

**ANOKA PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
TUESDAY, NOVEMBER 1, 2016
7:00 P.M.**

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, Borgie Bonthuis, Peter Rech, Karna Brewer, James Cook, and Manley Brahs.

Planning Commissioners absent: Sandy Herrala

Staff present: Associate Planner Rouse

APPROVAL OF MINUTES:

- a. Approval of October 4, 2016 Regular Meeting Minutes

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BREWER, TO APPROVE THE REGULAR MEETING MINUTES OF OCTOBER 4, 2016

6 ayes – 0 nays. Motion carried.

- b. Approval of October 18, 2016 Work Session Minutes

MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER RECH, TO APPROVE THE WORK SESSION MINUTES OF OCTOBER 18, 2016

6 ayes – 0 nays. Motion carried.

NEW BUSINESS:

None.

OLD BUSINESS:

None.

PUBLIC HEARINGS ON NEW APPLICATIONS:

a. A2016-21, Zoning Ordinance Text Amendment, City of Anoka, Chapter 74, Article IX, Division I, Section 74-488 Walls, Fences, and Hedges

Associate Planner Rouse reported while fence permits are common applications for the City of Anoka, City Code does not address fence materials allowed by the City. The two most common materials used by applicants are chain link and wood. Currently, the only material discussion is Section 74-488 (h) and states, “Cloth or canvas fences shall not be allowed. Barbed wire is not allowed in any residential district but may be installed in commercial or industrial districts...”

Associate Planner Rouse reported the lack of direction within the Code has created interpretation issues for Staff and has allowed unattractive fence materials to be used. Fences constructed in this manner have created an eye sore for neighboring properties. The Code attempts to protect neighboring properties by requiring the fence material (chain link, lumber, pickets, etc.) to be placed on the side of the fence facing adjacent property. This places the finished size of the fence towards the adjacent property owner.

The proposed ordinance includes language changes in two sections and is as follows:

Section 74-488. Walls, fences, and hedges.

(b) No fence shall be erected or substantially altered in the city without securing a permit from the ~~building inspector~~ code compliance official. All such permits shall be issued upon a written application which shall set forth the type of fence to be constructed, the material to be used, height, and exact location of the fence. A fee as determined by the City Council shall be paid with each application.

(h) Every fence shall be constructed in a workmanlike manner and of substantial material reasonably suited to the purpose for which the fence is to be used. ~~Cloth or canvas fences shall not be allowed.~~ Barbed wire is not allowed in any residence district but may be installed in commercial or industrial districts with approval by the ~~building inspector~~ code compliance official.

(1) Fence Materials. The following fence materials are allowed in all zoning districts unless otherwise stated in this chapter.

- a. Treated wood, cedar, or redwood;
- b. Composite or Simulated wood;
- c. Decorative brick or stone;
- d. Wrought iron or aluminum designed to simulate wrought-iron;
- e. Coated or non-coated chain link;
- f. Split rail

g. Other materials or fence types as approved by the city.

(i) Every fence shall be maintained in a condition of good repair and shall not be allowed to become and remain in a condition which would constitute a public nuisance or a dangerous condition. The building inspector code compliance official is authorized to notify the owner or owners of the condition and allow owner or owners 60 days in which to repair or demolish the fence.

(i) (j) Fences shall be constructed in conformity with the wind, stress, foundation, structural and other requirements of the state building code when applicable.

Associate Planner Rouse also referred to Section (e) of the proposed ordinance, and stated a comma will also be removed after the words “ground level”. It would then read, “In single and two-family residential districts, no fence may exceed four feet in height above the ground level in front of the front line...”

Chair Kjonaas opened the public hearing at 7:05 p.m.

Chair Kjonaas closed the public hearing at 7:06 p.m.

Commissioner Brewer inquired where people access guidelines on how to construct a fence to conform with the requirements in Section (j). Associate Planner Rouse responded the requirements could be found in the adopted State building code.

Commissioner Cook inquired about the allowed composite material and if it included plastic fences. Associate Planner stated the intent with composite also includes a sturdy plastic.

After discussion, the Planning Commission requested the word “plastic” be added under allowable fence materials. Under Section (h)(1)(b), it would then read, “Composite, plastic, or Simulated Wood”.

MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER RECH, TO RECOMMEND APPROVAL OF A2016-21, ZONING ORDINANCE TEXT AMENDMENT, CITY OF ANOKA, CHAPTER 74, ARTICLE IX, DIVISION I, SECTION 74-488, WALLS, FENCES, AND HEDGES, WITH THE TWO CHANGES STATED ABOVE

6 ayes - 0 nays. Motion carried.

b. A2016-27, Zoning Ordinance Text Amendment, City of Anoka, Chapter 74, Article V, Division 3, Section 74-236 B-1 Highway Business District

Associate Planner Rouse reported when the original zoning code was written, the concept of wellness centers was not developed. Today, wellness centers are common business types that offer a range of services in one location that can include chiropractic, acupuncture, massage therapy, and medical services.

Associate Planner Rouse reported the B-1 Highway Business District allows as permitted uses: medical and dental offices or clinics and health, athletic, or fitness clubs. Both are a portion of what a wellness center would include, however neither fully covers the business type. Wellness center has been added as a permitted use through recent zoning text amendments to the B-6, M-3, and East Main Street SubDistricts 1-3.

Associate Planner Rouse reported the proposed zoning text amendment would allow for wellness centers as a permitted use within the B-1 Highway Business District as well, a use that is similar to existing permitted uses within the district and would be established for the convenience of the community, providing multiple health related businesses at one location.

The proposed ordinance language is as follows:

Section 74-236. B-1 Highway Business District

(a) *Purpose of district.* The purpose of the B-1 highway business district is to provide for the establishment of service and limited retail businesses primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roads in order that highway service types of land uses can be provided in a manner compatible with the needs for traffic movement and adjacent residential uses.

- (1) Banks, savings and loan, insurance offices.
- (2) Brewpubs.
- (3) Daycare centers.
- (4) Drying cleaning establishment provided the cleaning process does not occur on-site
- (5) Essential services, including electrical, gas, water, sewer distribution and collection lines, pumping facilities for water and sewer systems, right-of ways for transportation modes, and telephone switching facilities.
- (6) Grocery store.
- (7) Hotel or Motel.
- (8) Liquor store.
- (9) Medical and dental offices or clinics.
- (10) Mortuaries or funeral homes.
- ~~(10) Health, athletic or fitness clubs.~~
- (11) Parks.
- (12) Professional offices.

- (13) Restaurant or deli, including drive-through establishments or similar uses that provide goods and services to patrons in automobiles.
- (14) Retail store, showroom or service uses, including drive-through establishments.
- (15) Veterinary clinic, animal hospital, kennel with no outdoor runs.
- (16) Wellness centers, fitness and health clubs, gyms.

Chair Kjonaas opened the public hearing at 7:10 p.m.

Chair Kjonaas closed the public hearing at 7:11 p.m.

Commissioner Brewer thanked staff for their work on alphabetizing the uses.

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BREWER, RECOMMEND APPROVAL OF A2016-27, ZONING ORDINANCE TEXT AMENDMENT, CITY OF ANOKA, CHAPTER 74, ARTICLE V, DIVISION 3, SECTION 74-236 B-1, HIGHWAY BUSINESS DISTRICT

6 ayes - 0 nays. Motion carried.

c. A2016-22, Comprehensive Plan Amendment and Rezoning, 11th Avenue and North Street, City of Anoka

Associate Planner Rouse reported the City of Anoka is proposing a 2030 Comprehensive Plan Land Use Map amendment and official zoning map amendment to approximately 2 acres located east of 11th Avenue, and north of North Street. The land use map amendment would change the land use on the 2030 Comprehensive Plan Land Use Map from Medium Density Residential to General Commercial. The rezoning would change the area from R-3 Medium and High Density Residential to B-1 Highway Business.

Associate Planner Rouse stated there are delineated wetlands to the north and east of the two-acre area and a stormwater retention pond will be installed on the west to collect runoff from the future commercial development and proposed townhome development north of the site. After extensive study, the City has added a 16.5-foot buffer to the watershed to protect it.

