



# City of Blaine Anoka County, Minnesota Minutes

Blaine City Hall  
10801 Town Sq Dr NE  
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, August 8, 2017

7:00 PM

Council Chambers

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1. Roll Call
2. Approval of Minutes

### Approval of June 13, 2017 and July 11, 2017 Planning Commission Minutes

Attachments: [061317 Unapproved.pdf](#)  
[071117 Unapproved.pdf](#)

Motion by Commissioner Goracke to approve the minutes of June 13, 2017, as presented. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Olson abstained).

3. Old Business
4. New Business

- 4.1 Public Hearing Case File No. 17-0032 // Glenn Thoeny // 4152  
Flowerfield Road NE

The applicant is requesting a Conditional Use Permit to allow for the reconstruction of an existing, 440 square foot, detached garage located in the R-1 (Single Family) zoning district. There is currently an attached garage, which totals 676 square feet. The addition

would raise the existing detached garage up 6 feet in height. The square footage would remain the same and would allow for up to 1,116 square feet in total garage area.

**Attachments:** [Glenn Thoeny - Attachments.pdf](#)

**Motion by Commissioner Homan to recommend approval of Planning Case 17-0032 based on the following conditions:**

**Case 17-0032:**

1. The applicant must obtain a building permit prior to the start of any reconstruction.
2. The proposed reconstruction must include colors, and materials, that match the existing structures.
3. The proposed garage must be used for personal storage only, and may not be used for a home occupation.
4. The proposed garage must meet all the setbacks and requirements as outlined in section 29.30 of the Zoning Ordinance.
5. The garage door will be limited to 10 feet in height.
6. The newly reconstructed garage must not be taller than the existing structure.
7. The applicant will be required to plant one tree on the property, or pay \$300 to the cities reforestation fund.

**Motion seconded by Commissioner Olson. The motion passed 5-0.**

#### 4.2

Public Hearing Case File No. 17-0035 // Christopher Russo // 1250  
130th Avenue NE

The applicant is requesting a Conditional Use Permit to allow for 1,189 square feet of total garage/accessory space.

**Attachments:** [Christopher Russo - Attachments.pdf](#)

**Motion by Commissioner Ponds to recommend approval of Planning Case 17-0035 based on the following conditions:**

**Case 17-0035:**

1. The structure to match the color of the house.
2. A building permit must be obtained prior to construction of the building.
3. The garage to be used for personal storage only.

4. The garage to be generally located as shown on attached sketch and meeting all required setbacks. The accessory building must be located in the rear yard.
5. If the applicant uses the garage on a regular basis to create tracks in the yard, a paved driveway must be installed to the garage.
6. The total garage and accessory space on this property is limited to 1,189 square feet.
7. The existing small shed in the rear of the property must be removed prior to a building permit being issued for the new structure.
8. The proposed structure cannot be used for a home occupation.

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

#### 4.3

Public Hearing Case File No. 17-0034 // Sarah Bartell // 11772  
Jefferson Street NE

The applicant is requesting a Conditional Use Permit to allow for the construction of a 240 square foot detached structure to be used for a home occupation. The applicant wishes to operate a small photography office/studio in the structure. The conditional use permit would also allow for more than two accessory structures on the lot.

**Attachments:**     [Sarah Bartell - Attachments.pdf](#)

**Motion by Commissioner Goracke to recommend approval of Planning Case 17-0034 based on the following conditions:**

**Case 17-0034:**

1. The shed will need to be located in the rear yard of the property as shown on the attached site plan.
2. A building permit and certificate of occupancy must be obtained for the shed prior to construction.
3. The applicant must schedule a yearly inspection of the shed with the Community Standards Department (Fire Inspectors) to ensure there are no safety hazards for the applicant or her clients. This inspection should be scheduled upon construction of the shed and should be done yearly from the date of the first inspection.
4. No outside storage of any kind associated with the business is allowed.
5. No more than 4 customers should enter the property daily.
6. There should be no employees of the business other than those living at

the residence.

7. The City Council has the right to review this conditional use permit further if this use ever becomes a detriment to the neighborhood.

