

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
March 9, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 9, 2021. Chair Ouellette called the meeting to order at 7:00PM. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Deonauth, Goracke, Halpern, Homan, Olson, Villella, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: None.

Staff Present:       Shawn Kaye, Associate Planner  
                          Lori Johnson, City Planner  
                          Elizabeth Showalter, Community Development Specialist  
                          Teresa Barnes, Project Engineer  
                          Patricia Robinson, Administrative Assistant

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**APPROVAL OF MINUTES**

**Motion by Commissioner Goracke to approve the minutes of February 9, 2021, as presented. Motion seconded by Commissioner Homan. A roll call vote was taken. The motion passed 7-0.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

Item 4.3 – Case File No. 21-0004 – Public Hearing – The applicant is requesting the following:

- 1.) Preliminary plat approval to subdivide approximately 28.8 acres into three lots to be known as Blaine 35 Business Park.

2.) Conditional use permit for the construction of three light industrial/office buildings totaling 317,400 square feet in a PBD (Planned Business District) zoning district and an 8-foot fence on the western edge of the project. BLAINE 35 BUSINES SPARK (ARTIS REIT), 85<sup>TH</sup> AVENUE NE (COUNTY ROAD J) AND I-35W SERVICE DRIVE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0004 was opened at 7:29PM.

Paul Becker, 8601 Edison Street, explained his property directly backs up to the subject property. He recommended a berm be built on the back side of the property. He discussed the trees that were wrongfully taken out in 2008 noting he contacted the city forester regarding this matter. He explained only underbrush and dead trees were supposed to be removed, but all trees were cleared. He requested an eight foot berm be installed along the rear property line with staggered pine trees planted on top.

Community Development Specialist, Elizabeth Showalter reported a berm was not proposed, but stated buffering would be achieved through an eight foot tall board on board fence and a mix of eight foot conifer and deciduous trees. She indicated a berm would not be possible without redesigning the site substantially due to the location of a stormwater swale.

Mr. Becker stated he would rather see a natural berm in place than an eight foot high fence.

Community Development Specialist, Elizabeth Showalter explained the trees would be planted on the residential side of the fence to soften the appearance.

Jeff Gates, 8674 Edison Street, asked if the site would be regraded or would the fence be elevated.

Community Development Specialist, Elizabeth Showalter reported the entire site would be mass graded and on the western side there would be a swale where the trees and fence would be installed. She indicated the fence would be installed at the same grade as the parking lot.

The public hearing was closed at 7:35PM.

Chair Ouellette explained the city has been working on this parcel for the past four or five years. He asked if Building C would be more conducive to office design.

Community Development Specialist, Elizabeth Showalter explained Building C was potentially a build to suit building. She anticipated this space would house light manufacturing.

Commissioner Olson questioned if tenants have been identified for the site.

Community Development Specialist, Elizabeth Showalter reported one tenant was anticipated and the other two buildings were proposed to be spec buildings and would be occupied at a later date. She noted there was a demand for this type of space in Blaine.

Chair Ouellette discussed how this development would nicely clean up this area of Blaine.

Commissioner Villella questioned what type of discount was being offered on the wetland credits and whether they were from the city wetland bank.

Community Development Specialist, Elizabeth Showalter indicated the EDA owns a wetland bank which was constructed many years ago that was set aside to provide financial assistance by discounting wetland credits. She noted the city council approved a 50% discount for the developer.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0004A a preliminary plat to subdivide approximately 28.8 acres into three lots to be known as Blaine 35 Business Park, based on the following conditions:**

Case 21-0004A:

1. Park dedication for the platted lots becomes due at final plat approval, based on the industrial rate in effect at the time of development for the 24.49 total acres of upland within the plat. If final platted in 2021, the industrial rate of \$6,702 per acre, will result in a total park dedication payment of \$164,132. Park dedication must be paid prior to release of final plat mylars for recording.

2. Dedication of utility and drainage easements along lot lines, over delineated wetlands, and storm water treatment features.
3. No site work will be allowed until a RCWD permit has been obtained.
4. Grading may not begin until the City has approved a final grading plan. Soil boring information a geotechnical report is required.
5. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency. Building permits or site plan approval will not be issued until a copy of the application is received by the City.
6. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, paved driveways and parking areas. Plans and specifications require approval by the City prior to start of construction.
7. All internal utilities shall be maintained privately by the development association, including storm water treatment features.
8. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit. WAC will be due for 7.51 acres for Building A, 7.08 acres for Building B, and 9.9 acres for Building C.
9. The Mayor and City Manager are hereby authorized to sign and execute any and all documents, agreements and releases necessary for the approval, recording and administration of the Blaine 35 Business Park.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0004B a conditional use permit for the construction of three light industrial/office buildings totaling 317,400 square feet in a PBD (Planned Business District) zoning district, based on the following conditions:**

Case 21-0004B:

1. Approved uses are office, office/showroom, light manufacturing and warehouse. Any warehouse use requires a minimum of 25% of the square footage be used for office or manufacturing.

2. No outside storage or display is allowed, other than one truck or trailer per dock door.
3. Permanent signage requires a separate permit approval process.
4. A cross access agreement is required between Lot B and Lot C.
5. The following landscaping must be provided:
  - a. Ornamental Trees (2"): 159
  - b. Conifer Trees (8'): 60
  - c. Overstory Trees (2.5"): 53
  - d. Overstory Trees (3"): 53
6. Underground irrigation must be provided for the entire site.
7. All site lighting shall be downlit and shielded. All lighting within the development must meet requirements established by Section 33.02 of the Zoning Ordinance.
8. Site plan approval is required including execution of a Site Improvement Performance Agreement and associated financial guarantee.
9. The developer to construct an 8-foot high solid board on board fence between the Building C parking lot/dock and the western property line.
10. The developer shall address any comments from MnDOT and Anoka County.
11. Overhead doors are limited to 20 for Building A, 16 for Building B, and 17 for Building C.
12. Buildings must meet the architectural standards of 30.54 (e), which may be met by incorporating the dark concrete panels on all four elevations. Building design is subject to staff approval.

**Motion seconded by Commissioner Villella. A roll call vote was taken. The motion passed 7-0.**

Chair Ouellette noted this would be on the agenda of the April 5, 2021 city council meeting.