

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
January 10, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, January 10, 2023. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members: Halpern, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Members: Deonauth and Gorzycki.

Staff Present: Shawn Kaye, Planner
Teresa Barnes, Project Engineer

PUBLIC HEARINGS

Item 4.1 – Case File No. 22-0083 – Public Hearing – The applicant is requesting a conditional use permit for a Culver’s restaurant, outdoor dining and shared access/parking between lots in a PBD (Planned Business) zoning district.
CULVER’S RESTAURANT (VAN HOUTAN HOLDINGS, LLC), 4121 108TH AVENUE NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0083 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Richard Van Houtan, representative for Culver’s, introduced himself to the commission and thanked him for considering his request.

Chair Goracke asked if the proposed Culver’s would be a second location or relocation of the existing Culver’s. Mr. Van Houtan explained there would be two Culver’s in Blaine.

Chair Goracke questioned how many employees the new Culver's would have. Mr. Van Houtan stated the new Culver's would have 50 to 60 employees.

Commissioner Halpern inquired if the new Culver's would put the other Culver's at risk. Mr. Van Houtan commented on the market study that was completed for this property, noting the surrounding three miles was studied. He reported each Culver's would have its own separate market.

Motion by Commissioner Homan to recommend approval of Planning Case 22-0083 based on the following conditions:

Case 22-0083:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
3. All signage requires a separate permit meeting the requirements of the zoning ordinance. The site will be limited to signage on two wall elevations.
4. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
5. The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use.
6. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit.
7. The outdoor dining area will be limited to no more than three tables and 12 seats in the outdoor dining area.
8. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.

9. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
10. The parcel (outlot) will need to be final platted into a lot and block prior to any building permits being issued for the site and recording of the Conditional Use Permit.
11. City shall receive a copy of the issued Rice Creek Watershed Permit prior to the issuance of the building permit.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the February 6, 2023 city council meeting.