



City of Blaine Anoka County, Minnesota Minutes

Blaine City Hall
10801 Town Sq Dr NE
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, June 12, 2018

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, June 12, 2018. Vice Chair York called the meeting to order at 7:00 p.m.

Staff Present: Lori Johnson, Associate Planner

Natasha Lukacs, Planning and Economic Development Technician

Erik Thorvig, Economic Development Coordinator

Tom Scott, Project Coordinator

Present: 4 - Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Absent: 3 - Chair Ouellette, Commissioner Ponds, and Commissioner Halpern

2. Approval of Minutes

Action on the minutes of May 8, 2018 was postponed to the July Planning Commission meeting.

Approval of May 8, 2018 Planning Commission Minutes

Attachments: [050818 Draft PC.pdf](#)

3. Old Business

None.

4. New Business

4.1 Public Hearing Case File No. 18-0035 // Ryan and Julie Comer //

11546 Edison Street NE

The applicant is requesting a Conditional Use Permit to allow for a 7.5 foot side yard setback rather than a 10-foot setback for a 600 square foot enclosed sport court addition to the house behind the garage..

Attachments: [Comer - Attachments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0035 was opened at 7:05 p.m. As no one wished to appear, the public hearing was closed at 7:05 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 18-0035 based on the following conditions:

Case 18-0035:

- 1. The minimum 7.5-foot setback is limited to the enclosed sport court addition as shown on the survey presented for approval.**
- 2. The proposed addition to match the existing house construction in terms of architectural style and exterior materials and colors.**
- 3. All other items referenced in Resolution 03-74 remain unchanged.**

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

Vice Chair York noted this would be on the agenda of the June 21, 2018 City Council meeting.

4.2

Public Hearing Case File No. 18-0036 // Xperience Fitness // 8943
University Avenue NE, Suite 200

The applicant is requesting a conditional use permit to allow for a new Xperience Fitness location in a B-2 (Community Commercial) zoning district. The tenant space will be approximately 43,000 square feet.

Attachments: [Xperience Fitness - Attachments.pdf](#)
[Public Comment 061218.pdf](#)

The report to the Planning Commission was presented by Natasha Lukacs, Associate Planner. The public hearing for Case File 18-0036 was opened at 7:11 p.m.

Todd Mathes, Benderson Development, explained he owned the shopping center in which Xperience Fitness would locate. He thanked the Commission for their

consideration and noted he was available for comments or questions.

Lisa Watson, Xperience Fitness representative, stated there would be no fitness activity taking place outside of the building. She reported this facility would operate 24/7 and explained massages would be offered only in a chair. She commented all City Ordinances would be followed for the signage. She reviewed several photographs with the Commission and described the new look that was being pursued for Xperience Fitness.

Commissioner Goracke asked if this site would be fully staffed.

Ms. Watson stated this site would be fully staffed with fitness trainers, cleaners, group fitness instructors and front desk personnel. She estimated she would have 50 to 60 staff members.

Jamie Opheim, resident, asked what would happen to the wall by Kmart. She explained the wall was an eyesore.

Mr. Mathes indicated he has owned the site for some time, but previously the site was owned by Kmart. He reported the wall would be repaired, power washed and repainted. He noted the parking lot would also be repaired.

Delores Opheim, resident, questioned how long it would take to make the repairs to the wall.

Mr. Mathes stated if this request moves forward, work on the wall would be completed this summer and would not impact the adjacent neighbors.

Vice Chair York noted for the record the Planning Commission received an email from Kathy Weinbeck expressing concerns with the back wall and overnight parking occurring on the site.

Mr. Mathes reported he was thrilled this shopping center would be coming back to life with new tenants and described how the site would be renovated.

The public hearing was closed at 7:19 p.m.

Commissioner Goracke stated he looked forward this this area of the City being improved and explained this would be a great addition to the neighborhood.

