



# City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Drive  
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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Tuesday, February 10, 2015

7:00 PM

Council Chambers

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, February 10, 2015. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner  
Lori Johnson, Associate Planner  
Dan Schluender, Assistant City Engineer  
Tom Scott, Project Coordinator

**Present:** 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

### 2. Approval of Minutes - January 13, 2015 and December 9, 2014

[TMP 15-0063](#)

December 9, 2014 and January 13, 2015 Planning Commission Minutes

**Approved**

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

**Abstain:** 2 - Chair Ouellette, and Bergstrom

**Approved**

**Aye:** 4 - Chair Ouellette, Lahti, York, and Bergstrom

**Abstain:** 2 - Homan, and Goracke

### Special Business

Mayor Tom Ryan read a Proclamation for the record acknowledging Commissioner Sue Lahti for her 20 years of service to the community on the Planning Commission. A round of applause was offered by all in attendance.

Commissioner Lahti stated it has been her pleasure to serve on the Planning Commission in the City of Blaine. She explained that it was a great learning experience for her.

Chair Ouellette wished Commissioner Lahti well and noted her expertise would be missed.

#### 3. Old Business

None.

#### 4. New Business

##### 4.1 TMP 15-0030

Public Hearing Case File No. 15-0005 // Camelot Metals // 3100 82nd Lane NE

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

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0005 was opened at 7:10 p.m. As no one wished to appear, the public hearing was closed at 7:10 p.m.

Commissioner Goracke appreciated the thorough staff report and information provided by the applicant. He fully supported the request and appreciated the new jobs that would be brought to the City of Blaine.

Chair Ouellette asked where Camelot Metals was currently located.

Bill Bogart, contractor for Camelot Metals, explained this company was currently located in Roseville, Minnesota.

#### **Recommended for Approval**

**Aye:** 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

**4.2** [RES 15-034](#)

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.51 ACRES INTO 14 SINGLE FAMILY LOTS TO BE KNOWN AS WILLOWFIELD ADDITION AT 12651 HARPERS STREET NE. (CASE FILE NO. 15-0008/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 15-0008 was opened at 7:16 p.m.

Adam Gunder, 12660 Leyte Street NE, noted his property abuts the proposed development. He expressed concern with the loss of the tree line as it currently offered a great deal of privacy. He questioned how the grade change and drainage from the new development to his property would be addressed.

Assistant City Engineer, Dan Schluender responded that a swale would be created at the back of the new lots to address the drainage from the new development. He commented that the trees would be removed for grading purposes. It was noted that after the grading was complete, the site would be lowered to more closely match the adjacent properties.

Mr. Gunder requested that trees be planted along the swale to increase privacy.

Associate Planner, Shawn Kaye indicated the Planning Commission could make this a requirement; however this was not a typical condition for approval. She explained that only specific trees would thrive near a drainage swale.

Commissioner York did not recommend the Commission require additional tree plantings as this could set a precedence.

Chair Ouellette recommended that Mr. Gunder speak to the developer regarding the trees.

Commissioner Lahti questioned if the developer was present to address this concern.

Steve Bona, Capstone Homes, commented he had not considered this issue, but noted he would be happy to walk the lot with the neighbor and discuss additional tree plantings. He reported additional tree plantings would depend on the grading of the site and the swale conditions.

Commissioner Bergstrom appreciated the fact that the developer was willing to be cooperative in addressing the homeowners privacy concerns.

The public hearing was closed at 7:24 p.m.

**Recommended for Approval**

**Aye:** 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

**4.3 [ORD 15-2308](#)****SECOND READING**

REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) FOR THE WAGAMON RANCH ADDITION AT HARPERS STREET/131ST AVENUE. GORHAM DEVELOPMENT, LLC (CASE FILE NO. 14-0068/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 14-0068 was opened at 7:29 p.m.

Gary Gorham, Gorham Development, thanked staff for the thorough staff report. He explained he received Coon Creek Watershed approval on February 9th.

Josh Guse, 13050 Harper Street, understood he would have street improvements next to his property and asked if this would create sewer and water fees for him.

Assistant City Engineer, Dan Schluender indicated sewer and water would be extended across the front of Mr. Guse's property and stubs would be provided, if he elected to hook up in the future. He reported Mr. Guse would not be required to hook up to City water and sewer at this time. He noted that if and when Mr. Guse decided to hook up to the City's system a SAC and WAC fee would be collected.

Commissioner York questioned if the housing market has returned in order to achieve the projected prices for the homes.

Mr. Gorham hoped this to be the case. He discussed how he would be marketing the development and its beautiful open space.

Commissioner Bergstrom asked if the development could be redesigned in a manner to avoid the two cul-de-sacs.

Mr. Gorham stated the two cul-de-sacs were necessary for the development of this parcel.

The public hearing was closed at 7:39 p.m.

**Recommended for Approval**

**Aye:** 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

## Adjournment

**Adjourned**

**Aye:** 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom