



# 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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Tuesday, February 14, 2012

7:00 PM

Council Chambers

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### 1. Roll Call

*The Blaine Planning Commission met in the City Hall Chambers on Tuesday, February 14, 2012. Chair Ouellette called the meeting to order at 7:00 p.m.  
Staff Present: Lori Johnson, Planner III, Jean Keely, City Engineer, Dan Schluender, Assistant City Engineer*

**Present:** 4 - Chair Ouellette, Vice Chair Lahti, Goracke, and Edison

**Absent:** 3 - Karnick, Homan, and McLane

### 2. Approval of Minutes

[TMP 12-037](#) January 10, 2012 Planning Commission Minutes

**Attachments:** [PC Minutes 01-10-12.doc](#)

Moved by Edison, seconded by Vice Chair Lahti, that this Minutes be Approved. The Motion was adopted unanimously.

### 3. Old Business

*None.*

### 4. New Business

4.1 [RES 12-024](#) **CASE FILE NO. 12-0001 // MN USED CAR SALES/MN  
MOPED // 10078 FLANDERS COURT NE (SUITE 100 &  
110)**

**THE APPLICANT IS REQUESTING A CONDITIONAL  
USE PERMIT TO ALLOW FOR AN INDOOR SALES  
SHOWROOM FOR MOPEDS AND AUTOMOBILES AND  
MINOR REPAIR.**

**Sponsors:** Johnson

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

*The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 12-0001 was opened at 7:07 p.m.*

*Jake Leslie, MN Used Car Sales owner, thanked the Commission for reviewing his request this evening. He explained two years ago he was before the Planning Commission requesting a conditional use permit for his current location and since that time, his business has outgrown its current site. Mr. Leslie wanted to keep his business in the City of Blaine and the proposed location at Flanders Court would provide greater visibility and traffic flow. He reported all vehicles would be stored indoors and explained the new location would include minor repairs to meet the needs of his customers.*

*The public hearing was closed at 7:10 p.m.*

*Commissioner Edison questioned if there were any additional employees at the location. Mr. Leslie stated he has done the work himself in the past, but a partner would be brought in to assist with the minor repair work.*

*Commissioner Lahti asked if an area to test the mopeds was available at the new site. Mr. Leslie indicated the industry was shying away from test rides. However, if this was necessary, it could be conducted within the building and would not affect the surrounding properties.*

*Commissioner Goracke commended Mr. Leslie for the growth in his business and thanked him for staying in the community.*

**Motion by Commissioner Goracke to recommend approval of Planning Case 12-0001 based on the following conditions:**

**Case 12-0001:**

- 1. No outside storage or parking of vehicles/mopeds/power sports vehicles is allowed on site.**
- 2. All vehicle repairs must be conducted inside the building.**
- 3. The applicant must obtain a certificate of occupancy from the Building Inspection Department.**

**Motion seconded by Commissioner Edison. The motion passed 4-0.**

**Chair Ouellette noted this would be on the agenda of the March 1, 2012 City Council meeting.**

4.2 [RES 12-025](#)

**CASE FILE NO. 12-0002 // TIRES PLUS // 12507 CENTRAL AVENUE NE**

**THE APPLICANT IS REQUESTING A CONDITIONAL USE PERMIT FOR MINOR AUTOMOBILE REPAIR AND MULTIPLE BUILDINGS ON ONE (1) LOT IN A B-3 (REGIONAL COMMERCIAL) ZONING DISTRICT.**

**Sponsors:** Johnson

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

*The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 12-0002 was opened at 7:16 p.m.*

*Theresa Schultz, Tires Plus representative, addressed the Commission and thanked them for considering the conditional use permit. She indicated Blaine was a growing community and Tires Plus was looking forward to locating in this community. Ms. Schultz further described the facility that would locate on Central Avenue noting it would operate with 10 bays with no cars being stored outdoors or overnight.*

*The public hearing was closed at 7:18 p.m.*

*Commissioner Goracke questioned the number of employees that would be hired by Tires Plus. Ms. Schultz anticipated five to ten employees being needed for this site.*

*Chair Oullette commented the proposed use would be a good fit for the area.*

**Motion by Commissioner Edison to recommend approval of Planning Case 12-0002 based on the following conditions:**

**Case 12-0002:**

- 1. The building must conform to Highway 65 Overlay District standards. The wall elevations are required by ordinance to have at least 50 percent of all wall finishes to be comprised of brick, natural stone, glass or stucco. This would include all elevations. Some type of glass element and brick must be added to the elevations that do not have any glass or brick to make sure all four sides of the building are treated equally.**
- 2. Light standards to be maximum 20 feet in height, down lit and shielded to prevent glare or spill. Lighting schematic to be reviewed as part of site plan review process.**
- 3. The applicant to obtain site plan and grading approval, meeting all building and fire codes and landscape requirements prior to any site work.**
- 4. The landscape plan must meet the requirements of the Highway 65 Overlay District, and the following landscaping is required on site:**

Overstory:	12
Conifer:	6
Ornamental:	6

5. Twenty-five (25) percent of the trees need to be oversized. This means that 6 of the trees located within the front yard must be oversized to the following standards:

Overstory: 3 inch caliper  
Conifer: 8 feet in height

6. Ornamental trees must be at least 2 inch caliper trees.

7. A Site Improvement Performance Agreement and financial guarantee will be required prior to any work done on site.

8. All signage must meet the requirements of the Zoning Ordinance, and all signage is issued under separate permit process.

9. A detail of the dumpster enclosure must be submitted with the site plan approval process. The dumpster must be constructed of materials that are used on the building.

10. The developer of this lot must submit a copy of the shared parking/access agreement to the City prior to issuance of a building permit.

11. Applicant to obtain Coon Creek Watershed District Permit prior to start of site work.

12. Site landscaping plan to be constructed with sight line consideration of the inner curve of the Central Avenue frontage road and the site access to the south.

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

Chair Ouellette noted this would be on the agenda of the March 1, 2012 City Council meeting.

4.3 [RES 12-027](#)

**CASE FILE NO 12-0003 // CITY OF BLAINE**

**THE CITY IS PROPOSING AN AMENDMENT TO THE  
2030 COMPREHENSIVE PLAN REVISING THE  
TRANSPORTATION SECTION DUE TO METROPOLITAN  
COUNCIL UPDATES**

**Sponsors:** Keely

*The report to the Planning Commission was presented by Dan Schluender, Assistant City Engineer. The public hearing for Case File 12-0003 was opened at 7:26 p.m. As no one wished to appear, the public hearing was closed at 7:26 p.m.*

*Chair Oullette thanked staff for the detailed report and for clarifying the airport classification in detail for the Commission.*

**Motion by Commissioner Lahti to recommend approval of Planning Case 12-0003 based on the following conditions:**

**Case 12-0003:**

1. Add to Page 7 47: Transportation Implementation No. 22 The City supports implementation of a Central Avenue/TH 65/BNSF transitway corridor.
2. Add to Page 7 47: Transportation Implementation No. 23 The City supports implementation of express bus corridors on I35W and TH 65.
3. Modify Transportation Implementation No. 18 on Page 7 47: The City will work with the Metropolitan Council to determine future transit services consistent with the transit market area 3 and 4 designations and its associated service standards and strategies.
4. Modify Transportation Implementation No. 20 on Page 7 47: The City supports the continued use of and improvement of the Anoka County Blaine Airport as long as it does not upgrade the airport's classification at the federal or local level. The City acknowledges the State of MN's change in classification to a key status due to the 5000 foot runway extension, but will only support continuation of existing aircraft use at the Anoka County Blaine Airport.

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

Chair Ouellette noted this would be on the agenda of the March 1, 2012 City Council meeting.

#### **ADJOURN**

Moved by Edison, seconded by Vice Chair Lahti, that this meeting be Adjourned. The Motion was adopted unanimously. Adjournment time was 7:28 p.m.