Motion by Commissioner Olson to recommend approval of Planning Case 18-0036 based on the following conditions:

Case 18-0036:

1. The interior tenant finish work to be completed with review and permitting meeting all Building and Fire Code requirements. The applicant will need to obtain a Certificate of Occupancy from the Building Fire department prior to occupying the space.
2. Plans to be submitted by the applicant to Metro Waste for SAC determination prior to permit.
3. Any expansion of the facility will require a CUP amendment.
4. No activity/training is to be conducted outside of the building.
5. The fitness center is to be operated as described in the attached narrative.
6. The applicant will need to manage parking demand by limiting class size and time slots if necessary so as to not create a parking issue on site.
7. The applicant will need to check with the City Clerk's office to inquire if a massage enterprise license is required.
8. All signage, permanent or temporary, requires a separate permit and must meet the requirements of the Zoning Ordinance.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Aye: 4 - Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Vice Chair York noted this would be on the agenda of the June 21, 2018 City Council meeting.

4.3

Public Hearing Case File No. 18-0038 // Abra Auto Body Repair // 8620 Central Avenue NE

The applicant is requesting a Conditional Use Permit to allow for an 18,026 square foot Abra Auto Body business at this location.

Attachments: [Abra Auto Body - Attachments.pdf](#)
[Abra Narrative.pdf](#)
[Public Comment 060718.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0038 was opened at 7:25 p.m.

Vice Chair York stated for the record the Planning Commission received an email from Scott Uram noting he objected to the request.

Scott Uram, Uram Insurance Agency, reported he owned the land adjacent to the subject property. He noted he has owned Uram Insurance Agency for nearly 30 years. He discussed the City's setback standards for auto repair shops and noted

a 100-foot buffer was required. He discussed how Highway 65 acted as a gateway to the City and expressed concern with having a major auto body use on a main thoroughfare. He provided the Commission with a detailed list of communications he has had with the City. He indicated his residential lot was quite uniquely shaped and shares a property line with the subject property. He discussed how his property value would be adversely impacted if it abuts an auto repair business. He noted he has had conversations with City staff, the Mayor and Councilmembers regarding his concerns. He suggested this property be viewed as a gateway property and another business be pursued. He encouraged the Planning Commission to not approve this request. He stated if the request were approved, he recommended no variance from City Code be allowed. He explained he would be coming after the City if this request were approved because the value of his property would be impacted.

Associate Planner, Lori Johnson reported a 100-foot side yard setback was required for commercial properties adjacent to residential. However, the second part of this Ordinance states a reduction can be requested if certain landscaping requirements are met.

Mr. Uram encouraged the City to consider the difference between a buffer setback and a building setback.

Associate Planner, Lori Johnson stated staff does not see things in the same manner as Mr. Uram and reported the applicant has an adequate side yard setback.

Paul Tucci, Oppidan, reported he was the developer proposing to have an Abra Auto Body on this site. He explained the hours of operation would be 7:00 a.m. to 7:00 p.m. Monday through Saturday but noted this would be dictated by volume. He stated the business would not be open on Sundays. He commented all work on the vehicles would be conducted indoors. He reviewed the building elevations with the Commission and noted this facility would have a new look and feel from the older stores. He discussed the fence that would be located around the vehicle storage area. He reported vehicles would only be brought in and dropped off during operating hours and noted this could be made a condition for approval. He explained all building materials met the City's overlay design standards. He requested clarification from staff on where cars could and could not be parked overnight.

Associate Planner, Lori Johnson discussed where cars could be parked and stated a condition could be added to note no cars could be parked or stored in the designated fire lane or drive aisles.

Mr. Tucci stated he was proposing to construct a very good-looking building that

met all overlay district standards and would integrate well into the community.

Mr. Uram questioned if all Abra Auto Body’s did not allow work outdoors.

Mr. Tucci explained the Abra Auto Body model was to complete all work indoors.

Mr. Uram asked if the site would accept vehicles in the overnight hours.

Mr. Tucci commented vehicles would only be accepted during business hours and stated he would support this being a condition for approval.

Mr. Uram requested City staff provide a clear definition of what is meant by a “totaled car”.

Associate Planner, Lori Johnson stated she would have this definition for the City Council to consider.

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

Commissioner Olson asked what the fence would be constructed from.

