



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.

Tuesday, December 11, 2012

7:00 PM

Council Chambers

1. Roll Call

Chair Ouellette called the meeting to order at 7:00 p.m.

Also Present: Shawn Kaye, Associate Planner; Tom Scott, Project Coordinator

Present: 7 - Chair Ouellette, Vice Chair Lahti, Homan, Goracke, Edison, Bergstrom, and Radtke

2. Approval of Minutes

[TMP 12-645](#) November 13, 2012 Unapproved Planning Commission Minutes

Attachments: [Nov 13 2012 Minutes.doc](#)

Commissioner Homan requested an addition on Page 3 stating Jeffrey Hoff questioned the items being stored in the shed. The applicant explained property maintenance items, tables and chairs were stored in the attached accessory building.

Moved by Vice Chair Lahti, seconded by Homan, that the Minutes be Approved as Amended. The Motion was adopted unanimously.

3. Old Business

4. New Business

4.1 [RES 13-004](#)

PUBLIC HEARING CASE FILE NO. 12-0042 // SHADOW PONDS, LLC // URBANK CIRCLE/VERMILLION STREET

NE

THE APPLICANT IS REQUESTING THE FOLLOWING:

- A) PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.16 ACRES INTO 15 SINGLE FAMILY LOTS TO BE KNOWN AS SHADOW PONDS VILLAGE.**
- B) CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 15 SINGLE FAMILY LOTS IN A DF (DEVLEOPMENT FLEX) ZONING DISTRICT.**

Attachments: [Attachments.pdf](#)
 [Public Comments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 12-0042 was opened at 7:10 p.m.

Lorraine Karetov, 2411 119th Court NE - Unit A, questioned the size of the lots proposed for this development. She was concerned the homes would have no yards. She also asked if the developer would be landscaping the berm.

Associate Planner, Shawn Kaye commented the rear yards would have a 30-foot setback and no additional plantings were planned for the berm.

Bill Kimes 12002 Vermillion Street, Unit B, expressed concern with the traffic volumes in this area. He stated he has lived in this neighborhood since 2006 and has observed high levels of service vehicle traffic along Urbank Circle. Mr. Kimes explained the proposed development would only compound the traffic issues. He urged the Planning Commission and City Council to add traffic control signs given the narrow and curvy roadway. He explained that fast moving traffic in the winter months have knocked down the mailboxes twice already. He suggested a caution sign be placed at the intersection as well.

Chair Oullette explained the Planning Commission received several letters regarding this application. The letters were from Emma Augustine, Connie Robalard and Maureen Listen and each expressed concern with the traffic on Vermillion Street.

Jim Schmidt, 12001 Vermillion Street - Unit D, noted he was the Chairman of the Board for the homeowner's association for Gardens at Water Stone Bay. Mr. Schmidt indicated there were real concerns with the traffic levels and speed in this area. He stated the retaining wall going through Urbank Circle

was causing sight line issues and should be removed or regraded. He requested additional shrubs and trees be planted along the berm to protect the privacy of the homeowners in Gardens at Water Stone Bay.

Debra Elmore, 2411 119th Court - Unit G, requested foliage be planted on the berm to protect the privacy of the existing homeowners. She indicated there would be both privacy and noise concerns if the adjacent properties were to install swimming pools in their rear yards.

Jan Kimes, 12002 Vermillion Street NE, expected a number of children would be moving into the proposed development and would require bussing to school. She questioned if a bus would be able to maneuver in and out of this development. Mrs. Kimes expressed concern with how delivery trucks would access the lots given the small amount of room available within the proposed development.

The public hearing was closed at 7:34 p.m.

Chair Oullette asked if the roadway would have a temporary cul-de-sac at the end of this street.

Project Coordinator, Tom Scott explained this was the case and when the street was complete the roadway would access 121st Avenue.

Commissioner Goracke thanked the public for the comments and concerns expressed this evening. He asked if additional signage should be proposed.

Project Coordinator, Tom Scott indicated staff would review the street signage when the construction plans were brought to the City. He noted the berm and retaining wall issue could be reviewed with the developer. He stated a stop sign would be part of the plans.

Chair Oullette asked if the outside edges of the development could be further landscaped to address the concerns expressed this evening by the adjacent residents.

Ben Minks, Capstone Homes, stated the southern berm had plantings from the previous developer.

Ms. Elmore clarified that the plantings did not run the entire length of the berm.

Chair Oullette suggested this matter be discussed further between the homeowners and the developer after the meeting.

Chair Oullette asked if the landscaping plan proposed plantings for the berm

to the east of the development.

Associate Planner, Shawn Kaye indicated no additional plantings were proposed. She explained there was only one single home family abutting the east side of the development.

Commissioner Goracke questioned when the development would begin.

Mr. Minks stated he would like to begin construction in the spring of 2013.

Chair Oullette inquired if the developer was proposing to adjust the retaining walls.

Mr. Minks commented the retaining walls were on private property and he was not proposing to alter the retaining walls.

Chair Oullette was pleased that the development had gone from 25 units to 15 units.

Commissioner Lahti questioned who the development would be marketed to.

Mr. Minks explained the units would be marketed to the general public, with no specific demographic in mind.

Commissioner Radtke asked if the developer had considered building less than 15 units given the small size of this parcel.

Mr. Minks noted this came down to financials. He reported that Capstone Builders has had great success with the proposed product and similar lot size in Granville.

Chair Oullette requested the police department be notified of the speed and traffic concerns along Vermillion Street.

Motion by Commissioner Goracke to recommend approval of Planning Case 12-0042, a preliminary plat for Shadow Ponds Village based on the following conditions:

Case 12-0042:

- 1. A six-foot concrete sidewalk to be placed along the north side of Urbank Circle NE.**
- 2. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.**
- 3. A development plan including custom grading information per lot, house type, existing drainage patterns, street grading, tree preservation, and erosion**

control information shall be submitted for City approval prior to issuance of the first building permit. Additional topographic detail will be required on adjacent properties for review of drainage issues.

4. Storm drainage calculations must be submitted for review.
5. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) Phase II permit from Minnesota Pollution Control Agency.
6. An as-built survey will be required to verify structure elevations, custom grading requirements, and final grading elevations.
7. The developer will be responsible for installation of sidewalks, bituminous wear course, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items and driveway and utility removals as required. Plans and specifications must be approved by the City prior to start of construction.
8. Streets names shall be consistent with Anoka County's street name grid system and shall be Urbank Circle NE.
9. Drainage and utility easements shall be dedicated on all lot lines and storm water features.
10. A development agreement is required that outlines the developer's responsibilities during the development process.

In Planning Case File No. 12-0042B, recommending approval of the conditional use permit for Shadow Ponds Village based on the following conditions:

1. Construction of all homes to be generally guided by depictions, drawings and information submitted for review and approval for this conditional use permit. All exterior house elevations require approval of the Planning Department prior to building permits being issued. All site work to meet the Performance Standards Section 33.00 of the Zoning Ordinance.
2. All exterior elevations should include the use of cementitious siding, stone or brick on the front elevations. No aluminum or vinyl siding is allowed on the front elevations of the home. The amount of stone, brick and cementitious siding on the front elevations of the homes should be generally guided by what has been submitted for this conditional use permit.
3. All housing units to incorporate Noise Abatement Standards.
4. Minimum floor area above grade for the homes must be 1,400 square feet.
5. All units to be placed according to the following minimum building setbacks:
 - 25-foot front yard setback for house and garage.
 - 20-foot corner yard setback.
 - 7.5-foot side yard setback for house and garage (no less than 15 feet between structures).

- 30-foot rear yard setback for houses and garages.
- 3-foot driveway setback from side property lines.

6. All garages to be a minimum of 400 square feet with no dimension less than 20 feet. Maximum garage area of 1000 square feet.

7. One detached accessory structure, with area less than 120 square feet, will be permitted per lot but no other detached accessory structures will be allowed except for those associated with or required for operation and maintenance of swimming pools. Swimming pools must meet the requirements of Blaine Municipal Code Chapter 18 Article IX Swimming Pools.

8. Each lot shall provide one boulevard overstory tree and one overstory front yard tree. One additional front yard tree will be required for corner lots.

9. All yards must be fully sodded, including boulevard and easement areas.

10. All lots shall have underground irrigation in all yards, including the boulevard.

11. All entrance monument signage to be approved by a separate permit.

12. The landscape plan must detail any landscaping associated with entrance monument signage.

13. The landscape plan for the berm adjacent to Radisson Road will require site plan approval and the associated financial guarantee. The landscape plan requires 30 trees to be planted adjacent to Radisson Road. A financial guarantee will be required prior to the plat being released for recording with Anoka County.

Motion seconded by Commissioner Homan. The motion passed 5-1 (Radtke opposed).

Chair Ouellette noted this would be on the agenda of the January 3, 2012 City Council meeting.

ADJOURNMENT

Moved by Homan, seconded by Vice Chair Lahti, that this meeting be Adjourned. The Motion was adopted unanimously. The meeting adjourned at 7:51 p.m.