



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.

Tuesday, July 9, 2013

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, July 9, 2013. Acting Chair Goracke called the meeting to order at 7:00 p.m.
Staff Present: Shawn Kaye, Associate Planner
Elizabeth Hanson, Planning Intern

Present: 5 - Goracke, Bergstrom, Radtke, York, and King

Absent: 2 - Chair Ouellette, and Vice Chair Lahti

2. Approval of Minutes

[TMP 13-1096](#)

June 11, 2013 Planning Commission Minutes

Attachments: [June 11 Planning Commission Minutes.doc](#)

Motion by Commissioner Bergstrom to approve the minutes of June 11, 2013, as presented. Motion seconded by Commissioner King. The motion passed 4-0-1 (York abstained).

3. Old Business

None.

4. New Business

4.1 [RES 13-126](#)**Public Hearing Case File No. 13-0039 // Arrow Cryogenics // 1580 and
1610 94th Lane NE**

The applicant is requesting a conditional use permit to allow for a zero lot line for two shared accesses in an I-1 (Light Industrial) zoning district.

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 13-0039 was opened at 7:06 p.m. As no one wished to appear, the public hearing was closed at 7:06 p.m.

Acting Chair Goracke asked if the shared access agreement would stay in place if the property were to sell.

Associate Planner, Shawn Kaye, stated this was the case and the agreement would remain in place.

Motion by Commissioner Bergstrom to recommend approval of Planning Case 13-0039 based on the following conditions:

Case 13-0039:

- 1. A shared access agreement will need to be provided if either property is sold or conveyed to another owner.**
- 2. The two drive accesses (A and B) will be required to be constructed with concrete curb and gutter. Concrete curb and gutter will be required on the north and south side of both the northern and southern (A and B) shared accesses.**
- 3. Three (3) trees (overstory deciduous) to be planted within the Davenport Street front yard setback area and two (2) trees (overstory deciduous) be planted within the 94th Lane NE front yard setback area.**

Motion seconded by Commissioner Radtke. The motion passed 5-0.

Acting Chair Goracke noted this would be on the agenda of the August 1, 2013 City Council meeting.

4.2 [RES 13-127](#)**Public Hearing Case File No. 13-0040 // Crossfit Rigor // 9221 Baltimore
Street NE, Suite 200**

The applicant is requesting a conditional use permit to operate a fitness facility in an I-1 (Light Industrial) zoning district.

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Elizabeth Hanson, Planning Intern. The public hearing for Case File 13-0040 was opened at 7:11 p.m.

Chris Nelson, Crossfit Rigor, thanked staff for their report this evening. He commented he was looking forward to moving his business into the City of Blaine. He respectfully requested the Planning Commission approve his conditional use permit this evening.

Acting Chair Goracke questioned the number of staff members that would be onsite. Mr. Nelson stated there would be one full-time staff person for the first six months and additional part time staff would be added as interest in the facility grew.

The public hearing was closed at 7:16 p.m.

Motion by Commissioner King to recommend approval of Planning Case 13-0040 based on the following conditions:

Case 13-0040:

1. The business to operate in terms of hours and class size as described in the attached narrative.
2. Parking is limited generally to 13 vehicles. The applicant will need to manage the parking demand by limiting class size and time slots as necessary so as to not create a parking issue for the other building tenants.
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. All business signage by separate review and permit.

Motion seconded by Commissioner York. The motion passed 5-0.

Acting Chair Goracke noted this would be on the agenda of the August 1, 2013 City Council meeting.

4.3 [ORD 13-2271](#)

Public Hearing Case File No. 13-0041 // City of Blaine

The City is proposing to code amend to Section 34.07 (a)(2)(bb) to increase the size allowance for the second monument sign currently allowed on commercial sites with more than 400 feet of lineal frontage on a street that is, at least, an arterial roadway.

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 13-0041 was opened at 7:18 p.m. As no one wished to appear, the public hearing was closed at 7:18 p.m.

Acting Chair Goracke asked if this amendment was consistent with neighboring communities.

Associate Planner, Shawn Kaye, commented that she thought the language was similar and thought most communities allowed two signs for properties with similar circumstances.

Motion by Commissioner King to recommend approval of Planning Case 13-0041 based on the following rationale:

Case 13-0041:

1. The visual impact of the larger second sign is negligible as most of the signs are either on two different sides of the site, or they are placed at least 150 feet apart.
2. The additional area will not detract or compromise other aspects of the City's sign standards.

Motion seconded by Commissioner Bergstrom. The motion passed 5-0.

Acting Chair Goracke noted this would be on the agenda of the August 1, 2013 City Council meeting.

The Below Item is for the Planning Commission's Review

4.4 TMP 13-1067 Case File No. 13-0042 // Blaine Economic Development Authority (EDA)

The Planning Commission is being requested to determine if the proposed establishment of a Tax Increment Financing District for support of a senior housing project is consistent with the City's Comprehensive Plan.

Attachments: Location Map.pdf

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 13-0042 was opened at 7:22 p.m. As no one wished to appear, the public hearing was closed at 7:22 p.m.

Acting Chair Goracke asked what the responsibility of the Planning Commission was for this item.

Associate Planner, Shawn Kaye, indicated the Commission's responsibility was to determine if the proposed TIF District supported the City's Comprehensive Plan, and if so, the Commission could make a recommendation to the City Council.

Motion by Commissioner King to recommend in Planning Case 13-0042, adoption of a resolution that states that the establishment of Tax Increment Financing District No. 1-18, to support senior housing, is consistent with the City's Comprehensive Plan. Motion seconded by Commissioner Radtke. The motion passed 5-0.

Acting Chair Goracke noted this would be on the agenda of the August 1, 2013 City Council meeting.

5. Adjournment

Motion by Commissioner York to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Bergstrom. The motion passed 5-0. Adjournment time was 7:25 p.m.