

**ANOKA PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
TUESDAY, APRIL 5, 2022
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, Karna Brewer, Borgie Bonthuis, Nancy Coleman, James Cook (via Zoom), Shari Nemec, and Peter Rech

Planning Commissions absent: None.

Staff present: City Planner Clark Palmer

APPROVAL OF MINUTES:

- a. Approval of January 4, 2022 Regular Meeting Minutes

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER COLEMAN, TO APPROVE THE MEETING MINUTES OF JANUARY 4, 2022, REGULAR MEETING.

7 ayes – 0 nays. Motion carried.

- b. Approval of January 19, 2022 Worksession Minutes

MOTION WAS MADE BY COMMISSIONER RECH, SECONDED BY COMMISSIONER NEMEC, TO APPROVE THE MEETING MINUTES OF JANUARY 19, 2022 WORKSESSION MEETING.

7 ayes – 0 nays. Motion carried.

- c. Approval of February 15, 2022 Worksession Minutes

MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER BONTHUIS, TO APPROVE THE MEETING MINUTES OF FEBRUARY 15, 2022 WORKSESSION MEETING.

7 ayes – 0 nays. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

a. Site Plan Review; 647 W. Main Street (Taco Bell)

City Planner Palmer stated that the applicant, Border Foods, is requesting approval of a site plan review application for a proposed demolition and rebuild of the existing Taco Bell located at 647 West Main Street. The existing Taco Bell was constructed in the mid-1980s. According to the applicant, "Border Foods wishes to remove the existing building entirely and make related site improvements to the property to better service the community for many years to come". The proposed building will incorporate Taco Bell's latest design model and branding. The drive through will be expanded to include two ordering lanes. The property is located within the B-1 Highway Business District. The use is permitted. Prior to the issuance of a building permit, approval of a site plan review is required. He reviewed the analysis of the proposed site plan, parking, landscaping/tree replacement, stormwater, exterior site requirements, and architecture.

Chair Kjonaas stated that currently there is a trash bin in the southwest corner of the lot and asked if that will be incorporated into the building in the area that appears to be a garage door. He asked if that door would remain closed.

City Planner Palmer confirmed that the trash bin would be stored inside that garage door area and the door would remain closed with the exception of loading and unloading.

Commissioner Brewer asked for details on the tower part of the building and whether it would be internally lit.

Brian Davies, Border Foods, commented that the logo and Taco Bell letters would be internally lit, and the remainder of the tower would not be lit.

Commissioner Coleman asked the length of construction.

Mr. Davies estimated seven to ten days for demolition. He stated that they estimate a total project length of 16 weeks.

Chair Kjonaas referenced the brick portion which is mentioned as thin brick and asked if that is a concern.

City Planner Palmer stated that he would have concern if this were in the historical district but noted that thin brick is becoming a more common material and would be accepted under Code.

Greg Dahling, architect representing the applicant, agreed that thin brick is becoming more popular and provided additional details on the material. He explained that the wall panels are manufactured in a facility with finishes and studs and then the building is easily assembled onsite.

Commissioner Rech asked if irrigation would be required for landscaping.

City Planner Palmer replied that the plans do include landscaping.

Commissioner Rech asked if there would be a sign visible from the highway, as he did not see that in the plans.

City Planner Palmer replied that the applicant would use the existing pylon sign and reface it.

Commissioner Nemec asked if all Taco Bell restaurants are converting to this new look and why this time was chosen for the refresh. She noted that this update looks great and will be a pleasant change.

Mr. Davies replied that this is the newest design from Taco Bell corporate. He stated that there has been a desire to remodel the building for years and the lease just expired so they were able to work with the landlord to complete the remodel at this time.

Commissioner Brewer referenced the lighting diagram provided, noting the shield above and asking if that can be tilted to direct one way versus another. She explained that if there was a complaint, the light could then be tilted away from a neighboring residential building that will sit lower than the Taco Bell site.

Mr. Davies commented they have not tilted the lights before but they are adjustable. He stated the main concern was related towards the highway to ensure there would not be glare for drivers.

Commissioner Rech referenced the comments from the City Engineer and asked if the surveys take into account the changes that are happening in that area with the Highway 10 project.

Mr. Davies commented he believes they have accounted for those changes and noted that he has been working with the consultant for that project. He commented that while they are sad they will be losing the Fair oak access, they believe the area will be made much nicer by the highway project.

Commissioner Brewer commented that she feels the applicant has done very well in their plans and show interest in cooperating with the City. She noted that the setbacks are greater than required and she likes that the trash will be brought inside as well.

Mr. Davies expressed appreciation for those words of support.

City Planner Palmer referenced the landscaping plan noting that he did not see removals in the plan that should be accounted for.

Mr. Dahling commented he believes the intent is to leave the existing trees as they are, noting he does not believe the exterior of the site will be touched. He stated that they will be planting the one additional tree to meet the requirements. He noted he could provide additional information if needed. He confirmed the existing trees on the plans will remain in addition to the one new tree.

City Planner Palmer commented that he has no other concerns.

MOTION WAS MADE BY COMMISSIONER NEMEC, SECONDED BY COMMISSIONER BONTHUIS, TO RECOMMEND APPROVAL OF THE SITE PLAN REVIEW, SUBJECT TO THE FOLLOWING CONDITIONS:

1. All comments of the Engineering Department dated March 25, 2022 shall be met.
2. All site improvements shall be completed in accordance with the approved plans. Any significant deviations from the approved plans shall require additional review and approval by the Planning Commission and City Council.

A roll call vote was performed, and all members voted in favor.

7 ayes – 0 nays. Motion carried.

City Planner Palmer advised this will go before the City Council on April 18, 2022.

PUBLIC HEARINGS ON NEW APPLICATIONS:

None.

MISCELLANEOUS:

Next work session will be Tuesday, April 19th at 5:00 p.m. Location to be determined.

ADJOURNMENT:

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

7 ayes - 0 nays. Motion carried.

Time of adjournment: 7:27 p.m.

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