Associate Planner, Lori Johnson reported the fence would be a maintenance free vinyl material and would be eight feet in height.

Commissioner Goracke supported the addition of a condition (Condition 14) that would require cars to only be dropped off during normal business hours.

Motion by Commissioner Goracke to recommend approval of Planning Case 18-0038 based on the following conditions:

Case 18-0038:

- 1. **Site plan approval is required prior to any work being performed on site.**
- 2. **The applicant will need to provide percentages of the materials used on the building to ensure the Highway 65 Overlay District requirements are being met.**
- 3. **The following trees must be provided on a landscape plan:**

| | |
|--------------------------|-----------|
| Overstory Trees: | 21 |
| Conifer Trees: | 15 |
| Ornamental Trees: | 15 |

At least 25% of the trees must be oversized and must be placed in the front yards of the site. Overstory trees should be oversized to 3-inch caliper and conifer trees should be oversized to 8 feet in height. Oversizing is not recommended for ornamental trees. The landscape plan must be revised as part of the Site Plan Approval process (administrative).

4. The 8-foot high privacy fence will be required to be a maintenance free vinyl fence. If there is a front gate installed on this fence, the applicant will need to work with the Fire Department to ensure that adequate access for Department.
5. All lighting on site must be downlit and shielded to prevent glare or spill and must meet Zoning Ordinance requirements. There shall be no lighting on the west side of the building facing the residential neighborhood. All pole-mounted lighting is limited to 20-feet in overall height.
6. All signage is issued under a separate permit process. There shall be no signage on the west side of the building facing the residential neighborhood.
7. A Coon Creek Watershed District permit is required prior to issuance of Site Plan Approval.
8. No work on any vehicle is allowed outside at any time.
9. All cars waiting for service must be located within the 8-foot fenced in parking area.
10. The overhead doors on the building should be closed when vehicles are being repaired to the extent possible.
11. There shall be no speaker system in the parking lot to address employees or other individuals in the outside parking area.
12. No dismantled vehicles or vehicles with extensive exterior damage shall be stored outside.
13. No parking or storage on any portion of the designated Fire Lane.
14. Vehicles may only be dropped off during normal business hours.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Aye: 4 - Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Vice Chair York noted this would be on the agenda of the June 21, 2018 City Council meeting.

4.4

Public Hearing Case File No. 18-0032 // Crown Iron Works // 9843
Naples Street NE

The applicant is requesting the following:

- a) Preliminary Plat to subdivide 18.64 acres (2 existing parcels) into one (1) lot to be known as J.W. Blaine Yard Addition
- b) Variance to Section 31.093 of the Zoning Ordinance regarding Architectural Control. The applicant is proposing

- a 5,000 square foot building (in addition to the principal building) that cannot meet the requirements for exterior surfacing in the Zoning Ordinance. The small building will be constructed of metal panels in entirety but will match the principal structure in regard to color and other elements.
- c) Conditional Use Permit to allow for the construction of three buildings on one lot. The principal structure is proposed to be an approximately 61,740 square foot office, research, design and warehouse building. The second structure is a 5,000 square foot extraction building. The third structure is a 100-foot tower to provide a pilot plant for the company's Liquids group (solutions to vegetable oil processors).
 - d) Conditional use permit to allow for a structure over 50-feet in height (a small portion of the building will be 100-foot tall).

Attachments: [Crown Iron Works - Attachments](#)
 [CIW - Tower Narrative 6-11-18](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0032 was opened at 7:54 p.m. As no one wished to appear, the public hearing was closed at 7:55 p.m.

Commissioner Olson asked what would be located in the 100-foot tower. She questioned if the City would have to worry about the chemicals being used or there being toxins or smells in the air.

Brent Webb, Mortenson, introduced himself to the Council and noted Travis Carpenter could answer these questions.

Travis Carpenter, Crown Iron Works, explained he would manage the tower and extraction plant. He stated chemicals and processing would take place in the tower within large cylinders. He listed several of the solvents that may be used in this pilot plant. He stated the systems would be closed and no odors would be emitted. He described in further detail how the system would be inspected by the MPCA as this site would be viewed as a small waste generator.

