

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
October 11, 2022**

The Blaine planning commission met in the City Hall Chambers on Tuesday, October 11, 2022. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members: Deonauth, Gorzycki, Halpern, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: None.

Staff Present: Sheila Sellman, City Planner
Elizabeth Showalter, Community Development Specialist
Teresa Barnes, Project Engineer

APPROVAL OF MINUTES

Motion by Commissioner Olson to approve the minutes of September 13, 2022, as presented. Motion seconded by Commissioner Deonauth. The motion passed 7-0.

OLD BUSINESS

None.

NEW BUSINESS

Item 4.1 – Case File No. 22-0062 – Public Hearing – The applicant is requesting a conditional use permit to operate a major auto repair shop with the outside storage of six vehicles in an I-1 (Light Industrial) zoning district.
DONTE WILLIAMS, 9155 DAVENPORT STREET NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 22-0062 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Donte Williams, 9155 Davenport Street NE, thanked the planning commission for considering his request. He explained he ran a small auto body repair shop with no painting.

Motion by Commissioner Halpern to recommend approval of Planning Case 22-0062 based on the following conditions:

Case 22-0062:

1. No work pertaining to the business can be done outside.
2. Inside use of the building must comply with all fire and building codes and a Certificate of Occupancy must be obtained.
3. Any damaged vehicles or vehicles being serviced that are parked outside for this business must be parked in the rear parking lot (hard surface) behind the building and limited to not more than six vehicles.

Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the November 7, 2022 city council meeting.

Item 4.2 – Case File No. 22-0059 – Public Hearing – The applicant is requesting the following:

- 1.) Preliminary plat to subdivide one parcel into two parcels and road right of way to facilitate the construction of an industrial/warehouse building.
- 2.) Conditional use permit to allow for the outdoor storage of 43 semi-truck/trailers in addition to the trucks/trailers allowed for each dock door on the building in an I-2A (Heavy Industrial) zoning district.

NAPLES INDUSTRIAL II CAPITAL PARTNERS, 10320 NAPLES STREET NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 22-0059 was opened at 7:12PM. As no one wished to appear, the public hearing was closed at 7:13PM.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0059A a preliminary plat to subdivide one lot into two lots and road right of way with the following condition:Case 22-0059A:

1. The applicant is responsible for recording the plat. No building permits will be issued until proof of recording of the plat has been received by the City.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0059B a conditional use permit to store up to 43 trucks or trailers outside in addition to any parked at dock doors with the following conditions:

Case 22-0059B:

1. Trucks must be related to a tenant of the building and be accessory to a warehousing or manufacturing use.
2. Truck storage shall be located in the side or rear yard.
3. This conditional use permit does not authorize general outside storage. A conditional use permit amendment is required prior to outside storage of any materials other than the 43 semi-trucks/trailers.
4. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
5. Plans and specifications must be approved by the City prior to start of construction.
6. RCWD permit is required prior to city approval of construction plans and specifications.
7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
8. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
9. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
10. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
11. A protective buffer strip of natural vegetation, at least 15-ft in width (but 25-ft is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
12. Hydrant locations must be reviewed and approved by the Fire Department.
13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

14. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
15. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
16. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
17. The Developer shall submit a revised landscape plan at time of building permit that provides one of the following:
 - a. Provide an inventory of the shrubs being preserved to meet the shrub requirement. The shrubs must not be invasive species.
 - b. Add additional shrubs to the landscape plan
 - c. Provide a larger number of trees as allowed by 33.07 (n). Up to 50% of the shrubs may be exchanged with trees at a ratio of 1 tree to 3 shrubs.
18. Parking shall be reviewed with each tenant finish and occupancy permit. Manufacturing and office uses will be limited based on available parking.

Motion seconded by Commissioner Swanson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the November 7, 2022 city council meeting.

ADJOURNMENT

Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting. Motion seconded by Commissioner Halpern. The motion passed 7-0. Adjournment time was 7:14PM.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial