



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, September 9, 2014

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, September 9, 2014. Vice Chair Lahti called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner
Lori Johnson, Associate Planner
Brent Jones, Planning Intern
Dan Schluender, Assistant City Engineer

Present: 5 - Lahti, Homan, Goracke, Bergstrom, and King

Absent: 2 - Chair Ouellette, and York

2. Approval of Minutes - August 13, 2014

[TMP 14-1890](#)

August 13, 2014 Planning Commission Minutes

Attachments: [August 13 PC Minutes](#)

Approved

Aye: 3 - Homan, Bergstrom, and King

Abstain: 2 - Lahti, and Goracke

3. Old Business

None.

4. New Business**4.1 [RES 14-177](#)****Public Hearing Case File No. 14-0041 // David Milne // 2702
Deer Ridge NE**

The applicant is requesting a conditional use permit to allow up to 3,000 square feet of garage space in a RF (Residential Flex) zoning district. The existing attached garage is approximately 1,370 square feet and the proposed detached garage is 1,630 square feet.

Attachments: [2702 Deer Ridge CUP - Attachments](#)

The report to the Planning Commission was presented by Brent Jones, Planning Intern. The public hearing for Case File 14-0041 was opened at 7:07 p.m.

Joseph Milton-Gilpin, 11299 Forrest Court, questioned the location of the proposed garage. He asked how the garage would be used.

Planning Intern, Brent Jones explained the garage would be located in the southwest corner of the lot and no driveway was being proposed. It was noted the garage would be used for personal storage.

Mr. Milton-Gilpin inquired when construction on the garage would begin.

David Milne, 2702 Deer Ridge NE, stated construction would begin as soon as possible, if the concrete slab could be poured yet this fall.

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

Recommended for Approval

Aye: 5 - Lahti, Homan, Goracke, Bergstrom, and King

4.2 [RES 14-178](#)**Public Hearing Case File No. 14-0052 // Starbucks // 1384
109th Avenue NE**

The applicant is requesting a conditional use permit to allow for outdoor dining consisting of three tables and six chairs.

Attachments: [Starbucks - Attachments](#)
 [Starbucks - Comment](#)

The report to the Planning Commission was presented by Brent Jones, Planning Intern. The public hearing for Case File 14-0052 was opened at 7:13 p.m.

Vice Chair Lahti noted the City had received an email from Gary Exley stating he had no objections to the request from Starbucks for outdoor dining.

The public hearing was closed at 7:13 p.m.

Recommended for Approval

Aye: 5 - Lahti, Homan, Goracke, Bergstrom, and King

4.3 [RES 14-173](#)**Public Hearing Case File No. 14-0047 // Blaine Kennels, Inc. //
10193 Flanders Street NE**

The applicant is requesting a conditional use permit to build a 1,200 square foot detached garage/accessory building in an I-1 (Light Industrial) zoning district for the existing night watchman/residence on site.

Attachments: [Blaine Kennels - Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0047 was opened at 7:16 p.m. As no one wished to appear, the public hearing was closed at 7:16 p.m.

Recommended for Approval

Aye: 5 - Lahti, Homan, Goracke, Bergstrom, and King

4.4 [RES 14-179](#)**Public Hearing Case File No. 14-0048 // Chain of Lakes Church // 10130 Davenport Street NE**

The applicant is requesting a conditional use permit to operate a church in a PBD (Planned Business District) zoning district.

Attachments: [Chain of Lakes - Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0048 was opened at 7:20 p.m.

John Ivers, member of Chain of Lakes Church, affirmed the recommendation from staff and added that the other tenants of the building support the request and no concerns were raised regarding parking.

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

Recommended for Approval

Aye: 5 - Lahti, Homan, Goracke, Bergstrom, and King

4.5 [RES 14-180](#)**Public Hearing Case File No. 14-0049 // Tracks BJJ // 1630 101st Avenue NE, Suite 140 and 150**

The applicant is requesting a conditional use permit to operate a Brazilian Jiu Jitsu training facility in an I-2 (Heavy Industrial) zoning district.

Attachments: [Tracks BJJ - Attachments](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 14-0049 was opened at 7:24 p.m. As no one wished to appear, the public hearing was closed at 7:24 p.m.

Vice Chair Lahti requested further information on Jiu Jitsu.

Mark Mortenson, 1630 101st Avenue NE, Suite 140 and 150, described how Jiu Jitsu differed from other martial arts.

Recommended for Approval

Aye: 5 - Lahti, Homan, Goracke, Bergstrom, and King

4.6 [RES 14-181](#)**Public Hearing Case File No. 14-0050 // Summit Land // 12701
Harpers Street NE**

The applicant is requesting the following:

- a) Preliminary plat approval to subdivide 4.50 acres into 14 single family lots to be known as Sarah Jean Estates.**
- b) Conditional use permit to allow for construction of 14 single family homes in a DF (Development Flex) zoning district.**

Attachments: [Sarah Jean Estates Plat - Attachments](#)
 [Sarah Jean Estates - Public Comment](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0050 was opened at 7:32 p.m.

Brian Gross, 12763 Jamestown Street, expressed concern with the level of traffic on Harper Street. He reported there were a large number of children in his neighborhood and there were no sidewalks. He questioned when the neighborhood park would be completed.

Associate Planner, Shawn Kaye stated she would have to check with the Parks Department to see when this park is slated for construction. She did not believe it would be completed prior to 2016.

Assistant City Engineer, Dan Schluender reported the traffic on Harper Street has been voiced by other residents. He explained the City was working in conjunction with the County to upgrade the intersection at Harpers Street and 125th. In addition, the City would be adding sidewalk and trails from 126th to the new development along Harper Street.

Mr. Gross questioned the price range for the homes in the new development. He requested the homes more closely match the style and size of the homes in the neighborhood.

Associate Planner, Shawn Kaye indicated the City does not regulate home prices, but rather regulates square footage and lot sizes.

Vice Chair Lahti noted the City received an email from Tracy and Allen Arseneault, 3214 128th Avenue expressing concern with the speed of traffic and lack of sidewalks on Harpers Street.

Norm Peterson, 12611 Iwo Jima Court, discussed the proposed lot size in the new development. He did not understand why this development was trying to squeeze 14 homes on the five acres when the adjacent developments had 10 homes on five acres.

Associate Planner, Shawn Kaye explained the lot width requirements for Sarah Jean Estates are being met are similar to adjacent properties for each of the 14 homes.

Dan Boxrud, 12600 Harper Street, requested further information from staff on the regional pond study.

Assistant City Engineer, Dan Schluender commented the regional study was not complete and once the study was complete, it would be reviewed by staff and residents.

Paul Darda, 12708 Leyte Street, was excited to learn about the sidewalk and trails that would be placed along Harpers Street. He questioned if the mature trees along the rear property line of the new development would be impacted.

Assistant City Engineer, Dan Schluender discussed the proposed grading plan and stated the applicant would be saving as many of those trees as possible.

Dan Henum, Summit Land, stated he would be preserving as many trees as possible as the trees added value and character to the lots. He reported that two of the 14 lots would be used for a retention pond, Lots 1A and 2A, in the northwest corner of the development. He reported the homes would range in price from \$350,000 to \$400,000.

Mr. Peterson questioned the timeline of the development.

Mr. Henum hoped to have the site graded this fall, utilities being installed in the spring and construction beginning next summer.

The public hearing was closed at 7:46 p.m.

Vice Chair Lahti asked who was completing the regional pond study.

Assistant City Engineer, Dan Schluender stated the study was being completed by the City's engineering department.

Recommended for Approval

Aye: 5 - Lahti, Homan, Goracke, Bergstrom, and King

4.7 [ORD 14-2296](#)**Public Hearing Case File No. 14-0051 // JEA Senior Living // Ulysses Street/Ulysses Lane NE****The applicant is requesting the following:**

- a) Rezoning from PBD (Planned Business District) to DF (Development Flex).**
- b) Conditional use permit to allow for construction and operation of a 66 bed memory care facility in a DF (Development Flex) zoning district.**

Attachments: [JEA Senior Living - Attachments](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 14-0051 was opened at 7:52 p.m. As no one wished to appear, the public hearing was closed at 7:52 p.m.

Commissioner King asked if the adjacent lots were zoned DF.

Associate Planner, Lori Johnson stated the adjacent lots were not zoned DF.

Vice Chair Lahti questioned how many memory care homes JEA Development had in Minnesota.

Rachel Rudiger, JEA Senior Living, explained that JEA Development had over 40 memory care facilities in operation in 18 different states. She reported each facility had 66 beds with full-time staff and an in-housing commercial kitchen. It was noted the site would have RN's on staff to handle the disbursement of medications.

Commissioner Goracke asked when the facility would be open for business.

Ms. Rudiger anticipated construction would begin April 1, 2015 and the facility would be open for use in eight to eleven months.

Recommended for Approval**Aye:** 5 - Lahti, Homan, Goracke, Bergstrom, and King

4.8 [ORD 14-2295](#)**Public Hearing Case File No. 14-0053 // City of Blaine**

The City is proposing a code amendment to the B-2 (Community Commercial) and the I-2 (Heavy Industrial) zoning districts to allow for indoor sales of vehicles as a conditional use.

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0053 was opened at 7:59 p.m. As no one wished to appear, the public hearing was closed at 7:59 p.m.

Recommended for Approval

Aye: 5 - Lahti, Homan, Goracke, Bergstrom, and King

Adjournment**Adjourned**

Aye: 5 - Lahti, Homan, Goracke, Bergstrom, and King