



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

Wednesday, August 13, 2014

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Wednesday, August 13, 2014. Chair Ouellette 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 - Chair Ouellette, Homan, York, Bergstrom, and King

Absent: 2 - Lahti, and Goracke

2. Approval of Minutes

[TMP 14-1843](#)

July 8, 2014 Planning Commission Minutes

Attachments: [July 8 PC Minutes](#)

Approved

3. Old Business

None.

4. New Business**4.1** [RES 14-158](#) Public Hearing Case File No. 14-0046 // 10550 Baltimore Street
NE // Culver's Restaurant

The applicant is requesting a conditional use permit to allow for outdoor dining consisting of 6 tables and 24 seats.

Attachments: [Culvers - Attachments](#)

The report to the Planning Commission was presented by Brent Jones, Planning Intern. The public hearing for Case File 14-0046 was opened at 7:05 p.m. As no one wished to appear, the public hearing was closed at 7:05 p.m.

Recommended for Approval

4.2 [RES 14-159](#) Public Hearing Case File No. 14-0042 // Jam Hops Gymnastics
Factory, Inc. // 1618 99th Lane NE

The applicant is requesting a conditional use permit to operate a gymnastics and cheerleading facility in an I-2 (Heavy Industrial) zoning district.

Attachments: [Jam Hops - Attachments](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 14-0042 was opened at 7:08 p.m. As no one wished to appear, the public hearing was closed at 7:08 p.m.

Commissioner York explained his daughter attended classes at Jam Hops.

Recommended for Approval

4.3 [RES 14-160](#)

Public Hearing Case File No. 14-0043 // National Sports Center //
10610 Nassau Street NE

The applicant is requesting preliminary plat approval to subdivide a five (5) acres parcel into a 2.4 acre parcel and a 2.3 acre parcel to be known as Northeast NSC Extension Addition.

Attachments: [NSC Plat - Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0043 was opened at 7:11 p.m. As no one wished to appear, the public hearing was closed at 7:11 p.m.

Recommended for Approval

4.4 [RES 14-161](#)

Public Hearing Case File No. 13-0009 // Pallet Resources Corp.
// 3125 101st Avenue NE

The applicant is requesting a conditional use permit to allow for outdoor storage of pallets in an I-2 (Heavy Industrial) zoning district.

Attachments: [Pallet Resources - Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 13-0009 was opened at 7:14 p.m. As no one wished to appear, the public hearing was closed at 7:14 p.m.

Recommended for Approval

4.5 [RES 14-162](#)

Public Hearing Case File No. 14-0044 // Stepping Stones Early Learning Center // 125th Avenue/Legacy Creek Parkway NE

The applicant is requesting the following:

- a) Preliminary plat approval to plat an outlot in one (1) lot to be known as Legacy Creek 5th Addition.
- b) Conditional use permit to allow for operation of a 12,990 square foot early learning center in a B-2 (Community Commercial) zoning district.

Attachments: [Legacy Creek 5th - Attachments](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 14-0044 was opened at 7:19 p.m.

Chair Ouellette noted a letter for the record from Al and Jennifer DeBoar at 3501 125th Lane, who had concerns with the noise that would be coming from the proposed building.

The public hearing was closed at 7:20 p.m.

John Sponsel, MLA Architects, commented he had designed the building for the Stepping Stones Early Learning Center. He reviewed the layout of the site along with the proposed landscaping plan.

Commissioner York questioned how many children would be outdoors at any one time for recess.

Mr. Sponsel anticipated that 35 children would be out at a time.

Commissioner Bergstrom approved of the building design and layout. She appreciated that the playground was located away from the adjacent residential homes.

Recommended for Approval

4.6 [RES 14-164](#)

Public Hearing Case File No. 14-0030 // Hedberg Homes //
Harpers Street/Lakes Parkway

The applicant is requesting the following:

- a) Preliminary plat approval to subdivide 4.63 acres into 15 single family lots and one (1) outlot to be known as Villas in The Lakes.
- b) Conditional use permit to allow for construction of 15 single family homes in a DF (Development Flex) zoning district.

Attachments: [Villas in The Lakes - Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0030 was opened at 7:32 p.m. As no one wished to appear, the public hearing was closed at 7:32 p.m.

Commissioner York believed it was a shame that this area would not be developed commercially.

Recommended for Approval

ADJOURNMENT

Adjourned