

**MINUTES  
ROGERS PLANNING COMMISSION  
AUGUST 15, 2006**

**CALL TO ORDER**

The meeting of the Rogers Planning Commission was held on August 15, 2006 at 7:03 p.m. with Commissioners Kornovich, Breun, Knapp, Walstrom, Terhaar, Bell, Scherle and Noto present.

Also present were Administrator Eitel, Deputy Clerk Splett, and Councilmember Jakel.

**SET AGENDA**

Chairman Walstrom inquired if there was anyone who wished to place an item on the Agenda.

The following was added under Other Business:

- Brief update on the ice arena

**APPROVAL OF MINUTES**

Commissioner Breun moved, Commissioner Scherle seconded a motion to approve the Minutes of June 19, 2006 as submitted.

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

Commissioner Knapp moved, Commissioner Breun seconded a motion to approve the Minutes of July 18, 2006 as submitted.

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

**PUBLIC HEARING TO CONSIDER A VARIANCE REQUEST BY ED ATANASOFF TO FACILITATE THE CONSTRUCTION OF A 18 X 26 DETACHED GARAGE BEHIND THE EXISTING GARAGE, LOCATED AT 13343 FAWN TRAIL**

Administrator Eitel presented the staff report and background information commenting on the following:

- Site grades are the hardship
- Topography
- The rear yard is part of the old Hynes Road right-of-way
- There will be a retaining wall constructed

Chairman Walstrom opened the meeting for public comment.

The following comments were registered:

Commissioner Walstrom inquired if this is a variance of the new amendment.

Administrator Eitel stated that yes it is. The consensus of the Planning Commission was that residents can apply on a case to case basis. With the number of lots within the City, it is very difficult to apply the ordinance across the board.

Commissioner Walstrom asked with the depth of this structure, what was he planning to put in it. Ed Atanasoff stated that he will be parking his boat, snowmobile trailer, and other miscellaneous items.

Commissioner Walstrom asked what the building would look like. Would it match the existing siding and shingles?

Ed Atanasoff stated that it would match the existing home. There will be an 8x8 door, two windows on the house side, and no windows in the rear.

Commissioner Knapp moved, Commissioner Breun seconded a motion to close the public hearing.

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

The Planning Commission discussed the following:

- To place the building further into the rear yard would require approximately 7 ½ - 8 feet of fill with a large retaining wall
- The proposed placement will require a 4 foot retaining wall.
- Variance hardship is due to the constraints of the site

Commissioner Knapp moved, Commissioner Bell seconded a motion to recommend approval of a variance to allow the placement of an accessory structure within a side yard (behind the garage) based on the topographical constraint of this lot.

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

**SITE PLAN APPROVAL FOR REINHART FOOD SERVICE TO FACILITATE THE CONSTRUCTION OF A TRUCK MAINTENANCE BUILDING, ADDITIONAL AREA FOR TRACTOR/TRAILER PARKING AND SITE GRADING WITH RELOCATION OF THE POND**

Administrator Eitel presented the staff report and background information commenting on the following:

- This site is 34 – 40 acres
- Original development plan was approved with numerous additions
- There will no longer be a meat packing building, it will be replaced with the truck maintenance/truck wash building

The Planning Commission discussed the following:

- The pond has received approved from the Elm Creek Watershed, we are waiting to see the conditions
- After the expansion of the pond, we would require a final landscape plan for all of the permanent open space areas within this site
- Dress up the building front treatment on South Diamond Lake Road
- This is consistent with the overall development plan
- Increase in the truck/trailer parking area to the south
- Woods will not be effected with these improvements
- North side of the building will have the public view (So. Diamond Lake Road) would like to see that side dressed up to provide a more pleasing site

Commissioner Knapp moved, Commissioner Kornovich seconded a motion to recommend site plan approval for Phase IV improvements to the Reinhart Distribution Center to facilitate the construction of a 9,360 sq.ft. truck maintenance and truck wash building, 23 additional trailer parking stalls, and relocation of the storm water pond subject to the following conditions:

1. That the light fixtures are approved by City staff to assure that downcast fixtures are used.
2. That the grading, drainage and erosion control plans are approved by the City Engineer and Elm Creek Watershed Commission.
3. That the landscape plan includes treatment of the areas adjoining the pond and South Diamond Lake Road that will remain undeveloped/open space.
4. The north side of the building which front towards South Diamond Lake Road should be treated similar to the proposed fronted treatment used on the south exposure (i.e. extended panels to provide partial screening of the roof top mechanical units and vents).

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

**REQUEST FOR REVISED SITE PLAN REVIEW FOR THE SAND AND SALT STORAGE BUILDING LOCATED AT THE PUBLIC WORKS BUILDING**

Administrator Eitel presented the staff report and background information commenting on the following:

- Arch framed structure with fabric
- Landscape plan needs to be addressed
- Pushing deadlines to get this structure completed

The Planning Commission discussed the following:

- Additional landscaping to the west
- The proposed structure is approximately 600 – 700 feet from any residences
- Possibly do the landscaping around the Lynch Fields ball fields
- If the fabric tears, require that no patching be allowed with a different color
- Does the building have to be sprinkled if it is over 2000 sq.ft.
- What if someone else would like to put a similar structure up? How do we deny that?
- This structure is being used for an essential government service

Commissioner Walstrom moved, Commissioner Knapp seconded a motion to an grant site plan approval for the construction of a 7,000 sq.ft. sand and salt storage building at the Public Works shop, located at 22350 South Diamond Lake Road, with the following findings:

1. That the structure is part of the essential services necessary by the City of Rogers to ensure public safety and community welfare.
2. That the City of Rogers does ensure that the structure and any future repairs to the fabric cover will be maintained in such a manner as not to be a visual distraction to the Community.
3. That the final landscape plan for the entire site, including Lynch Park, wastewater treatment area, and adjoining wetlands is approved by the Planning Commission and City Council.

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

**REQUEST FOR ARCHITECTURAL AND SIGNAGE REVIEW OF THE TWO MULTI-TENANT RETAIL BUILDINGS - MULLER THEATRE/AMCON GENERAL DEVELOPMENT PLAN**

Administrator Eitel stated that the applicant has requested that this item be tabled to the September 19<sup>th</sup> Planning Commission meeting.

**REQUEST BY BOB TOZER, 13362 RED FOX DRIVE, FOR A VARIANCE TO ALLOW THE PLACEMENT OF A SECOND DRIVEWAY TO FACILITATE THE SEASONAL STORAGE OF A 40 FOOT MOTOR HOME IN THE REAR YARD**

Administrator Eitel presented the staff report and background information commenting on the following:

- Two variances required here, one for the 2<sup>nd</sup> driveway and one for the storage of a 40 foot vehicle in the rear yard
- Seasonally parking of a motor home is a gray area within the code
- Applicant is seeking some direction from the Planning Commission

Mr. Tozer was present at the meeting.

The Planning Commission discussed the following:

- Inventory of the entire City for violators and deal with them
- No structure is allowed within an easement
- No hardship is demonstrated for this request
- Mr. Tozer stated that he cannot park the motor home on the driveway side of his home due to a large tree on the side and he can't get anything past it
- Consensus was that this does not deem it a "hardship" to allow the variance
- One suggestion was that he puts in two concrete strips instead of the blacktop driveway
- Mr. Tozer stated that it is hard to maintain the strips
- Not allowed to be parked on the street
- To drive it on the lawn is also a problem as it tears up the grass
- Extra driveway is a problem, don't want to set a precedence for the community

Commissioner Scherle moved, Commissioner Breun seconded a motion to advise the applicant not to apply for the variances based on the findings that this is not consistent with the subdivision code and there is not a hardship demonstrated.

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

**UPDATE ON PHASE II RESIDENTIAL DEVELOPMENT WITH ROGERS DOWNTOWN REDEVELOPMENT DISTRICT**

Administrator Eitel presented the staff report and background information commenting on the following:

- This is the second phase of the senior development
- This will have 17 units of 100% handicap housing, two story building
- Materials will match the existing building
- This will be on the September 19<sup>th</sup> Planning Commission meeting

There was a brief discussion by the Planning Commission.

No action required.

**REQUEST FOR FINAL LIGHTING PLAN APPROVAL BY CUB FOODS (JERRY'S FOODS)**

Administrator Eitel presented the staff report and background information commenting on the following:

- Overall lighting plan complies with our ordinance
- Confirm elevation of the poles and the splash onto the building for the downcast lighting

The Planning Commission discussed the following:

- Darcy Winter, representative for Cub Foods, stated that this being a 24 hour store the lighting of the building is to wash the ground for customers safety
- They will work with the City to make it acceptable

Commissioner Knapp moved, Commissioner Noto seconded a motion to recommend approval of the final lighting plan subject to the condition that if the lighting on the corner of Rogers Drive is not acceptable to the City, it will be eliminated.

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

### **RESIGNATION OF COMMISSIONER SCHERLE**

The Planning Commission expressed their gratitude to Commissioner Scherle for her 11 years of service to the community and wished her well.

Commissioner Terhaar, who is the alternate, will fill in while advertising for the position.

Commissioner Noto moved, Commissioner Bell seconded a motion to accept the resignation of Commissioner Scherle.

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

### **REVIEW OF THE JULY 25TH CITY COUNCIL ACTION ON PLANNING ITEMS**

Administrator Eitel updated the Planning Commission on the following items that had Council approval:

- Review garage sites
- Accepted the final plat of CVS without the driveway

### **OTHER BUSINESS**

- **Update on the Ice Arena**

Administrator Eitel provided a brief update on the ice arena, commenting on the following:

- School District to provide the varsity locker rooms and lockers
- It will have a large activity entrance lobby area on the 2<sup>nd</sup> floor
- Large front entry will provide a social gem for the community
- Panels will be going up the first week in September

### **ADJOURN**

Commissioner Breun moved, Commissioner Knapp seconded a motion to adjourn the meeting at 8:28 p.m.

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