



City of Blaine Anoka County, Minnesota Minutes - Final

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.

Tuesday, July 11, 2017

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, July 11, 2017. Chair Ouellette called the meeting to order at 7:00 p.m.

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

Present: 4 - Chair Ouellette, Commissioner York, Commissioner Olson, and Commissioner Ponds

Absent: 3 - Commissioner Homan, Commissioner Goracke, and Commissioner Halpern

2. Approval of Minutes

[TMP 17-0363](#)

Approval of June 13, 2017 Planning Commission Minutes

The June 13, 2017 minutes will be approved at the August 3, 2017 Planning Commission.

Tabled to August 3, 2017.

3. Old Business

None.

4. New Business

- 4.1 RES 17-101** GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 1,200 S.F. ATTACHED GARAGE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT. THE GARAGE WILL BE ATTACHED TO A HOME THAT HAS NOT YET BEEN CONSTRUCTED ON THIS LOT, LOCATED AT 765 100TH COURT NE. CARL RUDNITSKI. (CASE FILE NO. 17-0024/NBL)

The report to the Planning Commission was presented by Natasha Lukacs, Planning Intern. The public hearing for Case File 17-0024 was opened at 7:05 p.m. As no one wished to appear, the public hearing was closed at 7:05 p.m.

Motion by Commissioner Ponds to recommend approval of Planning Case 17-0024 based on the following conditions:

Case 17-0024:

1. The proposed attached garage is to meet all setbacks and requirements as outlined in section 29.30 of the Zoning Ordinance, and is to be constructed as shown on the attached sketches.
2. A building permit must be obtained prior to the start of construction.
3. The proposed attached garage is limited to 1,200 square feet.
4. The proposed garage space is to be used for personal storage space only and may not be used for a home occupation.
5. The proposed garage structure is to be constructed of materials that will match those of the house structure.

Motion seconded by Commissioner York. The motion passed 4-0.

Aye: 4 - Chair Ouellette, Commissioner York, Commissioner Olson, and Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the August 3, 2017 City Council meeting.

- 4.2 [RES 17-102](#)** GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 6,500 S.F. MULTI-TENANT RETAIL BUILDING IN A PBD (PLANNED BUSINESS DISTRICT) AT THE NORTHWEST CORNER OF 117TH AVENUE AND ULYSSES LANE NE. STONE CONSTRUCTION. (CASE FILE NO. 17-0023/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 17-0023 was opened at 7:10 p.m. As no one wished to appear, the public hearing was closed at 7:10 p.m.

Commissioner York believed the proposed building would be a nice addition to the area.

Motion by Commissioner Olson to recommend approval of Planning Case

17-0023 based on the following conditions:

Case 17-0023:

1. As the tenant spaces are filled, staff will monitor the uses to ensure that enough parking is provided on site.
2. The building must be constructed as submitted with this application, and the building construction must meet the requirements of the Highway 65 Overlay District. It is recommended that brick elements be used on the north and west sides of the building so these materials are present on all elevations of the building.
3. A shared access agreement is required for the site that deals with maintenance and responsibilities for the shared private drive. A copy of this agreement must be submitted prior to issuance of site plan approval.
4. The dumpster enclosure on the site must be constructed of the same materials as the building.
5. All lighting on site must be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height.
6. Signage is issued under a separate permit process. Temporary signage regulated under Zoning Ordinance Section 34.13. Permanent freestanding monument signage is limited to 14 feet in height and 140 square feet.
7. Site plan and grading plan approval is required prior to any work being performed on site and issuance of building permits.
8. The following landscaping is required on site to meet the Highway 65 Overlay District requirements:

Overstory Trees:	15	
Conifer Trees:		7
Ornamental Trees:	7	
Shrubs are also required		

9. The plan must also meet oversizing requirements of the Highway 65 Overlay District, which states that 25% of the trees on site must be oversized. Overstory trees should be oversized to 3 inch caliper, conifer trees must be oversized to 8 feet in height and oversizing is not recommended for ornamental trees. The applicant should be aware that the 25% of the oversized trees do not count as extra trees towards the overall site requirements.
10. The applicant must submit menu-board locations with the site plan approval process.
11. Coon Creek Watershed District review of proposed improvements is required prior to start of site work.
12. The building must meet a 15-foot side yard setback on the west side of the site.

