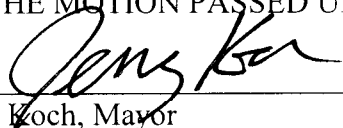
City Manager Stemwedel invited the public to attend the Family Fun Day at the Coon Rapids Ice Center on Sunday, February 10th from 3:30 p.m. to 7:30 p.m.

ADJOURN

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO ADJOURN THE MEETING AT 8:39 P.M. THE MOTION PASSED UNANIMOUSLY.

ATTEST:


Joan Lenzmeier, City Clerk


Jerry Koch, Mayor

