



**PLANNING COMMISSION  
WORK SESSION  
ANOKA CITY HALL COMMITTEE ROOM  
Tuesday, November 15, 2016  
6:00 P.M.**

**CALL TO ORDER:**

The Work Session of the Anoka Planning Commission was called to order at 6:01 p.m.

**ROLL CALL:**

Commissioners present:

Chair Don Kjonaas, Borgie Bonthuis, Manley Brahs, Karna Brewer, James Cook, Peter Rech, Sandy Herrala

Staff present:

Doug Borglund, Deputy Community Development Director

**DISCUSSION ITEMS:**

**1. Discussion – 7th and Buchanan Development Site and Potential Gas/Convenience Store use.**

Deputy Community Development Director Borglund introduced the item by discussing the current real estate interest by an entity at 7<sup>th</sup> and Buchanan. Borglund explained they have an interest in constructing a gas/convenience store use on the site. Four of the six parcels are owned by the City and the two remaining are owned by the County. Mr. Borglund explained that a gas/convenience store use was not envisioned for this site when the Anoka Station Plan was completed. The current TOD-E Zoning District on these parcels does not allow for the service station use. Mr. Borglund stated the Zoning Ordinance would have to be amended to allow the proposed use at this site.

Commissioners discussed the idea of amending the TOD-E Zoning District to allow a gas/convenience store use for this specific site.

Commissioner Brewer questioned what would happen with the existing grade of the site since it is elevated. Mr. Borglund explained there may be some grade adjustment to lower the site but at this time a grading plan has not been submitted.

Commissioner Kjonsas discussed the height of a freestanding sign with the elevation of the site. Commissioner Brahs felt that sign height would not be an issue.

Commissioner Brewer stated that landscaping and drainage improvements will be important with the development of this site.

Commissioner Rech stated that those issues would be reviewed when a formal development application is submitted.

## 2. **Discussion – Accomplishments/Goal Setting 2016-2017**

The Commission reviewed the proposed goals and accomplishments for 2016-2017. The Commission felt they accomplished their goals for 2016.

### **Proposed Goal #5 (Review and update the plans for the TOD zoning districts and the transit station, considering landscaping and building design standards and working with other commissions on those updates as needed)**

Commissioner Herrala recommended and the Commission agreed that goal number 5 should be revised and simplified to state the following:

*Review and update the TOD Zoning District standards.*

Commissioner Brewer questioned whether this a necessary goal since it seems like the Council focused on the Highland Park neighborhood.

Based on City Staff's comments Commissioner Bonthuis discussed that it may be a good idea to review the TOD standards now that they have been in place for a while.

### **Proposed Goal #2 (Update the sign code)**

Commission members agreed with goal number 2 as proposed.

### **Proposed Goal #3 (Update our parking standards)**

Commission members agreed with goal number 3 as proposed but made the following statements:

Commissioner Kjonsas felt staff should be looking at the parking ratios.

Commissioner Brewer stated there should be uniform parking requirements or a one size fits all approach to parking.

Commissioner Bonthuis discussed parking and a potential redevelopment project at Monroe and 2<sup>nd</sup> near downtown.

**Proposed Goal #1 (Amend our ordinance to prohibit tax delinquent properties from applying for city approvals)**

Commission members felt that goal number 1 should be removed and was not a zoning issue even though it has a relationship to development applications. It was discussed that this type of regulation should be placed somewhere else in the code.

**Proposed Goal #4 (Begin reviewing the comprehensive plan and identifying areas of the plan that will require more significant updates)**

Commissioner Herrala stated that goal number 4 could be simplified to state the following:

*Review and identify areas within the existing Comprehensive Plan that should be updated.*

Members of the Commission agreed with the change.

**3. Planning Commission and Staff viewed the video presentation of the Ferry Street Riverwalk Plans**

Commissioner Kjonsas stated there is a need to somehow separate pedestrian traffic from vehicle traffic along Ferry Street. Maybe the placement of bollards would be an option.

Commissioner Rech stated there should be a more defined route to the park from Ferry Street not having to go around the Pierce Motel site and through the neighborhood.

With no further discussion the meeting was called to a close.

**Time of adjournment: 7:20 p.m.**

**Submitted by: Doug Borglund, Deputy Community Development Director**