Commissioner Rech stated the purpose of the rezoning is to accommodate a wellness center. Associate Planner Rouse confirmed the City has a purchase agreement for the construction of a wellness center on this site and would like to see more commercial development in this area.

Associate Planner Rouse summarized some of the findings for the zoning map amendment:

- There will be infrastructure improvements on North Street from 7th Avenue to the City of Anoka east border.

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- A stormwater study was completed in August 2016 and concluded the reconstruction of the existing regional pond (west of this site) would suffice and commercial development at this site would not negatively impact the stormwater system.

Associate Planner Rouse reported due to the site being adjacent to Highway 10, staff believes rezoning to General Commercial was a good fit for this site. No adverse effects have been identified with the proposed rezoning.

Commissioner Brewer inquired about moving the curb cut further north beyond the collector pond on 11th Avenue instead of on North Street. Associate Planner Rouse commented she does not know if it has been discussed, but they may not want to direct commercial traffic into the neighborhood.

Associate Planner Rouse explained the County is proposing to reconstruct North Street and the townhome developer will reconstruct the stormwater retention pond.

Commissioner Brahs inquired about who initiated the applications on the agenda. Associate Planner Rouse stated they are initiated by City staff and the City Council has seen all the proposals.

Commissioner Brewer inquired if the site plan for the wellness center will come before the County has the opportunity to plan for the road reconstruction. They would need to know that a curb cut is allowed to the site, but there is no site plan. Associate Planner Rouse commented they have not seen any concept plans and the purchase agreement is still being finalized. The Engineering Department has been working on this project and will keep the County informed of the progress.

Commissioner Brewer commented she likes the background information that was included in the packet from the other committees.

Chair Kjonaas opened the public hearing at 7:20 p.m.

Chair Kjonaas closed the public hearing at 7:21 p.m.

MOTION BY COMMISSIONER RECH, SECONDED BY COMMISSIONER BRAHS, TO RECOMMEND APPROVAL OF A2016-22, 2030 COMPREHENSIVE PLAN LAND USE AMENDMENT, 11th AVENUE AND NORTH STREET, CITY OF ANOKA

Commissioner Brewer commented she does not think the impact on the wetland has been addressed sufficiently. Associate Planner Rouse commented it was part of the 2011 watershed plan. Any developments that are over two acres require a permit from the Rum River watershed and they will be looking at the full impact of all the developments that are included of this area.

Chair Kjonaas stated when the site plan comes through, they will have additional input and discussion on drainage.

6 ayes - 0 nays. Motion carried.

MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER RECH, TO RECOMMEND APPROVAL OF A2016-22, REZONING FROM R-3 to B-1, 11th AVENUE AND NORTH STREET, CITY OF ANOKA

6 ayes - 0 nays. Motion carried.

d. A2016-25, Comprehensive Plan Amendment and Rezoning State Street and Highway 10, City of Anoka

Associate Planner Rouse reported the City of Anoka is proposing a 2030 Comprehensive Plan Land Use Map amendment and official zoning map amendment to approximately 1 acre of land located at the northwest corner of State Street and north of Highway 10. The land use map amendment would change the land use on the 2030 Comprehensive Plan Land Use Map from Institutional to Medium Density Residential. The rezoning would change the 1 acre from R-1 Single Family Residential to R-3 Medium and High Density Residential.

Associate Planner Rouse reported in 2010, the City HRA received grant funding through the Metropolitan Council Livable Communities Demonstration Account to create the Greens of Anoka Redevelopment Plan. The plan identified townhomes in all four redevelopment scenarios at this site. Members of the golf course and the golf course manager participated in the task force during the development of the plan.

Associate Planner Rouse reported the short-term phasing (first seven years) included infill townhomes at this location. The City does have an active executed letter of intent (LOI) and a proposed purchase agreement (PA) for a seven-unit townhome development at this time. The rezoning and land use change would prepare the site to be sole for residential development activity.

Associate Planner Rouse summarized the following findings for the zoning map amendment:

- It addresses a changing condition within the neighborhood. The Greens of Anoka Redevelopment Plan identified a need for townhome development within the City.
- It does not affect the health, safety, or welfare by changing the use and does not have adverse impacts.
- The recent sewer reconstruction project in the area collected the stormwater runoff into new sewer drains that empty into the golf course pond to the north of the proposed site. The new development will tie into this system, protecting the natural environment.

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- The development will not increase noise pollution within the existing development as the proposed townhomes do not emit more noise than the adjacent residential dwellings. In regards to noise levels traveling to the proposed townhome site, Highway 10 traffic volumes will not be any louder for the development than the existing single family homes that are adjacent to the site. Noise from state highways is regulated by Minnesota Department of Transportation and is normally exempt.
- The current zoning of single family residential at this location would only allow for single family dwellings. The site would be suitable for single family dwellings; however, the Greens of Anoka identified this area as a redevelopment site for townhomes. The proposed R-3 Medium and High Density Residential would allow for the townhome development. The site is suitable for townhome development as was determined in the Greens of Anoka Redevelopment Plan.

Associate Planner Rouse reported the proposed land use meets all locational criteria. The property has access to a collector (Wingfield) and parkway (Pleasant), is adjacent to permanent public open space (golf course) and is near neighborhood shopping facilities along Highway 10.

Associate Planner Rouse reported the implementation of this project will increase the tax base and promote more housing types to allow for a variety of ages and life stages among residents. After traffic counts were taken, it was concluded that the project would provide very minimal impact on the adjacent roadways.

Commissioner Brewer recalled the residents expressed concern with traffic and safe accessibility onto Pleasant Street. Associate Planner Rouse stated the aerial photos were taken a few years ago and the street has been reconstructed. She is not sure what the final width of the streets are. Pleasant Street is going to be a parkway and is now the same width throughout.

Chair Kjonaas opened the public hearing at 7:35 p.m.

Tara Olson, 2603 Wingfield Avenue, commented State Avenue is narrow, but not as narrow as some of the alleys. She expressed concern that this application is premature. Anoka County and Burlington Northern are conducting a study that will be completed soon on an overpass on Ferry Street. The Livable Community study also asked other cities, to consider updating their comprehensive plan in an effort to not create any additional issues with the Highway 10 expansion to a six-lane freeway.

Associate Planner Rouse commented they are now starting the comprehensive plan update and the City is required to have it done by 2018.

Ms. Olson requested a future sound wall for the residents and stated it could be an issue with the right-of-way. She requested the right-of-way be looked at before the property is sold. She does

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not want to have any limitations put on the residents if a permanent structure is needed. She also inquired about adding a park to their neighborhood.

Associate Planner Rouse stated sound walls are constructed by Mn/DOT in the existing right-of-way. It would be an issue separate from this zoning request, but could be addressed at a later date with them. The engineers concluded the proposed townhomes will not adversely affect the traffic in the area. The location and placement of parks is handled by the Park Board, but this area was not identified as an area to add a new park.

Ms. Olson commented the increased traffic through the neighborhood has made it impossible for kids to ride their bikes on the street and they need a safe place for kids to play and ride bikes. Chair Kjonaas suggested she present her request to the Park Board, as the Planning Commission is unable to address that issue.

Ms. Olson requested the Planning Commission postpone approval on this application, due to the major negative impacts to the neighborhood. She inquired if the golf course could be redeveloped in the future for a use other than a golf course and requested assurance that it could not get redeveloped. Associate Planner Rouse stated it is not part of the comprehensive plan and the City is not looking to redevelop it in the future.

Commissioner Brahs suggested Ms. Olson present her concerns to the City Council. The intent of the application is to take parcels of land, develop them with housing, and put them back on the City's tax rolls.

Commissioner Brewer commented this proposal is part of a larger redevelopment plan called "The Greens of Anoka". It highlights the golf course and does not alter it in any way.

Associate Planner Rouse advised every land use change request is looked at on an individual basis.

Ms. Olson requested the zoning be lowered to a detached, one-level housing.

Arden Kirkendall, 2709 Wingfield Avenue, inquired how many townhomes would be built, when the plan was approved, and if the developer was going to pay for the assessments.

Associate Planner Rouse responded the proposal includes seven townhomes, although it is not finalized yet. This area was approved in 2012 and recently received a purchase agreement. The golf course area is exempt from assessment and each house is assessed the same.

Chair Kjonaas advised the Planning Commission does not deal with assessments.

Chair Kjonaas closed the public hearing at 7:58 p.m.

MOTION BY COMMISSIONER BRAH, SECONDED BY COMMISSIONER BONTHUIS, TO RECOMMEND APPROVAL OF A2016-25, 2030 COMPREHENSIVE PLAN LAND USE MAP AMENDMENT, STATE STREET AND HIGHWAY 10, CITY OF ANOKA.

Commissioner Brewer inquired about the building standards. Associate Planner Rouse commented the R-3 zoning district requires the public façades to have 50 percent brick, stone, masonry, or similar. The sides require either 25 or 30 percent and there are requirements for what the other materials are, as well as other aesthetic considerations.

Commissioner Brewer inquired if this area was marketed as a townhomes or single family development. Associate Planner Rouse advised it has been marketed as townhomes.

Ms. Olson inquired if there was other City property zoned R-3 that is being developed that would give the neighborhood time to work with staff to sort out some of their concerns. Associate Planner Rouse commented she is unsure.

At the request of Commissioner Brahs, Ms. Olson outlined her concerns. She is concerned with the additional traffic and safety for kids.

Commissioner Brewer inquired how binding on the City an active Letter of Intent (LOI) and the meaning of a proposed purchase agreement. Associate Planner Rouse stated until City Council approval, the LOI is not binding and the proposed purchase agreement is not a done deal. The planning for this development has been worked on publicly for many years.

5 ayes - 1 nay (Commissioner Brewer). Motion carried.

MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BRAHS, TO RECOMMEND APPROVAL OF A2016-25, REZONING FROM R-1 to R-3, STATE STREET AND HIGHWAY 10, CITY OF ANOKA

5 ayes - 1 nay (Commissioner Brewer). Motion carried.

e. A2016-26, Comprehensive Plan Amendment and Rezoning, Garfield Street, City of Anoka

Associate Planner Rouse reported the City of Anoka is proposing a 2030 Comprehensive Plan Land Use Map amendment and official zoning map amendment to approximately 7.2 acres located generally west of Fair oak Avenue, and north of Garfield Street. The land use map

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amendment would change the land use on the 2030 Comprehensive Plan Land Use Map from Institutional and Park and Recreation to Medium Density Residential. The rezoning would change the 7.2 acres from R-1 Single Family Residential and RF Rural Farm to R-3 Medium Density Residential.

Associate Planner Rouse reported this was part of the Greens of Anoka Redevelopment Plan and the City has an active Letter of Intent (LOI) and proposed purchase agreement (PA).

Associate Planner Rouse summarized the findings for the zoning change request:

- The proposed amendment addresses a changing condition within the neighborhood. The Greens of Anoka Redevelopment Plan identified a need for townhome development within the City. The site in question is identified as Area 1 with the opportunity to accommodate the needed townhome redevelopment.
- Sanitary sewer, storm sewer and water lines are located south of the site within Garfield Street. The utilities will need to be connected to the development at the developer's expense; however, the capacity is available to do so without negatively impacting existing development. The additional units should not create a strain on providing public safety through law enforcement or through the provision of public services. Transportation will be improved through the realignment of Greenhaven Parkway through this neighborhood.
- The proposed townhome development will not have significant adverse impacts on the natural environment. All stormwater management will be handled on site and not diverted to adjacent properties. The site will provide adequate vegetation and impervious surfaces for water infiltration. The townhomes will not increase noise within the established residential neighborhood.
- The location of the site adjacent to the golf course will not create significant adverse impacts. The development as proposed will be set back from the fairway to allow ample room for course patrons without altering the layout of the hole. The townhomes are a similar scale to the existing townhomes to the south and residential neighborhood beyond.
- The neighborhood currently is a mix of low, medium, and high density residential lots. The addition of medium density residential units in the form of townhomes is more suitable to the neighborhood mix than the allowable single family dwellings within the current R-1 zoning classification.
- The Greens of Anoka Redevelopment Plan identified a need for additional townhome developments within the City. The majority of land within the City limits has been developed and therefore the City has looked at sites with the potential to be redeveloped to fill this void. The Greens of Anoka Plan identified this site as a possible location for townhome development.

