



# City of Blaine Anoka County, Minnesota Minutes - Final

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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Wednesday, August 15, 2012

7:00 PM

Council Chambers

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### 1. Roll Call

Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner  
Lori Johnson, Planner III  
Gina Gore, Planning Intern  
Tom Scott, Project Coordinator  
Dan Schluender, Assistant City Engineer

**Present:** 6 - Chair Ouellette, Homan, Goracke, Edison, Bergstrom, and Radtke

**Absent:** 1 - Vice Chair Lahti

### 2. Approval of Minutes

[TMP 12-452](#)

## JULY 10, 2012 UNAPPROVED PLANNING COMMISSION MINUTES

**Attachments:** [July 10, 2012 PC Minutes.doc](#)

Moved by Edison, seconded by Homan, that the Minutes be Approved. The Motion was adopted unanimously.

### 4. New Business

## 3. Old Business

4.1 [RES 12-114](#)

**CONDITIONAL USE PERMIT TO REPLACE AN  
EXISTING SIGN WITH AN ELECTRONIC READER  
BOARD IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT  
AT 9901 UNIVERSITY AVENUE NE. UNIVERSITY  
AVENUE ELEMENTARY SCHOOL. (CASE FILE NO.  
12-0023/GG)**

**Attachments:**     [Attachments.pdf](#)

The report to the Planning Commission was presented by Gina Gore, Planning Intern. The public hearing for Case File 12-0023 was opened at 7:04 p.m. As no one wished to appear, the public hearing was closed at 7:04 p.m.

Commissioner Homan questioned if the brick structure would remain around the new electronic reader sign.

Planning Intern, Gina Gore explained the brick would be removed but the supports would remain, if found sturdy enough to support the electronic sign.

Chair Oullette commented the Planning Commission received a letter from the adjacent property and noted they were in support of the sign change.

**Motion by Commissioner Goracke to recommend approval of Planning Case 12-0023 based on the following conditions:**

**Case 12-0023:**

- 1. The sign may not be constructed until the corresponding sign permit has been approved and applicable fees are paid.**
- 2. A minimum display time of four (4) seconds for each message within the frame of the sign is required.**
- 3. All displays must include and utilize an automatic dimming mechanism that allows the display to adjust brightness to accommodate a brighter light intensity during the daylight and dimmer light intensity after dusk.**
- 4. Once the current sign is removed the new sign will either use the same supports or make sure the new location of the sign abides by the 10' setbacks required.**

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

**Chair Ouellette noted this would be on the agenda of the September 6, 2012 City Council meeting.**

4.2 [RES 12-115](#)**CONDITIONAL USE PERMIT TO OPERATE A MAJOR  
AUTO REPAIR FACILITY IN A B-2 (COMMUNITY  
COMMERCIAL) ZONING DISTRICT AT 10112 SUNSET  
AVENUE NE. BOURKE BROTHERS. (CASE FILE NO.  
12-0025/LSJ)**

**Attachments:** [Attachments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 12-0025 was opened at 7:09 p.m. As no one wished to appear, the public hearing was closed at 7:09 p.m.

Commissioner Goracke asked if the applicants would be creating new jobs at this location.

Ken Bourke, 10112 Sunset Avenue NE, noted he would have one employee at most as the majority of the work would be completed by himself and his brother.

Commissioner Edison questioned if an additional condition should be added to assure that there was no overnight parking of tow trucks outside.

Mr. Bourke anticipated that most jobs would be finished during the daytime hours to assure that the tow trucks were stored indoors overnight.

Chair Oullette commented the site had been used for auto repair in the past.

**Motion by Commissioner Homan to recommend approval of Planning Case 12-0025 based on the following conditions:**

**Case 12-0025:**

- 1. A certificate of occupancy must be obtained prior to use of the building for such business.**
- 2. If a dumpster enclosure is to be constructed for this building, the plans for construction must be submitted to the Planning and Building Inspection departments for review and permit prior to installation.**
- 3. Any dumpster enclosure must be constructed with the same materials as the building.**
- 4. Tow trucks are allowed to be stored outside during business hours but otherwise must be stored inside the building.**
- 5. No more than two customer (passenger) vehicles to be stored outside overnight.**
- 6. No outdoor storage of any kind is allowed on this site.**

7. No auto body work or vehicle painting is to be conducted at this site.
8. Any changes made to this use may require a conditional use permit amendment.
9. Any signage requires a separate permit.
10. The appropriate handicap stall will need to be provided and parking stalls must be striped.

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

Chair Ouellette noted this would be on the agenda of the September 6, 2012 City Council meeting.

4.3 [RES 12-116](#)

**PUBLIC HEARING CASE FILE NO. 12-0026 //  
EDGEWOOD MANAGEMENT GROUP // 125TH  
AVENUE/CLOUD DRIVE NE**

**THE APPLICANT IS REQUESTING A CONDITIONAL  
USE PERMIT TO ALLOW FOR CONSTRUCTION OF A  
58-UNIT SENIOR LIVING FACILITY (34 ASSISTED  
LIVING UNITS AND 24 MEMORY CARE UNITS)**

**Attachments:** [Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 12-0026 was opened at 7:17 p.m.

Matt Frisbee, Frisbee Architects, was present to take questions on behalf of the applicant.

The public hearing was closed at 7:17 p.m.

Commissioner Goracke inquired if the applicant had experience managing assisted living and memory care facilities.

Ross Hootenan, Regional Vice President of Edgewood Management Group, indicated his company has been in existence for 20 years, and has 45 facilities in seven different states. He noted that Edgewood Management Group was located in Grand Forks, North Dakota and his company currently had four assisted living/memory care facilities in the State of Minnesota.

Commissioner Goracke welcomed Edgewood Management Group to the City of Blaine and asked how many new employees would be needed for the proposed facility.

Mr. Hootenan estimated that 75 employees would be needed for the new facility.

Chair Oullette questioned when the facility would be breaking ground.

Mr. Hootenan anticipated the site would not break ground until June or July of 2013.

**Motion by Commissioner Goracke to recommend approval of Planning Case 12-0026 based on the following conditions:**

**Case 12-0026:**

1. Site development and building construction to be generally guided by the CUP approval and consistent with the site and building plans that are attached to this application. The developer must install all site improvements in accordance with City Performance Standards and zoning code Section 27.09, including the financial guarantee and site improvement agreement.

2. The building for the site must meet the Highway Overlay District requirements.

3. The following landscaping is required on site:

Overstory Trees	24
Conifer Trees	24
Ornamental Trees	24

4. Underground irrigation is required for the entire site.

5. Signage will be issued under a separate permit.

6. All lighting on site must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill and pole mounted lighting is limited to 20-feet in height.

7. Site plan approval is required prior to any work being performed on site.

8. Building floor elevations must meet the requirements in the City's Comprehensive Water Resource Management Plan.

9. Noise Reduction Standards must be incorporated into the residential building.

10. Coon Creek Watershed District permit is required prior to start of site work. The design and construction of the site will require adherence to the City's new erosion control and storm water ordinances.

11. Remove northern driveway on Cloud Drive.

12. Applicant must petition to have public easements vacated as necessary to construct the proposed building.

13. Prior to the issuance of a building permit the applicant shall combine the two parcels through the Anoka County Recorder's Office.

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

Chair Ouellette noted this would be on the agenda of the September 6, 2012 City Council meeting.

**ADJOURN**

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Bergstrom. The motion passed 6-0. Adjournment time was 7:21 p.m.