Commissioner Goracke stated he understood this business was being relocated from Roseville to Blaine. He asked how many employees Crown Iron Works had at this time.

Mr. Carpenter reported there were 102 employees but noted this site would be looking to grow.

Commissioner Olson questioned if there were risks associated with having these chemicals and solvents on site.

Mr. Carpenter explained there were risks but noted the extraction plant would be closely monitored in order to mitigate the risks and to ensure the chemicals were being handled properly.

Vice Chair York inquired if Crown Iron Works worked solely on soy beans.

Mr. Carpenter commented this plant would be working on extracting oils from soy beans, corn and other seeds as well.

Motion by Commissioner Olson to recommend approval of Planning Case 18-0032A a Preliminary Plat to subdivide 19 acres into one (1) lot to be known as J.W. Blaine Yard Addition based on the following conditions:

Case 18-0032A:

- 1. Park dedication has never been paid for this property so it needs to be paid at this time. The current industrial park dedication rate is \$6,702 per upland acre and the fee is required prior to release of final plat mylars for recording at Anoka County.**
- 2. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of J.W. Blaine Yard Addition.**

Motion by Commissioner Olson to recommend approval of Planning Case 18-0032B a Variance to allow for all metal paneling on the extraction building and the tower based on the following rationale:

Case 18-0032B:

- 1. Exceptional and extraordinary circumstances apply to this site/use because of the need for these buildings to be separated and be constructed with lighter materials per NFPA standards. These circumstances are likely not be commonly required on other sites in Blaine.**
- 2. The variance would not be detrimental to other properties within this Zoning District.**

Motion by Commissioner Olson to recommend approval of Planning Case 18-0032C and D a Conditional Use Permit to allow for multiple buildings on one lot and a building component over 50 feet (100 feet to be exact) based on the following conditions:

Case 18-0032C and D:

- 1. Site plan approval is required prior to any work being performed on site.**
- 2. Rice Creek Watershed District approval is required prior to site plan**

approval being granted.

3. The landscape plan that has been provided does not meet the requirements prescribed by the Zoning Ordinance. The following trees are required on site, and the calculation is based on the greater of the perimeter and square footage tree requirements:

| | |
|-------------------|----|
| Overstory trees: | 33 |
| Conifer trees: | 28 |
| Ornamental trees: | 28 |

The landscape plan must be amended prior to issuance of site plan approval. It should also be noted that ornamental trees must be at least 2-inch caliper when they are installed.

4. All lighting on site must meet the requirements of the Zoning Ordinance. All lighting shall be downlit and shielded to prevent glare or spill. Freestanding light poles are limited to 20-feet in overall height.

5. All signage is issued under a separate permit process.

6. No wall signage is permitted on the 576 square foot tower/building

7. Owner to submit details of trash storage should be presented during the site plan approval process.

8. Details of the 4-foot concrete wall around the extraction building should be presented during the site plan approval process.

Motion seconded by Commissioner Goracke. The motion passed 4-0.

Aye: 4 - Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Vice Chair York noted this would be on the agenda of the June 21, 2018 City Council meeting.

4.5

Case File No. 18-0027 // Blaine Economic Development Authority (EDA)

The Planning Commission is being requested to determine the following:

- 1) If the proposed Tax Increment Financing District for the development of the Crown Iron Works headquarters is consistent with the City’s Comprehensive Plan.

Attachments: [Location Map](#)
[TIF Plan](#)

The report to the Planning Commission was presented by Erik Thorvig, Economic

Development Coordinator.

Vice Chair York stated he supported the proposed request.

Motion by Commissioner Homan to recommend approval of Planning Case 18-0027 adopt a Resolution that states the proposed Economic Development District is consistent with the 2030 Comprehensive Plan for the City of Blaine. Motion seconded by Commissioner Goracke. The motion passed 4-0.

Vice Chair York noted this would be on the agenda of the June 21, 2018 City Council meeting.

Adjournment

Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Homan. The motion passed 4-0. Adjournment time was 8:09 p.m.

Aye: 4 - Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson