



**City of Blaine**  
**Anoka County, Minnesota**  
**Minutes - Final**

10801 Town Square Dr.  
Blaine MN 55449

**City Council**

*Mayor Tom Ryan,*  
*Councilmember Wes Hovland,*  
*Councilmember Dick Swanson,*  
*Councilmember Dave Clark,*  
*Mayor Pro Tem Mike Bourke,*  
*Councilmember Katherine Kolb,*  
*Councilmember Russ Herbst*

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Thursday, February 20, 2014

7:30 PM

Council Chambers

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**Meeting Number 14-12**

**1. CALL TO ORDER BY THE MAYOR**

The meeting was called to order at 7:32 p.m. by Mayor Ryan followed by the Pledge of Allegiance and the Roll Call.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Quorum present.

**ALSO PRESENT:** Bryan Schafer, Planning Director; Bob Therres, Public Services Manager; Joe Huss, Finance Director; Chris Olson, Police Chief/Safety Services Manager; Jean Keely, City Engineer; Nate Monahan, Park and Recreation Program Supervisor; Roark Haver, Communications Technician; Jason Sundeen, Senior Engineering Technician; and Jane Cross, City Clerk.

**Present:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Mayor Pro Tem Bourke, Councilmember Kolb and Councilmember Herbst

**Absent:** 1 - Councilmember Hovland

**4. APPROVAL OF MINUTES**

4.1 [MIN 14-10](#)**WORKSHOP MINUTES - 02/06/2014  
REGULAR MINUTES - 02/06/2014**

**Sponsors:** Cross

**Attachments:** [Workshop Meeting 02/06/2014](#)  
[Regular Meeting 02/06/2014](#)

**Approved**

**5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS**

None.

**6. COMMUNICATIONS**

Councilmember Clark stated good luck to all of the City's high school athletes in the State tournaments.

**7. OPEN FORUM FOR CITIZEN INPUT**

Mayor Ryan opened the Open Forum at 7:37 p.m.

Matt Graff, 12633 Xylite Street NE, stated he lives in the Woods of Quail Creek and is a board member of the Home Owners Association (HOA). He thanked the Council, Mayor Ryan, County Commissioners and Lennar for the temporary road improvements for getting into the neighborhood. He asked the Council to consider leaving the improvement in place rather than going back to a right in and right out. He stated vehicles making U-turns at the intersection is not safe. He asked that the City work with the County to give full access on Xylite and 125th with stoplights; or build turn lanes and coordinate with the new church; or use Cloud Drive access and create a frontage road to connect Pioneer Park and the Woods of Quail Creek development.

Councilmember Herbst clarified that the City will not take away the access from the residents of the Woods of Quail Creek and that it is the County's decision.

There being no input, Mayor Ryan closed the Open Forum at 7:42 p.m.

**8. ADOPTION OF AGENDA**

9. 8:00 P.M. - PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME

9.1 [MO 14-029](#)

**PRIVATE ON-SALE AND SUNDAY LIQUOR  
LICENSE FOR  
SAN JOSE MEXICAN RESTAURANT INC.,  
LOCATED AT 12531 CENTRAL AVENUE NE,  
BLAINE, MINNESOTA.**

**Sponsors:** Cross

**Attachments:** [Public Hearing Notice](#)

Moved on the agenda to follow agenda item 11.4C.

10. APPROVAL OF CONSENT AGENDA:

Councilmember Herbst requested the removal of Consent Agenda item 10.1.

**Adopted the Consent Agenda**

**The Following Item is Scheduled for Second Reading**

10.2 [ORD 14-2278](#)

**VACATION OF DRAINAGE AND UTILITY EASEMENT  
THE WESTERLY 5 FEET OF LOT 13, BLOCK 2,  
THE LAKES OF RADISSON 18TH ADDITION  
VACATION NO. V13-05**

**Sponsors:** Keely and Scott

**Attachments:** [V13-05 Location Map](#)

10.3 [MO 14-035](#)

**PAYMENT TO SOFTWARE HOUSE INTERNATIONAL  
FOR MICROSOFT ENTERPRISE AGREEMENT ANNUAL  
LICENSING RENEWAL**

**Sponsors:** Peters

10.1 [MO 14-030](#)**SCHEDULE OF BILLS PAID**

**Sponsors:** Huss

**Attachments:** [01/31/14 Bills Paid](#)  
[02/07/14 Bills Paid](#)  
[Jan 2014 Payroll Checks and Wire Transfers](#)

Councilmember Herbst questioned the Account Temps expense. City Manager Arneson replied the expense is for staffing help in the Finance Department, which is a Council approved expenditure.

**Approved**

11. **DEVELOPMENT BUSINESS**11.1A [RES 14-028](#)

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE  
3.18 ACRES INTO NINE (9) SINGLE-FAMILY LOTS AND  
ONE OUTLOT TO BE KNOWN AS WOODLAND VILLAGE  
6th ADDITION AT WOODLAND PARKWAY/GHIA  
STREET NE. WOODLAND DEVELOPMENT  
CORPORATION (CASE FILE NO. 14-0005/SLK)**

**Sponsors:** Schafer

**Attachments:** [Woodland Village 6th Plat - Attachments](#)

Planning Director Schafer stated the final plat proposal of subdividing approximately 3.18 acres into a subdivision with a total of nine lots for detached townhome units. He stated the final plat includes an outlot for future development of the remaining four lots. He noted all nine lots would take frontage and services from Erskin Circle, which is a private street. He also noted that no street or utility extensions are required with this plat.

**Adopted**

11.1 [RES 14-029](#)  
B

**GRANTING A CONDITIONAL USE PERMIT  
AMENDMENT FOR EXTERIOR MATERIAL STANDARDS  
FOR NINE (9) DETACHED TOWNHOME LOTS IN  
WOODLAND VILLAGE 6th ADDITION AT WOODLAND  
PARKWAY/GHIA STREET NE. WOODLAND VILALGE  
DEVELOPMENT CORPORATION. (CASE FILE NO.  
14-0005/SLK)**

**Sponsors:** Schafer

**Attachments:** [Woodland Village 6th CUP - Attachments](#)

Planning Director Schafer stated Woodland Development is proposing to build cottage style townhomes and has requested to be allowed to build with premium grade steel horizontal siding, vinyl shakes and cultured stone.

**Adopted**

11.2A [RES 14-030](#)

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE  
36.25 ACRES INTO 32 SINGLE FAMILY LOTS AND TWO  
(2) OUTLOTS TO BE KNOWN AS WOODS AT QUAIL  
CREEK 3rd ADDITION. U.S. HOME CORPORATION.  
(CASE FILE NO.14-0006/LSJ)**

**Sponsors:** Schafer

**Attachments:** [Woods at Quail Creek 3rd - Attachments](#)

Planning Director Schafer stated U.S. Home Corporation (Lennar Homes) is proposing to construct 32 single-family homes north of the Woods at Quail Creek 2nd Addition. He stated park dedication is due prior to release of final plat mylars for recording purposes. He noted outlot A is being established to allow access to storm water features and wetlands for maintenance purposes and outlot B will be reserved for future purposes.

Councilmember Herbst questioned the total development acreage size with only 32 buildable lots. Planning Director Schafer replied the development has considerable amount of wetlands.

Teri Kuffel, 12790 Dunkirk Street NE, stated she owns the property adjoining to the development that would provide an access point for the Woods of Quail Creek. She wants to know the City's intent for access between the two developments from her property. She noted the property is not currently for sale.

**Adopted**

11.2 [RES 14-031](#)  
B

**GRANTING A CONDITIONAL USE PERMIT APPROVAL  
TO ALLOW FOR CONSTRUCTION OF 32 SINGLE  
FAMILY HOMES IN A DF (DEVELOPMENT FLEX)  
ZONING DISTRICT FOR THE WOODS AT QUAIL CREEK  
3rd ADDITION. U.S. HOME CORPORATION. (CASE FILE  
NO.14-0006/LSJ)**

**Sponsors:** Schafer

**Attachments:** [Woods at Quail Creek 3rd CUP - Map](#)  
[Woods at Quail Creek 3rd House Plans](#)

Planning Director Schafer stated U.S. Home Corporation is proposing to build the remaining lots in the Woods at Quail Creek 3rd Addition. He stated U.S. Home Corporation will use the same product and standards that were used in the 2nd Addition, which was approved in 2013.

**Adopted**

11.3 [RES 14-032](#)

**FINAL PLAT APPROVAL TO SUBDIVIDE 4.51 ACRES  
INTO 13 SINGLE FAMILY LOTS TO BE KNOWN AS  
HARPERS GROVE SECOND ADDITION AT 3041 128th  
AVENUE NE. AL AND JULIE NESKE. (CASE FILE NO.  
08-24/SLK)**

**Sponsors:** Schafer

**Attachments:** [Harpers Grove 2nd - Attachments](#)

Planning Director Schafer stated the applicant is proposing to subdivide two outlots and one lot into 13 single-family lots. He stated there is one existing home with the plat that is located at 3041 128th Avenue NE that will need to be removed or relocated. He stated the applicant will be relocating the existing home to one of the 13 lots sometime within the next year.

**Adopted**

**The Following Ordinance is Scheduled for Second Reading**

11.4A [ORD 14-2279](#)

**GRANTING A REZONING FROM R-1 (SINGLE FAMILY)  
TO DF (DEVELOPMENT FLEX) FOR WESTON WOODS  
AT RICE CREEK (FORMER KATE HAVEN GOLF  
COURSE) AT 8791 LEXINGTON AVENUE NE. MARK OF  
EXCELLENCE HOMES**

**SECOND READING**

**Sponsors:** Schafer

**Attachments:** [Weston Woods - Attachments](#)  
[Weston Woods - Public Comments](#)  
[Weston Woods - Jan 14 PC Minutes](#)

Planning Director Schaffer stated the applicant is proposing to subdivide an existing golf course into 70 attached twin home style units. He stated the property is zoned R-1 (Single Family) and the applicant is requesting a zoning change to DF (Development Flex). He noted that two private roads will be built in the development and there will be no access to Lexington Avenue.

Councilmember Swanson asked about upgrading Flowerfield and if assessments would be made to the association and involve Circle Pines. City Engineer Keely replied that the City of Circle Pines built and rebuilt 87th Avenue because of an agreement in place. She stated the City does not have an agreement with Circle Pines for Flowerfield. She stated a culvert is failing under Flowerfield and the City would work with the contractor to get a better price on the work. She stated the contractor has asked to use Flowerfield to move dirt in the development and he has been told that he would have to replace a portion of Flowerfield to the current City standard, which is more than what is located there now.

**Adopted**

11.4 [RES 14-033](#)  
B

**GRANTING PRELIMINARY PLAT APPROVAL TO  
SUBDIVIDE 37.18 ACRES INTO 70 LOTS, TWO COMMON  
LOTS AND THREE OUTLOTS TO BE KNOWN AS  
WESTON WOODS ON RICE CREEK AT 8791  
LEXINGTON AVENUE NE. MARK OF EXCELLENCE  
HOMES. (CASE FILE NO. 13-0066/SLK)**

**Sponsors:** Schafer

**Attachments:** [Weston Woods Plat - Attachments](#)  
[Westwon Woods Plat - Public Comments](#)  
[Westwon Woods - Jan PC Minutes](#)

Planning Director Schaffer stated the applicant is proposing to subdivide an existing golf course into 70 attached twin home style units. He stated the preliminary plat includes three outlots and two common lots for drainage, ponding, and roadways. He noted the single family home located at 4398 Flowerfield Road is not part of the plat, but is covered by the rezoning and CUP.

**Adopted**



11.4 [RES 14-034](#)

C

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW  
FOR CONSTRUCTION OF 70 TWINHOME UNITS AND  
1,168 SQUARE FEET OF ACCESSORY BUILDING SPACE  
FOR AN EXISTING HOME LOCATED AT 4398  
FLOWERFIELD ROAD IN A DF (DEVELOPMENT FLEX)  
ZONING DISTRICT AT 8791 LEXINGTON AVENUE NE.  
MARK OF EXCELLENCE HOMES. (CASE FILE NO.  
13-0066/SLK)**

**Sponsors:** Schafer

**Attachments:** [Weston Woods CUP - Attachment](#)  
[Weston Woods CUP - Public Comments](#)  
[Weston Woods CUP - Jan PC Minutes](#)

Planning Director Schaffer stated the applicant is proposing to subdivide an existing golf course into 70 attached twinhome style units. He noted that the existing home currently uses a pole shed for storage and the owner is asking to build a second garage for an additional 1,168 accessory space.

Councilmember Herbst asked about the pond that is located on the property line with Circle Pines. Planning Director Schaffer replied the pond is located in Circle Pines and is a preexisting wetland that also serves as a storm drainage pond.

**Adopted**

**8:00 P.M. - PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME**

[MO 14-029](#)

**PRIVATE ON-SALE AND SUNDAY LIQUOR  
LICENSE FOR  
SAN JOSE MEXICAN RESTAURANT INC.,  
LOCATED AT 12531 CENTRAL AVENUE NE,  
BLAINE, MINNESOTA.**

**Sponsors:** Cross

**Attachments:** [Public Hearing Notice](#)

City Clerk Cross stated the applicant, Arturo Arellano, has submitted an application for Private On-Sale and Sunday liquor license for San Jose Mexican Restaurant, Inc. located at 12531 Central Avenue NE. She noted the applicant has completed all documents, paid fees and a background investigation has been completed. He stated upon approval all required information will be submitted to the State Liquor Control Department.

Mayor Ryan opened the Public Hearing at 8:10 p.m.

Arturo Arellano, restaurant owner, stated the grand opening will be sometime in March and he invited the Council to stop by.

Mayor Ryan closed the Public Hearing at 8:13 p.m.

**Approved**

**12. ADMINISTRATION**

12.1 [MO 14-031](#)**ADOPTING THE 2014-2018 CAPITAL IMPROVEMENT  
PLAN FOR PARKS**

**Sponsors:** Monahan

**Attachments:** [2014-18 Parks CIP](#)

(AI 12.1)

Public Services Manager Therres stated the staff would like to wait for the Council's approval of the five year Capital Improvement Plan (CIP) due to two bids coming in the near future.

Park and Recreation Program Supervisor Monahan stated the revenue for the CIP comes from park dedication fees required from all new residential, commercial and industrial development. He stated the Park Board is recommending funds be used for the Lexington Athletic Complex, Lakeside Commons Park, Aquatore Park and Aurelia Park. He noted bids will be coming in the near future and will be presented to the Council at an upcoming Council meeting.

**Postponed**

12.2 [MO 14-032](#)**CONFIRM MAYORAL APPOINTMENTS TO THE  
2014 PARK ADVISORY BOARD**

**Sponsors:** Cross

**Attachments:** [2014 Park Board Public](#)

Mayor Ryan stated 2014 Park Advisory Board members are Jeffrey Lester, Ward 1; Christine Pribbernow, Ward 2; Karen Varian, Ward 3; and Jeffrey Bird, Chair-at-Large; will take their oath of office at the March 24, 2014, Park Advisory Board meeting. She noted their terms will expire in March 2016.

**Approved**

12.3 [MO 14-033](#)**CONFIRM MAYORAL APPOINTMENTS TO THE  
2014 PLANNING COMMISSION**

**Sponsors:** Cross

**Attachments:** [2014 Planning Commission List PUBLIC](#)

Mayor Ryan stated the 2014 Planning Commission members are Terri Homan, Ward 1; Alan Goracke, Ward 2; Janice Bergstrom, Ward 3; and Joe Ouellette, Chair at Large; will take their oath of office at the March 11, 2014, Planning Commission meeting. She noted their terms will expire in March 2016.

**Approved**

12.4 [MO 14-034](#)**CONFIRM MAYORAL APPOINTMENTS TO THE  
2014 NATURAL RESOURCE CONSERVATION BOARD**

**Sponsors:** Cross

**Attachments:** [2014 NRCB Members List \(public\)](#)

Mayor Ryan stated the 2014 Natural Resource Conservation Board members are Gene Rafferty, Ward 1; Benjamin Ruth, Ward 2; Kimberly Gunter, Ward 3; Anthony Castillo and Jeff Anderson as Member at Large; will take their oath of office prior to the April 15, 2014, Natural Resource Conservation Board meeting. She noted their terms will expire in March 2016.

**Approved**

**13. OTHER BUSINESS**

Councilmember Clark requested a Workshop to discuss 116th and Aspen for April 3, 2014.

Councilmember Swanson requested a Council retreat to discuss EDA. City Manager Arneson replied the Council will discuss EDA at the Workshop on March 13, 2014.

Mayor Ryan stated a meeting with Anoka County is needed sometime the week of March 3-7, 2014.

**14. ADJOURNMENT**

**Adjourned**