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Associate Planner Rouse reported the proposed land use plan amendment meets the above criteria. The site is located on Garfield Street with reasonably direct access to Greenhaven Parkway. The new alignment will provide direct access to the site once completed. The site is adjacent to the golf course, a large permanent public open space. The future connection of Greenhaven Parkway to Highway 10 will provide quick access to shopping and service facilities.

Associate Planner Rouse stated the land use ensures that public properties are maintained in a timely manner, improves and upgrades older public utility and infrastructure facilities, continues to expand and diversifies the economic base, and encourages the provision of life cycle housing. She commented the traffic and golf course impacts are similar to the previous application.

Commissioner Brewer inquired about the tower in the area and the number of buildings allowed on the site. She commented when the site plan comes before them, they will be making sure there is enough allowance for everything and 46 units may be too many.

Mr. Gochowski, resident, stated he believes there is a cell tower on the property as well as a storm siren.

Chair Kjonaas opened the public hearing at 8:14 p.m.

David Gochowski, 3031 Euclid Avenue, expressed concern of the overpopulation in the area. If the zoning is changed for a denser population, there needs to be a better infrastructure in the area, which would include better streets and more green space. The traffic on Garfield Avenue is dangerous and there is nothing to slow them down.

Chair Kjonaas inquired if Mr. Gochowski would support the application if there were less proposed units. Mr. Gochowski stated he would support a half the proposed amount. The townhomes do have an adverse effect on the views from his property.

Commissioner Rech commented Greenhaven Parkway will eventually connect to Thurston. Mr. Gochowski stated he is concerned if the area is rezoned, but nothing is done with Garfield, there will be consequences.

Chair Kjonaas suggested Mr. Gochowski visit River's Point neighborhood which contains 59 townhome units to see how it fits into that neighborhood.

Commissioner Brahs inquired about the timing of the traffic on Garfield. Mr. Gochowski stated he has lived at his home for two years and there is very heavy, unsafe traffic on Garfield throughout the day. The traffic is going westbound toward ATK and he suspects they are trying to get to Thurston and Highway 10.

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Arden Kirkendall, 2709 Wingfield Avenue, requested clarification on where the townhomes were going to be built.

Tara Olson, 2603 Wingfield Avenue, commented on the traffic patterns around her property. There has been a 50 percent increase of traffic in her neighborhood due to the traffic on Highway 10.

Jim Adams, 3017 Verndale Avenue, owner of apartment buildings at Ferndale and Garfield, inquired if the parkway will be built before or after the townhomes. Associate Planner Rouse commented the parkway is in design right now and the route will be identified before the townhomes are constructed. The plat cannot be approved until the right-of-way is identified.

Jessie Yost, 2715 Wingfield Avenue, inquired if bike paths will be included in the design of the parkway. Associate Planner Rouse commented it is still in the design phase, but sidewalks will be included.

Chair Kjonaas encouraged the residents to visit the planning department at City Hall to see the plans for the road.

Chair Kjonaas closed the public hearing at 8:26 p.m.

Commissioner Brewer inquired about the units allowed in medium density. Associate Planner Rouse advised it is five to 10 units per acre.

MOTION BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER RECH, TO RECOMMEND APPROVAL OF A2016-26, COMPREHENSIVE PLAN LAND USE MAP AMENDMENT, GARFIELD STREET, CITY OF ANOKA

6 ayes - 0 nays. Motion carried.

MOTION BY COMMISSIONER BRAHS, SECONDED BY COMMISSIONER BONTHUIS, TO RECOMMEND APPROVAL OF A2016-26, REZONING FROM R-1 AND RF to R-3, GARFIELD STREET, CITY OF ANOKA

6 ayes - 0 nays. Motion carried.

Chair Kjonaas thanked everyone for their comments.

Associate Planner Rouse advised this will go before the City Council on November 17, 2016.

MISCELLANEOUS:

Next work session will be Tuesday, November 21 at 6:00 p.m.

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Next regular meeting will be Tuesday, December 6, 2016 at 7:00 p.m.

ADJOURNMENT:

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

6 ayes – 0 nays. Motion carried.

Time of adjournment: 8:31 p.m.

Submitted by Stephanie Rouse, Associate Planner