



City of Blaine
Anoka County, Minnesota
Minutes
City Council

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

This meeting will be a hybrid of Zoom and in-person. The Mayor has signed a declaration allowing members of the council, staff, and the public to attend the meeting remotely via Zoom as has been done during the COVID-19 pandemic.

The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.

Public comments may be submitted prior to the meeting by sending an email to PublicComment@BlaineMN.gov or by calling 763-717-2782 no later than Noon on Monday June 21. Public comment will also be taken during the meeting remotely via Zoom. Members of the public can join the Zoom webinar at <https://blainemn.zoom.us/j/94488660195>

Monday, May 3, 2021

7:30 PM Council Chambers and due to the COVID-19 pandemic, city meetings will also be held as virtual meetings

1. CALL TO ORDER BY THE MAYOR

The meeting was called to order at 7:30PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Lori Johnson; Public Works Director Jon Haukaas; Police Chief/Safety Services Manager Brian Podany; Finance Director Joe Huss; City Engineer Dan Schluender; City Attorney Chris Nelson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

Present: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

4. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

4.-1 Proclamation - National Small Business Week 2021

Attachments: [National Small Business Week 2021](#)

Community Development Director Thorvig discussed several ways staff would be highlighting small businesses in Blaine on social media throughout the month of May.

Mayor Sanders read a proclamation in full for the record declaring May 2-8, 2021 to be National Small Business Week in the City of Blaine. He encouraged the community to support the small businesses in the community.

Informational: no action required

5. COMMUNICATIONS

None.

6. OPEN FORUM

Mayor Sanders opened the Open Forum at 7:35PM.

There being no input, Mayor Sanders closed the Open Forum at 7:36PM.

7. ADOPTION OF AGENDA

The agenda was adopted as amended moving Items 11.2 and 11.3 under Administration forward on the agenda to be discussed after Public Hearing Item 9.1.

8. APPROVAL OF CONSENT AGENDA:

Councilmember Robertson requested the removal of agenda item 8.5.

Moved by Councilmember Hovland, seconded by Councilmember Jeppson, that the following be approved:

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

8.-1 Schedule of Bills Paid

Attachments: [04/16/21 Bills Paid](#)

[04/16/21 Bills Paid - Subset](#)

Approved

8.-2 Approval of Minutes

Attachments: [04-12-21 Workshop Minutes](#)
[04-19-21 Workshop Minutes](#)
[04-19-21 Council Minutes](#)

Approved

8.-3 Approve a Special Events License for Bike MS: MS 150 Minnesota 2021 Located at the National Sports Center, 1700 105th Avenue NE

Attachments: [Bike Route - Complete](#)
[Bike Route - Blaine](#)
[Certificate of Insurance](#)
[City of Blaine Property Owner Waiver Request](#)

Approved

8.-4 Approve a Tobacco and Tobacco Products License for Tobacco 10 LLC DBA Hi TEC Tobacco, 780 County Road 10 NE, Blaine MN

Approved

8.-6 Approval of Carnival Licenses for Amusement Attractions

Approved

8.-7 Authorize Temporary Removal of Parking Restrictions on 94th Lane and Davenport Street to Accommodate Arko Companies Event on June 8-11, 2021

Attachments: [Arko Event Map](#)

Approved

8.-8 Declaring Surplus Property and Authorizing Sale, Donation, and/or Disposal Thereof

Adopted

8.-5 Approve an Amusement Center License for The Fun Lab Inc. dba The Fun Lab, 10650 Baltimore Street NE

Councilmember Robertson requested the council consider waiving the license fee for this small business as they had been hit hard because of the pandemic.

Moved by Councilmember Robertson, seconded by Councilmember Hovland, that Motion 21-69, "Approve an Amusement Center License for Fun Lab Inc. dba The Fun Lab at 10650 Baltimore Street NE waiving the license fee" be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

9. 7:30 P.M. - PUBLIC HEARING AND ITEMS PUBLISHED FOR A CERTAIN TIME

9.-1 Public Hearing - Artis REIT Economic Development Tax Increment Financing (TIF) Plan, Development Agreement and Business Subsidy

Mr. Thorvig stated Statute requires that before any tax increment financing plan is approved by a municipality, a public hearing must be held. It was noted the proposed TIF district would be structured as a pay as you go note which would have limited risk to the city and the developer would only receive TIF funding if they perform on the obligations outlined in the plan. Staff noted the TIF generated from this project was not available for use elsewhere or for another project. In addition, TIF provided to this project does not utilize other taxpayer funds or EDA funding sources that could be used for other projects. Staff commented further on the Artis REIT project noting it would be completed in two phases and recommended a public hearing be held for the proposed TIF plan.

