



# City of Blaine Anoka County, Minnesota Minutes - Final

Blaine City Hall  
10801 Town Square Dr  
Blaine, MN 55449

## Planning Commission

*The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Blaine City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may, for other reasons, postpone final action on an application. For each item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss and act on the application.*

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Tuesday, February 9, 2016

7:00 PM

Council Chambers

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, February 9, 2016. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner  
Lori Johnson, Associate Planner  
Dan Schluender, Assistant City Engineer

**Present:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

**Absent:** 1 - Bergstrom

### 2. Approval of Minutes

[TMP 16-0051](#) Approval of January 12, 2016 Planning Commission Minutes

**Motion by Commissioner Homan to approve the minutes of January 12, 2016, as presented. Motion seconded by Commissioner Ponds. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

### 3. Old Business

None.

### 4. New Business

4.1 [RES 16-032](#) GRANTING A WAIVER OF PLATTING TO SUBDIVIDE A PARCEL OF LAND INTO TWO SEPARATE PARCELS AS PART OF A LAND

EXCHANGE WITH CONNEXUS ENERGY. THE SOUTHERN PARCEL (PARCEL C) WILL THEN BE COMBINED WITH THE ADJACENT PARCEL TO THE WEST (PARCEL B) AT 3211 101ST AVENUE NE. GERHARD LARSON. (CASE FILE NO. 16-0001/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 16-0001 was opened at 7:04 p.m. As no one wished to appear, the public hearing was closed at 7:04 p.m.

**Motion by Commissioner York to recommend approval of Planning Case 16-0001 based on the following conditions:**

**Case 16-0001:**

1. **Waiver of platting to be recorded at Anoka County.**
2. **Parcel C must be combined with Parcel B Connexus Energy property.**
3. **The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of the waiver of platting to subdivide a parcel of land into two separate parcels as part of a land exchange.**

**Motion seconded by Commissioner Olson. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the March 3, 2016 City Council meeting.

#### 4.2 [RES 16-031](#)

GRANTING A WAIVER OF PLATTING TO SUBDIVIDE A PARCEL OF LAND INTO TWO SEPARATE PARCELS AS PART OF A LAND EXCHANGE WITH GERHARD LARSON. THE WESTERN PARCEL (PARCEL A) WILL THEN BE COMBINED WITH THE ADJACENT PARCEL TO THE NORTH (PARCEL D) AT 32XX 101ST AVENUE NE. CONNEXUS ENERGY. (CASE FILE NO. 16-0002/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 16-0002 was opened at 7:06 p.m. As no one wished to appear, the public hearing was closed at 7:06 p.m.

**Motion by Commissioner Goracke to recommend approval of Planning Case 16-0002 based on the following conditions:**

**Case 16-0002:**

1. **Waiver of platting to be recorded at Anoka County.**
2. **Parcel A must be combined with Parcel D Gerhard Larson property.**
3. **The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the**

approval, recording or administration of the waiver of platting to subdivide a parcel of land into two separate parcels as part of a land exchange.

**Motion seconded by Commissioner Ponds. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the March 3, 2016 City Council meeting.

**4.3**     [RES 16-030](#)

GRANTING A WAIVER OF PLATTING TO MOVE THE PROPERTY LINE BETWEEN LOTS 6 AND 7, BLOCK 2, AMEN CORNER 2ND ADDITION AT 11039 & 11053 AMEN CIRCLE. PAULSON CONSTRUCTION. (CASE FILE NO. 16-0003)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0003 was opened at 7:08 p.m. As no one wished to appear, the public hearing was closed at 7:08 p.m.

Chair Ouellette explained the Planning Commission received a letter from Craig Zimke noting he did not object to the request.

**Motion by Commissioner Olson to recommend approval of Planning Case 16-0003 based on the following conditions:**

**Case 16-0003:**

1.        **The new homes on each of these lots must meet all setback requirements for Amen Corner 2nd Addition.**
  
2.        **Waiver of platting to be recorded at Anoka County.**
  
3.        **The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of this Waiver of Platting.**

**Motion seconded by Commissioner Goracke. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the March 3, 2016 City Council meeting.