Motion seconded by Commissioner Ponds. The motion passed 4-0.

Aye: 4 - Chair Ouellette, Commissioner York, Commissioner Olson, and Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the August 3, 2017 City Council meeting.

4.3 [RES 17-104](#)

GRANTING A PRELIMINARY PLAT TO SUBDIVIDE 2.93 ACRES INTO FOUR (4) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS JOHNSTONS BLAINE ESTATES, LOCATED AT 2959 91ST AVENUVE NE. STEPHEN AND CINDY JOHNSTON. (CASE FILE NO. 17-0022/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 17-0022 was opened at 7:14 p.m. Steven Johnston, 2959 91st Avenue NE, requested further information from staff on the connection charges.

Project Coordinator, Tom Scott explained in the early 1990's when this area was developed the City developed a subsidized assessment rate. He discussed the history of this area and explained why the City charged connection charges noting these fees were charged to developers all over the City.

Mike Burnham, 9158 Dunkirk Street, explained he has lived in his home since 2007. He asked when the street connection would be completed.

Assistant City Engineer, Dan Schluender indicated the goal of the City was to get this street connection completed noting this project has been hinging on the property that was on the auction block.

The public hearing was closed at 7:23 p.m.

Motion by Commissioner York to recommend approval of Planning Case 17-0022 based on the following conditions:

Case 17-0022:

- 1. Park dedication will be required for three new single-family lots in the amount in effect at the time of final plat. The 2017 rate is \$4,114 per lot.**
- 2. The applicant to coordinate with private utility companies, i.e., cable, electric, gas, and telephone, for underground services for the new homes.**
- 3. The existing shed on Lot 1 to be removed prior to the plat being recorded with Anoka County.**
- 4. New homes built to incorporate Airport Noise Abatement Standards.**
- 5. Standard WAC (Water Availability Charges) and SAC (Sewer Availability Charges) to be paid with each building permit.**

6. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
7. Standard utility and drainage easements must be dedicated along all lot lines and storm water features.
8. Review and concurrence from Rice Creek Watershed District is required prior to the preliminary plat being considered by the City Council.
9. A grading/development plan will be required and shall include custom grading, and tree preservation. Applicant shall incorporate infiltration basins and/or rain gardens in the design of the plat grading. Grading of infiltration basins/rain gardens will be required prior to any Certificates of Occupancy being issued in the plat. The developer will be required to maintain the plantings and landscaping in the infiltration basins/rain gardens for a minimum of three years after the project construction work is accepted by the City.
10. The Developer should be aware that the City wishes to see the completion of Dunkirk Street possibly in 2018. The cost of those improvements will need to be assessed to adjoining properties either as the result of a petition or City initiated project.
11. Storm sewer will need to be installed to collect runoff in the rear of lot 3. Overflow elevations will need to be reviewed prior to plan approval. Soil borings will need to be performed to review proposed lowest floor elevations.
12. With platting, connection charges for the lot on Dunkirk Street become due at the City's typical rate of \$20,212. With platting, connection charges for the two lots on 91st Avenue become due at the rate of \$22,717 each. Future platting could have additional connection charges due.
13. As-built surveys will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
14. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
15. All development signage by separate review.

Motion seconded by Commissioner Ponds. The motion passed 4-0.

Aye: 4 - Chair Ouellette, Commissioner York, Commissioner Olson, and Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the August 3, 2017 City Council meeting.