Mayor Sanders opened the public hearing at 7:47PM.

There being no additional public input, Mayor Sanders closed the public hearing at 7:48PM.

Informational: no action required

11.-2 Resolution Establishing Economic Development Tax Increment Financing (TIF) Districts I-22 Approving Tax Increment Financing Plan Therefor (Blaine 35)

Attachments: [Blaine ED TIF No. 1-22 Final Draft TIF Plan](#)
[Anoka County Comments](#)

Mr. Thorvig stated this item formally establishes economic development TIF Districts I-22 (Phase I) related to the Artis REIT, Blaine 35 industrial project. It was noted Artis REIT has an opportunity to deliver a Class A Industrial campus on undeveloped land at the northwestern quadrant of the interchange of Interstate 35W and County Road J (85th Avenue NE), a major east-west arterial. The proposed development will include three (3) multi-tenant office/manufacturing/warehouse buildings with 28' - 32' interior clear heights, campus site improvements with comprehensive stormwater management design and cohesion, native landscaping, and

flexible parking and dock arrangements. It was noted the proposed project costs are estimated to exceed \$35,000,000. Mr. Thorvig requested the Council adopt a Resolution establishing Economic Development TIF District I-22 (Phase I) and approve the TIF Plan for Blaine 35.

Councilmember Robertson explained while she supported this project she would not be supporting the motion because she did not support the proposed funding mechanism.

Councilmember Massoglia reported he would not be supporting the project for the same reasons as well.

Moved by Councilmember Hovland, seconded by Councilmember Jeppson, that Resolution No. 21-096, "Resolution Establishing Economic Development Tax Increment Financing (TIF) Districts I-22 Approving Tax Increment Financing Plan Therefor (Blaine 35)," be approved.

A roll call vote was taken. Motion adopted 5-2 (Councilmembers Massoglia and Robertson opposed).

Aye: 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Paul, Councilmember Smith and Mayor Sanders

Nay: 2 - Councilmember Robertson and Councilmember Massoglia

11.-3

Resolution Establishing Economic Development Tax Increment Financing (TIF) Districts I-23 Approving Tax Increment Financing Plan Therefor (Blaine 35)

Attachments: [Blaine ED TIF No. 1-23 Final Draft TIF Plan for EDA and CC Approval 050321](#)
[County Comments](#)

Mr. Thorvig requested the Council adopt a Resolution establishing Economic Development TIF District I-23 (Phase II) and approve the TIF Plan for Blaine 35.

Moved by Councilmember Hovland, seconded by Councilmember Jeppson, that Resolution No. 21-097, "Resolution Establishing Economic Development Tax Increment Financing (TIF) Districts I-23 Approving Tax Increment Financing Plan Therefor (Blaine 35)," be approved.

A roll call vote was taken. Motion adopted 5-2 (Councilmembers Massoglia and Robertson opposed).

Aye: 5 - Councilmember Hovland, Councilmember Jeppson, Councilmember Paul, Councilmember Smith and Mayor Sanders

Nay: 2 - Councilmember Robertson and Councilmember Massoglia

9.-2

Adopting Assessment for 105th Avenue Reconstruction and 115th Avenue Rehabilitations, Improvement Project No. 18-17

Attachments: [Proposed Final Assessment Roll](#)
[Assessable Parcels Map](#)
[2020 Location Map.pdf](#)

City Engineer Schluender stated Improvement Project No. 18-17 included the reconstruction of 105th Avenue from University Avenue to Jefferson Street, 115th Avenue from Jefferson Street to Tyler Street, Quincy Street from 113th Avenue to 115th Avenue, Van Buren Court from 115th Avenue to the cul de sac, and Tyler Street from 113th Avenue to 115th Lane. Improvements include installation of concrete curb and gutter where not present, spot replacement existing curb and gutter, storm drainage improvements, spot sanitary service repair, spot water main repair, asphalt surface replacement, traffic control signage, and appurtenant construction. The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$523,502.10. The Public Utility Funds will contribute \$317,796.76 for water and sanitary sewer improvements, and Pavement Management Program funds will contribute \$1,519,429.81. Staff noted they received a request for the senior deferral program from the property owners at 11313 Quincy Street.

City Attorney Chris Nelson reported the council was considering adopting the final assessment roll. He explained any property owner that is proposed to be assessed and objects to this assessment, must provide the city with a signed, written objection addressed to the city clerk or mayor at this time. It was noted the city would be accepting these objections both in writing or electronically.

Mayor Sanders opened the public hearing at 7:54PM.

There being no additional public input, Mayor Sanders closed the public hearing at 7:55PM.

Moved by Councilmember Hovland, seconded by Councilmember Smith, that Resolution No. 21-085, "Adopting Assessment for 105th Avenue Reconstruction and 115th Avenue Rehabilitations," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to approve a senior deferral for the assessment on 11313 Quincy Street.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10. DEVELOPMENT BUSINESS

10.-1 **Granting a Comprehensive Land Use Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) on the Northwest Corner of Harpers Street and 125th Avenue NE. Harpers Landing (Harpers Grove, LLC) (Case File No. 21-0003/EES)**

City Planner Johnson stated the site has a land use designation of LDR (Low Density Residential), and has had that designation since the area was planned for the extension of utilities as part of the Northeast Area Plan. It was noted the proposed single-family homes are consistent with the LDR land use, but townhomes require an amendment to the land use to MDR (Medium Density Residential). LDR has an allowed density of 2.5-6 units per acre and the proposed development has a density of 5.9 units per acre. The land use amendment is needed not for the density, but for the development of attached townhomes. All dwellings in the LDR must be single family detached. The Legacy Creek and Savannah Grove subdivisions featured townhomes adjacent to 125th and transitioned to single family to the north. A similar pattern exists in the Lakes of Radisson on the south side of 125th with townhomes on the north and lower densities further south. A comprehensive plan amendment to allow for townhomes, as proposed with Harpers Landing, is consistent with the existing development pattern.

Councilmember Massoglia stated the density for this project would still be on the high end. Ms. Johnson stated this was correct then noted only the townhome portion of this project would be regulated.

Councilmember Massoglia indicated he was struggling with this project because when he was campaigning in this area traffic was already bad and adding more units would adversely impact the traffic. He added schools were already full and parents were struggling to get their children into schools and did not anticipate neighbors would be pleased to see three-story townhomes. He indicated he would rather see the entire project with single-family homes and for these reasons would not be supporting this request.

Moved by Councilmember Jeppson, seconded by Councilmember Paul, that Resolution No. 21-086, "Granting a Comprehensive Land Use Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) on the Northwest Corner of Harpers Street and 125th Avenue NE," be approved.

A roll call vote was taken. Motion adopted 6-1 (Councilmember Massoglia

opposed).

Aye: 6 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Smith and Mayor Sanders

Nay: 1 - Councilmember Massoglia

10.-2

Second Reading

Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for Lots not Previously Zoned DF (Development Flex) on the NW Corner of Harpers Street and 125th Avenue NE. Harpers Landing (Harpers Grove, LLC) (Case File No. 21-0003/EES)

Attachments: [Attachments](#)
[PC Draft Minutes 041321](#)

Ms. Johnson stated some of the existing lots were rezoned to DF (Development Flex) for a subdivision proposed several years ago. That development never occurred, but the properties retained the DF rezoning. Two of the properties are still zoned FR (Farm Residential) and need to be rezoned to DF to allow for the proposed homes. The proposed DF zoning will allow for the residential uses, and the standards and neighborhood design will be regulated by a conditional use permit. The DF zoning has been used for most single family and all townhome developments in the city for many years.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Ordinance No. 21-2470, "Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for Lots not Previously Zoned DF (Development Flex) on the NW Corner of Harpers Street and 125th Avenue NE," be approved.

A roll call vote was taken. Motion adopted 6-1 (Councilmember Massoglia opposed).

Aye: 6 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Smith and Mayor Sanders

Nay: 1 - Councilmember Massoglia

10.-3

Granting a Preliminary Plat to Subdivide 28.5 acres into 40 Single Family Lots, 112 Townhome Lots, 6 Common Lots and 6 Outlots to be Known as Harpers Landing Located on the Northwest Corner of Harpers Street and 125th Avenue NE. Harpers Grove, LLC (Case File No. 21-0003/EES)

Ms. Johnson stated the 28.5 acres will be subdivided into 40 single family lots, 112 townhome lots, 6 common lots, and 6 outlots. The outlots include the private roads, stormwater treatment areas, and wetlands.

Councilmember Hovland stated the city would continue to work to improve its roads as development occurs in this area of Blaine.

Moved by Councilmember Jeppson, seconded by Councilmember Hovland, that Resolution No. 21-087, "Granting a Preliminary Plat to Subdivide 28.5 Acres into 40 Single Family Lots, 112 Townhome Lots, 6 Common Lots and 6 Outlots to be Known as Harpers Landing located on the Northwest Corner of Harpers Street and 125th Avenue NE," be approved.

A roll call vote was taken. Motion adopted 6-1 (Councilmember Massoglia opposed).

Aye: 6 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Smith and Mayor Sanders

Nay: 1 - Councilmember Massoglia

10.-4

Granting a Conditional Use Permit to Allow for the Construction of 112 Townhomes and 40 Single Family Homes in a DF (Development Flex) Zoning District Located on the Northwest Corner of Harpers Street and 125th Avenue NE. Harpers Landing (Harpers Grove, LLC) (Case File No. 21-0003/EES)

Ms. Johnson stated the single-family homes are the same floor plans and designs that are proposed for the Lexington Woods development that was approved by the City Council in April. The homes include ramblers and two story homes with a total of 7 floor plans, each with three options for front elevations featuring varied roof lines and materials. The anticipated price point is upper \$300,000s to low \$400,000s. Square footage range from 1,303 to 2,179 square feet. Setbacks are listed in the CUP resolution. The homes are proposed on 55-foot wide lots, which are narrower than the existing single-family homes to the north, which are generally 70-80 foot wide lots. Staff believes the narrower lots are appropriate on this property that is closer to 125th Avenue. Due to the proximity to 125th Avenue, all homes will be required to meet the Noise Abatement Standards. The current owner of one of the lots wishes to retain a larger lot in the single-family area to build a custom home. This home will not be constructed by the builder of the other lots, but will need to meet the CUP standards for the proposed homes. The property owner has requested the ability to have a larger attached garage. Due to the larger size of the lot, staff considers the request reasonable. The standards listed in the CUP allow for up to 1,300 square feet of attached garage on that lot. In addition, two different townhome products are proposed: a three-story row home with rear-loaded garages served by alleys, and a front-loaded two-story townhome.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution No. 21-088, "Granting a Conditional Use Permit to Allow for the Construction of 112 Townhomes and 40 Single Family Homes in a DF

(Development Flex) Zoning District located on the Northwest Corner of Harpers Street and 125th Avenue NE,” be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-5

Granting a Comprehensive Land Use Plan Amendment from PI/PC (Planned Industrial/Planned Commercial) to HDR (High Density Residential) for a 2 Acre Parcel at 9440 and 9460 Ulysses Street NE. Arris II Apartments (Case File No. 21-0020/EES)

Attachments: [Attachments](#)
[PC Draft Minutes 041321](#)

Ms. Johnson stated the applicant is proposing a 64 unit apartment building on a property adjacent to the existing Berkshire apartments and Northview Villa manufactured home park. The project requires a Comprehensive Plan Amendment from PI/PC (Planned Industrial/Planned Commercial) to HDR (High Density Residential). The project was reviewed at a City Council workshop in 2020 and staff recommends approval.

Councilmember Robertson stated this location makes sense as an apartment building. She noted she understood the vibration concerns that were raised and asked if access points had been reconsidered. Mr. Schluender reported staff worked with the applicant to address the access point concerns and noted the landscaping plan was also reviewed to ensure assure site lines were clear.

Moved by Councilmember Paul, seconded by Councilmember Jeppson, that Resolution No. 21-089, “Granting a Comprehensive Land Use Plan Amendment from PI/PC (Planned Industrial/ Planned Commercial) to HDR (High Density Residential) for a 2 Acre Parcel at 9440 and 9460 Ulysses Street NE,” be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-6

Granting a Conditional Use Permit to Allow for the Construction of a 4 Story Apartment Building with 64 Units in a PBD Zoning District at 9440 and 9460 Ulysses Street NE. Arris II Apartments (Case File No. 21-0020/EES)

Ms. Johnson stated the project consists of 64 market rate apartment units on 2 acres. The property consists of two separate lots at this time which must be combined prior to building permit issuance. The proposed

apartment mix was discussed. Anticipated rental rates are \$1,100 to \$2,000 depending on the unit and location in the building. The building will also include typical amenities seen in new apartment buildings including community room, exercise room, exterior dog run, onsite management office, and package room. The exterior of the building includes a combination of brick, block and engineered wood paneling, board and batten siding and glass. This site needs to meet the Highway 65 Overlay District requirements for exterior materials. The design has been modified since the Planning Commission meeting and the elevations meet the Highway 65 Overlay District standards.

Moved by Councilmember Massoglia, seconded by Councilmember Jeppson, that Resolution No. 21-090, "Granting a Conditional Use Permit to Allow for the Construction of a 4 Story Apartment Building with 64 Units in a PBD Zoning District at 9440 and 9460 Ulysses Street NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-7

Granting a Waiver of Platting to Subdivide a Parcel of Land into Two Separate Parcels as Part of a Land Exchange in an I-2 (Heavy Industrial) Zoning District at 1655 101st Avenue NE. Turfco Manufacturing Inc. (Case File No. 21-0016/SLK)

Attachments: [Attachments](#)
[PC Draft Minutes 041321](#)

Ms. Johnson stated Turfco Manufacturing, Inc., professional lawn care equipment manufacturer, currently operates out of the building at 1655 101st Avenue NE in Blaine. Turfco will be subdividing their property into two parcels to provide a land exchange within the company ownership. The property owner of Parcel 2 wishes to subdivide the parcel and sell the remnant parcel to ownership partners (family members) of Parcel 1. The remnant piece will then be combined with Parcel 1. The applicant is requesting a waiver of platting to accommodate this subdivision and future combination.

Moved by Councilmember Hovland, seconded by Councilmember Paul, that Resolution No. 21-091, "Granting a Waiver of Platting to Subdivide a Parcel of Land into Two Separate Parcels as Part of a Land Exchange in an I-2 (Heavy Industrial) Zoning District at 1655 101st Avenue NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-8

Granting a Conditional Use Permit Amendment to Allow for a Zero

Lot Line for a Building, Driveway and Shared Parking in an I-2 (Heavy Industrial) Zoning District at 1655 101st Avenue NE. Turfco Manufacturing Inc. (Case File No. 21-0016/SLK)

Ms. Johnson stated Turfco Manufacturing, Inc. is requesting a conditional use permit amendment to allow for a zero lot line for a building, driveway, and shared parking.

Moved by Councilmember Massoglia, seconded by Councilmember Paul, that Resolution No. 21-092, "Granting a Conditional Use Permit Amendment to Allow for a Zero Lot Line for a Building, Driveway and Shared Parking in an I-2 (Heavy Industrial) Zoning District at 1655 101st Avenue NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.-9

Granting a Conditional Use Permit Amendment to Allow for 2,900 Square Feet of Retail Space in a PBD (Planned Business District) Zoning District at 1237 97th Avenue NE. Unclaimed Freight Discount LLC (Case File No. 21-0017/EES)

Attachments: [Attachments](#)
[PC Draft Minutes 041321](#)

Ms. Johnson stated Unclaimed Freight is requesting a conditional use permit amendment to allow for a portion of their office/warehouse space to be used for retail of surplus goods and unclaimed freight. The site meets current performance standards and adequate parking has been provided. Staff commented further on the request and recommended approval.

Moved by Councilmember Robertson, seconded by Councilmember Hovland, that Resolution No. 21-093, "Granting a Conditional Use Permit Amendment to Allow for 2,900 Square Feet of Retail Space in a PBD (Planned Business District) Zoning District at 1237 97th Avenue NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

10.
-10

First Reading

Granting a Rezoning from DF (Development Flex) and FR (Farm Residential) to DF (Development Flex) for 24.42 Acres at 128th Avenue NE and Flanders Street. Meadowland Estates (Meadowlands Development, LLC) (Case File No. 21-0001/EES)

Attachments: [Attachments](#)
 [PC Draft Minutes 041321](#)

Ms. Johnson stated Meadowland Estates is a 34 lot single family subdivision in the Harpers Street area. The development requires a rezoning, conditional use permit, and preliminary plat and is generally consistent with the adjacent developments. Four of the existing parcels were zoned DF (Development Flex) as part of a previous development proposal in this neighborhood several years ago. That development ultimately did not occur, but the DF zoning remains, which is consistent with the proposed residential uses. One existing property is still zoned FR (Farm Residential) and is proposed to be rezoned to DF to match the others and allow for the proposed single-family development. With the DF zoning, housing products and neighborhood design issues will require, and be regulated, by a Conditional Use Permit (CUP).

Declared by Mayor Sanders that Ordinance No. 21-2471, "Granting a Rezoning from DF (Development Flex) and FR (Farm Residential) to DF (Development Flex) for 24.42 Acres at 128th Avenue NE and Flanders Street," be introduced and placed on file for second reading at the May 17, 2021 Council meeting.

10.
-11

First Reading

Granting a Rezoning from B-3 (Regional Commercial to DF (Development Flex) for 4.07 Acres at 12403 and 12417 Ulysses Street NE. Blaine Square LLC (Case File No. 21-0023/SLK)

Attachments: [Attachments](#)
 [PC Draft Minutes 041321](#)

Ms. Johnson stated the applicant is requesting a rezoning from B-3 (Regional Commercial) to DF (Development Flex) for a five lot commercial development with zero lot line parking and shared access. The rezoning from B-3 (Regional Commercial) to DF (Development Flex) is primarily intended to allow the applicant to better allow the cross access, shared driveways and shared parking facilities that have been incorporated into the design of the site. Using the standard parking and building setback parameters of the B-3 zoning would not allow the type of building placement and access elements to be incorporated in the manner envisioned by the developer.

Declared by Mayor Sanders that Ordinance No. 21-2472, "Granting a Rezoning from B-3 (Regional Commercial to DF (Development Flex) for 4.07 Acres at 12403 and 12417 Ulysses Street NE" be introduced and placed on file for second reading at the May 17, 2021 Council meeting.

10.
-12

Granting Final Plat Approval to Subdivide 19.16 Acres into 124 Lots to be Known as North Meadows 2nd Addition at Lexington Avenue NE and 109th Avenue NE. North Meadows LLC

(Wellington Management) (Case File No. 21-0033/LSJ)

Attachments: [Attachments](#)

Ms. Johnson stated this final plat will plat the remainder of the residential lots in the North Meadows preliminary plat. This plat includes 64 villa/twin home lots and 60 townhome lots. There are no commercial lots included with this final plat. Staff commented further on the request and recommended approval.

Moved by Councilmember Paul, seconded by Councilmember Smith, that Resolution No. 21-094, “Granting Final Plat Approval to Subdivide 19.16 Acres into 125 Lots to be Known as North Meadows 2nd Addition at Lexington Avenue NE and 109th Avenue NE,” be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11. ADMINISTRATION

11.-1

Granting a Variance to Section 46-4 of the Blaine City Code to Allow Temporary Parking of a Recreational Vehicle for Up to 90 Days at 8650 Lincoln Street

Attachments: [Site Location Map](#)

Mr. Thorvig stated the home at 8650 Lincoln Street recently experienced a fire. As a result, the homeowners aren't able to occupy the home. The homeowners have requested to live in a recreational vehicle on the property until the home is habitable again. The homeowner desires to use a “recreational camping vehicle” which would limit them to only seven days. Given the circumstances, that is not a sufficient amount of time. The intent of the seven-day maximum is to allow guests of a resident to live in a recreational vehicle if they're visiting and doesn't address circumstances such as a fire or other disaster. There is a variance process within Chapter 46 that allows the city council to vary or modify the strict application of the regulations or provisions contained in the chapter in which there are practical difficulties or unnecessary hardships in the way of strict application.

Mr. Thorvig explained after consultation with staff from planning, fire inspections, building inspections and the city attorney, staff would support a variance extending the temporary permit from 7 days, to a total of 90 days. The property is large enough to accommodate this type of recreational vehicle with minimal impact to adjacent properties. In addition, it has been confirmed that the home can still be utilized for sanitary facilities.

Councilmember Jeppson asked if 90 days would be sufficient to complete the repairs on this home. Mr. Thorvig stated he has communicated with the resident and the 90 days was sufficient to them.

Councilmember Paul suggested the family be given 120 days.

Mayor Sanders commented staff believes 90 days would be sufficient for the home to be repaired. He then thanked staff for working to resolve this issue with this resident.

Moved by Councilmember Hovland, seconded by Councilmember Jeppson, that Resolution No. 21-095, "Granting a Variance to Section 46-4 of the Blaine City Code to Allow Temporary Parking of a Recreation Vehicle for Up to 90 Days at 8650 Lincoln Street," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-4

Accept Bid from Sir Lines-A-Lot in the Amount of \$58,414.36 for the 2021 Pavement Markings, Improvement Project No. 21-03

Attachments: [2021 HANDWORK \(1\)](#)

Mr. Schluender stated this is an annual project that the city contracts for to keep the pavement markings in a highly visible condition to meet the current reflectivity standards. It was noted bids were received electronically on April 20, 2021, for Project No. 21-03. A total of four bids were received ranging from \$58,414.36 to \$89,430.69. It was noted the bids have been checked and tabulated, and it has been determined that Sir Lines-A-Lot of Edina, Minnesota is the lowest bidder. The Engineering Department has worked with Sir Lines-A-Lot on previous contracts and recommends that the low bid be accepted and a contract entered into with Sir Lines-A-Lot. City Council is also asked to approve a 5% contingency to bring the total project budget to \$61,335.00. The funding source for this project is the General Fund and there are sufficient funds to cover these costs.

Moved by Councilmember Hovland, seconded by Councilmember Massoglia, that Resolution No. 21-098, "Accept Bid from Sir Lines-A-Lot in the Amount of \$58,414.36 for the 2021 Pavement Markings," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

11.-5

Accept Bid from Hoffman & McNamara Co. in the Amount of

\$121,413.50 for the Pheasant Ridge Drive Landscape Improvements, Improvement Project No. 16-14

Attachments: [Landscape plan](#)

Mr. Schluender stated in 2017, the city council initiated an improvement project to reconstruct Pheasant Ridge Drive from Lexington Avenue to 1700 feet west of Lexington Avenue. The original approval included landscaping the medians and boulevards. This project was separated from the road construction project and is now being brought forward for council consideration as the street reconstruction project is complete. It was noted bids were received electronically on April 19, 2021, for Project No. 16-14. A total of five bids were received ranging from \$121,413.50 to \$195,921.00. Bids have been checked and tabulated, and it has been determined that Hoffman & McNamara Co. of Hastings, Minnesota is the lowest bidder. The Engineering Department has worked with Hoffman & McNamara Co. on previous contracts and recommends that the low bid be accepted and a contract entered into with Hoffman & McNamara Co. City Council is also asked to approve a 10% contingency to bring the total project budget to \$133,554.85.

Moved by Councilmember Massoglia, seconded by Councilmember Jeppson, that Resolution No. 21-099, "Accept Bids from Hoffman & McNamara, Co. in the Amount of \$121,413.50 for the Pheasant Ridge Drive Landscape Improvements," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders

12. OTHER BUSINESS

Councilmember Paul discussed the number of catalytic converters being stolen in Blaine, including from his car which cost over \$400 to repair and encouraged the Blaine Police Department to help address this concern. Safety Services Manager/Police Chief Podany noted one of the department's investigators was currently working to address this matter. He explained Blaine has a number of precious metal recyclers within the city that deal with catalytic converters and explained the department was working to mitigate the sale of catalytic converters to these businesses.

13. ADJOURNMENT

At 8:48 PM

Moved by Councilmember Robertson, seconded by Councilmember Smith, to adjourn the meeting at 8:48PM.

A roll call vote was taken. Motion adopted unanimously.

Aye: 7 - Councilmember Hovland, Councilmember Jeppson, Councilmember Robertson, Councilmember Paul, Councilmember Massoglia, Councilmember Smith and Mayor Sanders