**4.4**     [RES 16-033](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR OUTDOOR DINING FOR 12 PEOPLE AT A NEW BUSINESS, KINGDOM BAKING, LOCATED AT 10130 SUNSET AVENUE NE. FRANCOIS ZONGO (KINGDOM BAKING). (CASE FILE NO. 15-0050/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0050 was opened at 7:16 p.m. As no one wished to appear, the public hearing was closed at 7:16

p.m.

Commissioner Olson questioned where the signage would be located on the site.

Associate Planner, Lori Johnson reviewed the site plan in detail noting where the signage would be located.

Commissioner Goracke stated he typically did not support numerous variances; however, he was in favor of the proposed redevelopment for this site, as it would improve the whole neighborhood. He asked if the site would be used as a bakery and coffee shop.

Francois Zongo, 10130 Sunset Avenue NE, explained coffee, soups, sandwiches and salads would be offered at Kingdom Baking along with other baked goods.

Chair Ouellette agreed this would be a great addition to the neighborhood.

**Motion by Commissioner Goracke to recommend approval of Planning Case 15-0050A a Conditional Use Permit to allow for outdoor dining based on the following conditions:**

**Case 15-0050A:**

- 1. The applicant must make an application for site plan approval and building permits prior to any work being performed on site. In addition, a Site Improvement Performance Agreement and a financial guarantee must be submitted to ensure the work gets performed and completed on site.**
- 2. The two lots that this development is constructed upon must be combined at Anoka County prior to issuance of site plan approval and building permits.**
- 3. A permit must be obtained from Anoka County for any work performed in the right-of-way for Sunset Avenue as this is a County Road.**
- 4. Staff is recommending that the curb adjacent to the drive-thru be removed as it will make it too difficult for cars to make the turn around the northeast corner of the building with a curb in this location.**
- 5. The applicant must remove the northeast parking stall on the north side of the site and move the curb to the south to meet setback requirements and make it a safer entrance to the site at this location.**
- 6. The site must meet standard landscaping requirements for this site, including the buffer yard flexibility requirements.**
- 7. To be closer to conforming with the buffer yard flexibility requirements it is recommended that the applicant install 4 new conifer trees (6-feet in height) instead of the 4 hedges along the western property line.**
- 8. The owner must remove the existing fence on the western property line**

and install a 6-foot high maintenance free vinyl fence in this area to meet the zoning ordinance requirements.

9. The existing sign must be brought into conformance with the sign ordinance, which will mean adding a monument style base and making sure the size of the sign is 140 square feet or less and 14 feet in height or less. A sign permit is required for this work, for any wall signage and for any temporary signage.

10. Any lighting on site must meet ordinance requirements. This would apply to existing and new light standards. The applicant will need to submit information on the type of fixtures to be used on the building and in the parking areas to make sure all fixtures are downlit and shielded.

11. A new SAC (Sewer Access Charge) determination will need to be made by Metro Council based on the reuse of the building as well as the outdoor dining. The applicant must contact the Metropolitan Council to determine the amount of SAC required for this use. This will need to be determined before any building permits are issued for the building renovation.

12. Plans for amplified music or a public address system for the outdoor dining area to be reviewed by the prior to installation. Noise level of the music in the outdoor dining area to not exceed normal conversation level

13. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.

14. The outdoor dining area limited to the patio area identified on the attached site plan, and there can be no more than 12 seats in the outdoor dining area.

15. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.

16. Provide manufacturing specifications, requirements and proper clearance to combustibles for any propane heater use in association with the outdoor patio.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0050B and C a 22-foot variance to the 30-foot front yard setback requirement (east) and 19-foot variance to the 25-foot rear yard setback requirement (west) based on the following rationale:

Case 15-0050B & C:

1. The City has a history of working with other non-conforming sites within the City to bring them into conformance with the Zoning Ordinance when applicants or property owners are willing to make significant investments in the property to make it a community amenity. Therefore, this applicant would not be granted privileges that have not been given to others within the City.

2. The variances being granted are the minimum variances required to bring the site into conformance with the ordinances.

**3. The granting of these variances would not be detrimental to the neighborhood or the Zoning Ordinance.**

**Motion seconded by Commissioner Homan. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the March 3, 2016 City Council meeting.

## **ADJOURNMENT**

**Motion by Commissioner Ponds to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Olson. The motion passed 6-0.**

**Adjournment time was 7:22 p.m.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds