

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
August 10, 2016**

The Blaine Planning Commission met in the City Hall Chambers on Wednesday, August 10, 2016. Chair Ouellette called the meeting to order at 7:00 p.m.

Members Present: Commission Members: Olson, Ponds, York and Chair Ouellette

Members Absent: Commission Members: Goracke, Halpern and Homan

Staff Present: Lori Johnson, Associate Planner  
Dan Schluender, Assistant City Engineer

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**APPROVAL OF MINUTES**

**Motion by Commissioner York to approve the minutes of July 12, 2016, as presented.  
Motion seconded by Commissioner Olson. The motion passed 4-0.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

Item 4.1 – Case File No. 16-0036 – Public Hearing – The applicant is requesting a Conditional Use Permit to allow for an instructional training center for athletes/gym in a PBD (Planned Business District) zoning district. This center will be located in a 4,600 square foot tenant space in an existing building in a PBD (Planned Business District) zoning district.  
ELEVAGE DEVELOPMENT GROUP, 10611 BALTIMORE STREET NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0036 was opened at 7:06 p.m.

Mike Mergens, Elevage Development Group, introduced himself to the Commission. He generally agreed with staff's recommendation and looked forward to having a specialized gym at the proposed location. He discussed Condition #6 and did not believe it was appropriate due to the fact the outlot was separately owned. He noted that once the outlot was developed the entire area would have shared parking. He requested Condition #6 be removed prior to the conditional use permit being approved.

The public hearing was closed at 7:08 p.m.

Commissioner York believed the gym would be a great addition to this area of Blaine.

Chair Ouellette stated Condition #6 would be a moot point once Item 4.2 on the agenda was considered.

Commissioner Olson asked if the Commission needed to take any action on Condition #6.

Associate Planner, Lori Johnson stated there was a parking issue and the Bricks' employees were parking on the outlot. She explained that if for some reason, the hotel was never built, the parking would still be a concern. She indicated one option would be to readdress Bricks' CUP. Another option would be to have the City Attorney review this matter prior to Council approval.

Commissioner Olson supported the matter being addressed under the Bricks' CUP.

Corey Burstad, owner of Bricks, stated it was the full intention of Elevage Development Group to develop the outlot. He indicated his staff has been parking on the corner in order to keep customers away from this area. He explained he would speak to his employees regarding the City's parking concerns.

Chair Ouellette recommended staff work with Bricks to resolve this issue.

Associate Planner, Lori Johnson explained the City does not allow parking in a commercial area on an unimproved surface. She encouraged Bricks' staff to park on the improved surface. She requested Condition #6 remain as is and that staff be allowed to speak with the City Attorney prior to the City Council meeting.

**Motion by Commissioner Olson to recommend approval of Planning Case 16-0036 based on the following conditions, directing staff to address Condition #6 with the City Attorney prior to the City Council meeting:**

Case 16-0036:

1. The business to operate as described in the attached narrative.
2. The applicant will need to manage his parking demand by limiting class size and time slots if necessary so as to not create a parking issue on site.
3. No activity/training is to be conducted outside the building.
4. The interior tenant finish work to be completed with review and permit meeting all Building and Fire Code requirements.
5. A Certificate of Occupancy is required prior to occupying the space.

6. There is a grass area on the northern portion of this site that has been used by Bricks Restaurant. Staff has discussed this with the owner and the parking will be removed or the area improved for parking as part of a Site Plan submittal.

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

Chair Ouellette noted this would be on the agenda of the September 1, 2016 City Council meeting.

Item 4.2 – Case File No. 16-0035 – Public Hearing – The applicant is requesting a Conditional Use Permit to allow for the construction of an 80 room, five (5) story hotel and associated shared parking and zero lot line in a PBD (Planned Business District) zoning district. The conditional use permit would also allow for the construction of multiple buildings on one lot.  
ELEVAGE DEVELOPMENT GROUP, 10611 BALTIMORE STREET NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0035 was opened at 7:21 p.m.

Mike Mergens, Elevage Development Group, thanked the Commission for their consideration. He explained Elevage was excited to be breaking ground on this project. He discussed how the property would be re-platted. He commented on the City's parking requirements and requested the future uses of the shopping center not be restricted. He noted there would be cross-parking agreements between all shopping center users.

The public hearing was closed at 7:22 p.m.

Commissioner York supported the new hotel near the National Sports Center.

Chair Ouellette asked if a restaurant could be revisited in the future.

Associate Planner, Lori Johnson stated if parking is not a concern in this area, a restaurant could be considered in the future. She recommended the conditions for approval remain as is.

Mr. Burstad expressed concern with the City limiting the shopping center uses noting that a coffee shop would greatly compliment the hotel. He discussed the vested interest he and the other partners had in the site's success.

Chair Ouellette questioned if the number of seats could be limited versus not allowing any future restaurants.

Associate Planner, Lori Johnson commented this could be further considered by staff.

Commissioner Olson asked if the hotel had adequate parking.

Associate Planner, Lori Johnson explained the hotel currently had adequate parking. However, restaurant uses would require additional parking that is not available at this time. She noted the matter could be reviewed by the City Attorney prior to being reviewed by the City Council.

Mr. Mergens indicated the City's current parking ordinance requires one parking stall per three hotel rooms. He recommended the Commission grant approval per the City Code or as determined by the City Council.

**Motion by Commissioner York to recommend approval of Planning Case 16-0035 based on the following conditions, directing staff and the City Attorney to review the parking concerns:**

Case 16-0035:

1. Site plan approval is required along with the associated Site Improvement Performance Agreement and financial guarantee.
2. The development of the site must meet the Highway 65 Overlay District requirements.
3. ~~There shall be no restaurant tenants in multi-tenant retail building on this site unless additional parking can be provided on site.~~
4. A shared parking and access agreement must be provided prior to issuance of site plan approval and building permits.
5. The applicant must confirm that the exterior materials on the building will meet the Highway 65 Overlay District.
6. A full size landscape plan will be required that includes all existing and new landscaping over the entire site (including the landscaping provided for the multitenant retail building.) The landscape plan must meet the Highway 65 Overlay District.
7. The applicant will need to obtain a permit from the Coon Creek Watershed District prior to issuance of site plan approval and building permits.
8. All lighting on site must meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
9. All signage is issued under a separate permit.
10. The hotel building, as proposed, crosses over the lot line between Lot 1 (Brick's) and Lot 2 (multi tenant retail building). Prior to obtaining formal Site Plan Approval or a Building Permit the applicant will either need to:
  - Combine the two lots into one tax parcel thus effectively removing the lot line between the two lots

Or

- Re-plat the property to match the building footprints that are proposed. This will involve a separate plat process and application through the Planning Commission and City Council.

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

Chair Ouellette noted this would be on the agenda of the September 1, 2016 City Council meeting.

**ADJOURNMENT**

Motion by Commissioner Ponds to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Olson. The motion passed 4-0. Adjournment time was 7:44 p.m.

Respectfully submitted,

Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*