

**ANOKA PLANNING COMMISSION
WORKSESSION MEETING
ANOKA CITY HALL
TUESDAY, MARCH 15, 2022
5:00 P.M.**

CALL TO ORDER:

The worksession meeting of the Anoka Planning Commission was called to order at 5:00 p.m.

ROLL CALL:

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

Planning Commissions absent: James Cook and Peter Rech

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

DISCUSSION – IMPLEMENTATION OF COMPREHENSIVE PLAN, UPDATING ZONING MAP

City Planner Palmer displayed the 2040 future land use map which was updated as part of the most recent Comprehensive Plan and compared that to the current zoning map. He stated that the zoning must now be updated to match the 2040 Comprehensive Plan and future land use map and reviewed the zoning changes that would be necessary. He began with area #1 (south of Walker) and asked the Commission for input on whether it should be recommended as LDR or HDR, or a hybrid of MDR. He noted that the Commission had recommended HDR but that was not accepted by the Council and the Council made the decision to guide that area as LDR. He noted that a Comprehensive Plan amendment would be needed for anything other than LDR. He also provided background information on previous discussions of the Commission and Council as well as existing lot sizes in that area.

The Commission discussed the different options and came to the consensus to recommend MDR for area #1 as that would fit with what is currently in that area, fits with the adjacent zoning, and provides future opportunity.

City Planner Palmer moved to area #2 (Monroe Street) noting that in the 2040 future land use map, the properties were reguided from MDR to Main Street Mixed Use, East Main Street Subdistrict. He noted the if the zoning change were made, the existing single-family homes would be legal nonconforming. He confirmed that the intent is to make the zoning more consistent and provide for redevelopment opportunity, along with an attempt to eliminate conflicts between adjacent land uses. He reviewed possible concerns and options for the Commission to consider. He noted that the zoning would need to be changed as reguided in the 2040 future land use map in order to be consistent with the Comprehensive Plan.

City Planner Palmer identified area #3 (Jackson Street) which is currently zoned as MDR and was reguided as Main Street Mixed Use, East Main Street subdistrict in the 2040 future land use map. He noted that the intent was to create consistent zoning. He also identified area #4 (North Street, east of 7th Avenue) which is currently zoned industrial and was reguided to commercial in the 2040 future land use map. He stated that there would still need to be a decision as to the type of commercial that should be allowed and reviewed the available options.

The Commission discussed the different options for commercial/business.

City Planner Palmer noted that these zoning considerations will come back to the Commission to make a formal recommendation on at a future meeting.

DISCUSSION – DEVELOPMENT UPDATE/MISCELLANEOUS

City Planner Palmer welcomed any questions the Commission may have on the update. He also provided details on the current zoning for the County government and jail buildings as well as the plans the County has provided the City with related to its proposed expansion plans. He noted that the City Council has not provided specific direction on this proposal, so more information will come in the future as those discussions continue.

ADJOURNMENT:

Time of adjournment: 6:39 p.m.

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