8. No other detached accessory structures are allowed on the property.

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

#### 4.4

Public Hearing Case File No. 17-0031 // Bob Taylor // 11802  
Lexington Avenue NE

The applicant is requesting a Conditional Use Permit to allow for a home occupation in the FR (Farm Residential) zoning district. The home occupation will consist of small engine repair work and an online store for the sale of used, small engine parts.

**Attachments:** [Bob Taylor - Attachments.pdf](#)

**Motion by Commissioner Olson to recommend approval of Planning Case 17-0031 based on the following conditions:**

**Case 17-0031:**

1. The home occupation must only be conducted in the existing 1,500 square detached garage.
2. No outside storage of any kind is allowed at any time. This includes parts, materials, equipment and any other materials that are related to the home occupation. Specifically, this includes boats and boat trailers for storage.
3. There can be no more than 4 customers daily.
4. There can be no more than three employees at any time that do not reside on the property.
5. The sale (display) of equipment onsite is prohibited and the sale of any small engine parts must only be conducted online.
6. All existing outside storage needs to be removed by September 30th, 2017, and a follow up inspection will be conducted at this time.
7. Each year prior to September 30th, the applicant must schedule an inspection with our Fire Department to renew this conditional use permit. If the applicant fails to do so, then there shall be grounds for revocation.

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

#### 4.5

Public Hearing Case File No. 17-0027 // Bev Folstrom // 249 Oak  
Park Drive NE

The applicant is requesting a two-foot variance to the six-foot maximum fence height zoning ordinance requirement for the R-1(Single Family) district. The fence would be located on a portion of the applicant's east property line and the applicant is proposing an eight-foot high fence.

**Attachments:**     [Bev Folstrom - Attachments.pdf](#)

**Motion by Commissioner Olson to recommend denial of Planning Case 17-0027 based on the following conditions:**

**Case 17-0027:**

1. Approving a variance would be detrimental to the City's zoning ordinance by setting a precedent for 8-foot fences in side yards within the City. This fence height is not appropriate in all situations.
2. Approval of a variance for a taller fence is not felt to be the solution for solving or ending neighbor disagreements.
3. The applicant would be granted a special privilege for a taller fence than what is allowed by the zoning ordinance. Other property owners have been informed they cannot have a fence taller than 6 feet.

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

#### 4.6

Public Hearing Case File No. 17-0033 // Metropolitan Airports  
Commission // 2180 105th Avenue NE

The applicant is requesting a Preliminary Plat to subdivide 36.53 acres into one lot and two outlots to be known as Airport Park.

**Attachments:**     [MAC Airport Park - Attachments.pdf](#)

**Motion by Commissioner Homan to recommend approval of Planning Case 17-0033 based on the following conditions:**

**Case 17-0033:**

1. Applicant to submit copy of Coon Creek Watershed permit to city prior to any site work.
2. Applicant will need to adhere to review comments received by Anoka County Highway Department.
3. All uses in the PBD-A require Conditional Use Permit review and approval. This will be necessary prior to any site development.
4. Outlot A to be dedicated as Right-of-Way for 105th Avenue.
5. Park dedication will be due with the platting of one lot. The 2017 park dedication rate for commercial development is \$8,704/acre for a total of

\$25,241.60 (for 2.9 acres). This fee will need to be paid, at the rate in effect at the time of Final Plat, prior to release of final plat mylars for recording at Anoka County.

6. 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 Airport Park.

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

4.7

Public Hearing Case File No. 17-0036 // Kwik Trip, Inc. // 10500 Radisson Road NE

The applicant is requesting the following:

- a) Rezoning from I-2 (Heavy Industrial) to PBD (Planned Business District).
- b) Preliminary Plat approval to plat two existing lots (2.9 acres) into one (1) lot.
- c) Conditional Use Permit to allow for gasoline sales, a carwash, and outdoor dining in a PBD (Planned Business District) zoning district.

