



# 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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Wednesday, November 12, 2014

7:30 PM

Council Chambers

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, November 12, 2014. Chair Ouellette called the meeting to order at 7:30 p.m.

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

**Present:** 5 - Chair Ouellette, Lahti, Homan, Goracke, and King

**Absent:** 2 - York, and Bergstrom

### 2. Approval of Minutes

[TMP 14-2018](#) September 9 Planning Commission Minutes

**Attachments:** [Sept 9 PC Minutes](#)

**Approved**

**Aye:** 4 - Lahti, Homan, Goracke, and King

**Abstain:** 1 - Chair Ouellette

### 3. Old Business

None.

4. New Business

4.1 TMP 14-1980

Public Hearing Case File No. 14-0060 // Kenneth Snyder // 8504 Cottagewood Terrace NE

The applicant is requesting a conditional use permit to allow for construction of a 1,196 square foot detached garage.

- Attachments:**
- Attachments
  - Photo
  - Photo
  - Public Comment

The report to the Planning Commission was presented by Brent Jones, Planning Intern. The public hearing for Case File 14-0060 was opened at 7:04 p.m.

Chair Ouellette noted for the record the Planning Commission had received a letter from Tom Warnecke, 2525 Cottagewood Terrace stating he supported the conditional use permit.

The public hearing was closed at 7:06 p.m.

Commissioner Lahti asked if the applicant had been successful in purchasing land from the neighboring property.

Collin Snyder, 8504 Cottagewood Terrace NE, explained he would have an answer to the setback situation prior to the Council meeting.

Associate Planner, Shawn Kaye reported the adjacent property owner resided in the City of Spring Lake Park and the applicant was completing all of the necessary paperwork to purchase property from his neighbor. She indicated the approval process was slightly more complicated because it involved another City and would have to be recorded with Anoka County prior to a building permit being issued to construct the garage closer than five feet from the property line.

**Recommended for Approval**

**Aye:** 5 - Chair Ouellette, Lahti, Homan, Goracke, and King

4.2 [ORD 14-2301](#)Public Hearing Case File No. 14-0034 // Paxmar // Lexington  
Avenue/South of 125th Avenue

The applicant is requesting the following:

- a) Comprehensive land use amendment from LDR, MDR, HDR, CC, and PI/PC to LDR, MDR, HDR, PC and HDR/PC.
- b) Rezoning from FR (Farm Residential) and B-1 (Neighborhood Business) to DF (Development Flex) and PBD (Planned Business District).
- c) Preliminary plat approval to subdivide 137 acres into 170 single family lots, seven (7) commercial lots, one (1) multifamily (apartment) lot and several outlots for future development and storm ponding to be known as Parkside North Addition.
- d) Conditional use permit to allow for construction of 170 single family homes.

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0034 was opened at 7:08 p.m.

Jim and Vicki Bebeau, 4800 125th Avenue, asked if dirt would be brought in for the new development. She expressed concern with the amount of water runoff that was already flowing into her property from a neighboring development. She commented that her property would become a valley in between the two new housing developments.

Assistant City Engineer, Dan Schluender explained the property would be mined onsite and no dirt would be brought to the property. He reviewed the proposed elevations for the new homes. He reported that all runoff would be directed to the storm retention ponds per the grading plan.

Todd Anderson, 4603 121st Avenue East, asked if Outlot C, Lots 10 and 11 would be mined. He questioned where the wetlands were located.

Assistant City Engineer, Dan Schluender reviewed the preliminary plat with the Commission, along with the location of Outlot C, Lots 10 and 11. He explained these lots were all wetlands and would not be mined or graded.

The public hearing was closed at 7:26 p.m.

Commissioner King asked why roads within the development would be completed in phases.

Assistant City Engineer, Dan Schluender explained there would be a large expense to complete the trunk water and sewer lines under the roadways and for this reason, the developer was proposing to complete the roadways in phases.

Commissioner King approved of the proposed homes but expressed concern with rezoning any of the land to commercial given the high level of traffic in the area.

**Recommended for Approval**

**Aye:** 5 - Chair Ouellette, Lahti, Homan, Goracke, and King

#### 4.3 TMP 14-1983

#### Case File No. 14-0063 // 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 14-0063 was opened at 7:35 p.m.

Shirley Barnes, Crestview Senior Communities, thanked the Commission and staff for their patience with her organization. She discussed how the economy had impacted the timing of this project. She explained that 20% of the proposed units would be for seniors at 50% or less than the median income level. She noted that 55 employees would be hired by Crestview. She was looking forward to the senior housing project being completed in the City of Blaine.

The public hearing was closed at 7:37 p.m.

Commissioner Lahti fully supported the proposed senior housing project.

**Recommended for Approval**

**Aye:** 5 - Chair Ouellette, Lahti, Homan, Goracke, and King

### Adjournment

**Adjourned**

**Aye:** 5 - Chair Ouellette, Lahti, Homan, Goracke, and King