4.4 [RES 17-106](#)

GRANTING A COMPREHENSIVE LAND USE PLAN AMENDMENT FROM PI/PC (PLANNED INDUSTRIAL/PLANNED COMMERCIAL) TO HDR (HIGH DENSITY RESIDENTIAL) FOR A SENIOR HOUSING DEVELOPMENT ON PARCEL 10 OF THE MASTER DEVELOPMENT PLAN FOR LEXINGTON MEADOWS, LOCATED AT THE

SOUTHWEST QUADRANT OF LEXINGTON AVE NE AND 109TH AVENUE NE. WELLINGTON MANAGEMENT. (CASE FILE NO. 17-0026/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 17-0026 was opened at 7:31 p.m.

Rick Wilder, Metro Gun Club owner, stated he did not object to the progress and development being made. However, he did have concerns with the watershed in this area of the City. In addition, he did not want to have complaints being filed against the gun club due to the fact housing was now being proposed for this area. He encouraged the developer to make the future tenants aware of the gun club's location. He provided further comment on the future plans he has for his property.

The public hearing was closed at 7:38 p.m.

Commissioner York encouraged the developer to be aware of the gun club's location if senior housing were to locate within this development.

Nick Andersen, Dominion, stated he was very aware of the gun club location and knew of this when he signed on to the project. He explained the renters in the senior living units will have a one year lease and if the gun club were to become an issue for them, they could move out. He explained that the gun club was a concern, but noted his building would be constructed to have windows that would not allow for the sound to travel into the building. He provided further comment on the large demand the market had for affordable senior housing.

Chair Ouellette asked if the building would have underground parking.

Mr. Andersen stated the parking for the building would be split 50/50 between surface and underground parking.

Todd Kaufman, Wellington Management, explained he was working with the watershed district and Army Corp of Engineers on the wetland delineations. He believed that this would be a great development with senior housing, a possible grocer, in addition to commercial and office space.

Assistant City Engineer, Dan Schluender commented on the access that would be available at the intersections of Lexington Avenue and 109th Avenue.

Motion by Commissioner Olson to recommend approval of Planning Case 17-0026A a Comprehensive Land Use Plan Amendment from PI/PC (Planned Industrial/Commercial) to HDR (High Density Residential) for Parcel 10) approximately 6 acres of the Master Development Plan for Lexington Meadows based on the following rationale:

Case 17-0026A:

1. The senior housing component of the Master Development Plan requires a high density residential (HDR) land use because of the potential density of the project. The HDR land use works with this proposal.
2. The senior housing high density use will fit in well with other potential uses and would help support the uses proposed in the master development plan.
3. Affordable senior housing is needed within the City and this project provides an opportunity to fill that need.
4. Planning Commission recommendation and City Council action is contingent upon formal Metropolitan Council land use review and approval.

Motion by Commissioner Olson to recommend approval of Planning Case 17-0026B a Master Development Plan for 32 acres on the southwest corner of Lexington Avenue and 109th Avenue to be called Lexington Meadows based on the following conditions:

Case 17-0026B:

1. The general site layout, including streets, potential lots and potential stormwater features is acceptable and should follow the general design of the concept plan presented for approval.
2. Platting of the overall site is required and must be presented for approval at a later date.
3. Each individual site in the master development plan must obtain a conditional use permit per the PBD zoning district requirements.
4. All uses within the master development plan must meet the requirements of the PBD zoning district.
5. The developer to construct the streets and roundabout as laid out in the Master Development Plan.
6. The developer to consult and obtain approvals from all regulating agencies for storm water features and streets.
7. Each site will also need to meet the landscaping and architectural requirements of the Highway 65 Overlay District as this has been the practice of the City on all high profile developments regardless of proximity to Highway 65.
8. A high degree of building finish, landscaping and site lighting to be critical features reviewed as part of each site CUP approval process.
9. Planning Commission recommendation and City Council action is contingent upon formal Metropolitan Council land use review and approval.

Motion seconded by Commissioner York. The motion passed 4-0.

Aye: 4 - Chair Ouellette, Commissioner York, Commissioner Olson, and Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the August 3, 2017 City Council meeting.

Adjournment

Motion by Commissioner Ponds to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner York. The motion passed 4-0. Adjournment time was 7:49 p.m.

Aye: 4 - Chair Ouellette, Commissioner York, Commissioner Olson, and Commissioner Ponds