Attachments: [Kwik Trip - Attachments.pdf](#)

Motion by Commissioner Goracke to recommend approval of Planning Case 17-0036A a Rezoning from I-2 (Heavy Industrial) to PBD (Planned Business District) at 10500 Radisson Road NE based on the following rationale:

Case 17-0036A:

- 1. The proposed rezoning would be consistent with the PI (Planned Industrial)/PC (Planned Commercial) land use of the property.
- 2. The zoning being proposed is consistent with the type of development being proposed.

Motion by Commissioner Goracke to recommend approval of Planning Case 17-0036B a Preliminary Plat to plat two existing lots (2.9 acres) into one (1) lot based on the following conditions:

Case 17-0036B:

- 1. Park dedication to be paid for 2.9 acres at the commercial rate of \$8,704 per acre for a total of \$25,241.60.
- 2. Water and sewer availability charges (WAC and SAC) become due with building permit.
- 3. Applicant to submit copy of Coon Creek Watershed permit to city prior to

any site work.

4. Applicant will need to adhere to review comments and permitting received from Anoka County Highway Department.

5. 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 Kwik Trip 925.

Motion by Commissioner Goracke to recommend approval of Planning Case 17-0036C a Conditional Use Permit to allow for gasoline sales with up to 10 pumps, a two-bay carwash, and outdoor dining in a PBD (Planned Business District) zoning district at 10500 Radisson Road NE based on the following conditions:

Case 17-0036C:

1. The exterior building materials to match those on the submitted plans.
2. Site plan approval is required prior to issuance of building permits. All site improvements to be included in site improvement agreement and covered by an acceptable financial guarantee.
3. All site lighting to be down lit-style lamps to reduce glare and to meet the requirements of the Zoning Ordinance. Final site plan to include detailed lighting plan. Pole mounted lighting is limited to 20 feet in height.
4. Applicant to install underground piping for future Stage I vapor recovery system.
5. Storage or display of retail items not permitted in the parking area, pump islands, driveway surface. All display items must meet the outside display section of the Zoning Ordinance (Section 30.181).
6. All signage requires a separate permit meeting the requirements of the Zoning Ordinance. The site will be limited to two wall signs including convenience store/car wash building and canopy, any signage on the canopy will count as wall signage. One monument sign will be permitted with a maximum height of 14 feet and 140 square feet of signage.
7. The landscape plan must include 25% of the landscaping in the front yard adjacent to Radisson Road and 105th Avenue and those trees must be oversized. The following plantings will be required on site:  
  
Overstory trees: 16 (2½" caliper) and 6 (3" caliper) = 22  
Conifer trees: 8 (6' in height) and 3 (8' in height) = 11  
Ornamental trees: 8 (2" caliper) and 3 (2 ½" caliper) = 11
8. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
9. No exterior overnight storage of pallets or delivered products.
10. No overnight storage of semi-trailers or delivery vehicles.

11. The use of any speaker system at this gas pumps must be limited in volume so as to not create any off-site impacts.
12. The gas and diesel canopies must have columns, to a height of five (5) feet that are faced with brick that matches the building.
13. The outdoor seating area limited to 2 (two) tables with seating for a total of 8 seats.
14. Obtain all necessary permits from Anoka County Highway Department for proposed construction in their respective Right-of-Way.
15. A National Pollutant Discharge Elimination System Phase II permit required from the MN Pollution Control Agency. Building permits will not be issued until a copy of the permit is sent to the City.
16. A Coon Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the city.
17. The uses permitted by this Conditional Use Permit to be operated in accordance with all applicable City regulations and ordinance requirements. Violation of these standards or any conditions of the Conditional Use Permit shall be enforceable, by the City as a misdemeanor violation.

Motion seconded by Commissioner Halpern. The motion passed 6-0.

#### Approval of Minutes

### Approval of June 13, 2017 and July 11, 2017 Planning Commission Minutes

Attachments:     [061317 Unapproved.pdf](#)  
                              [071117 Unapproved.pdf](#)

Motion by Commissioner Olson to approve the minutes of July 11, 2017, as presented. Motion seconded by Commissioner Ponds. The motion passed 4-0-2 (Homan and Goracke abstained)

#### Adjourn

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Halpern. The motion passed 6-0. Adjournment time was 8:38 p.m