



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 13, 2011

7:00 PM

Council Chambers

1. Roll Call

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

Staff Present: Shawn Kaye, Associate Planner, Tom Scott, Project Coordinator, Dan Schluender, Senior Civil Engineer

Present: 6 - Chair Ouellette, Vice Chair Lahti, Karnick, Homan, Goracke, and Edison

Absent: 1 - McLane

2. Approval of Minutes

2.1 [TMP 11-0245](#)

Attachments: [10-11-11.doc](#)

Moved by Edison, seconded by Goracke, that the Minutes be Approved. The Motion was adopted unanimously.

3. Old Business

None.

4. New Business

4.1 [RES 12-005](#)

CASE FILE NO. 11-0043 // DEAN SIME //
13269 OWATONNA COURT NE

CONDITIONAL USE PERMIT TO ALLOW INSTALLATION

OF A NINE (9) FOOT FENCE ALONG CO52 (RADISSON ROAD).

Sponsors: Johnson

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Associate Planner, Shawn Kaye. The public hearing for Case File 11-0043 was opened at 7:07 p.m. As no one wished to appear, the public hearing was closed at 7:07 p.m.

Chair Ouellette noted the Planning Commission received two letters for this request, one supported the fence and one did not support for the fence request.

Commissioner Karnick indicated he supported the request.

**Moved by Homan, seconded by Edison, that this Planning Commission Report be Recommended for Approval based on the following conditions:
Case 11-0043:**

1. Applicant must obtain a building permit for construction of the fence. The applicant to work with the Building Inspection Department to submit the correct structural information for building a nine foot fence.
2. Fence to be built as presented in the materials made part of this application including fence placement, appearance, materials, etc.
3. Homeowners have responsibility for maintenance and appearance of the fence and including the boulevard area lying between the fence and the travelled roadway.

The Motion was adopted unanimously.

Chair Ouellette noted this would be on the agenda of the January 5, 2012 City Council meeting.

4.2 [RES 12-006](#)

CASE FILE NO. 11-0042 // CAPSTONE HOMES, INC. // 2951 & 2957 128TH AVENUE NE

WAIVER OF PLATTING TO SUBDIVIDE A 1.03 ACRE PARCEL INTO A .51 ACRE PARCEL (PARCEL A) FOR THE CONSTRUCTION OF A HOME AND A .30 ACRE PARCEL (PARCEL B) THAT WOULD BE COMBINED WITH THE VACANT PARCEL ADJACENT TO THE SOUTH.

Sponsors: Kaye

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Associate Planner, Shawn Kaye. The public hearing for Case File 11-0042 was opened at 7:11 p.m. As no one wished to appear, the public hearing was closed at 7:11 p.m.

Commissioner Goracke questioned the location of Parcel B.

Associate Planner, Shawn Kaye reviewed the location in detail with the Commission.

Commissioner Karnick asked if both lots were an appropriate size to meet the City requirements.

Associate Planner, Shawn Kaye noted the lot sizes were within the City's standards and no variances were required.

Chair Oullette indicated the Commission received a comment on the lot split from Chad Hartman, 2928 128th Lane. Mr. Hartman did not support the lot split.

**Moved by Goracke, seconded by Karnick, that this Planning Commission Report be Recommended for Approval based on the following conditions:
Case 11-0042:**

1. The waiver of platting must be recorded with Anoka County with the conveyed parcel (Parcel B) combined as one tax parcel with the adjacent parcel to the south (2957 128th Avenue) at the Anoka County Recorder's Office prior to any building permits being issued for 2951 or 2957 128th Avenue NE.
2. Existing drainage and utility easements adjacent to the north lot line of Lot 12 must be vacated prior to the waiver of platting being released by the City for recording. New drainage and utility easements along the new common side lot line will also need to be dedicated by a separate easement document prior to release of the waiver by the City.

The Motion was adopted unanimously.

Chair Ouellette noted this would be on the agenda of the January 5, 2012 City Council meeting.

4.3 [RES 12-004](#)

CASE FILE NO. 11-0044 // HONEST-1 AUTO CARE //
10705 UNIVERSITY AVENUE NE

CONDITIONAL USE PERMIT TO OPERATE A MAJOR AUTO
REPAIR BUSINESS IN A B-2 (COMMUNITY COMMERCIAL)
ZONING DISTRICT.

Sponsors: Kaye

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Associate Planner, Shawn Kaye. The public hearing for Case File 11-0044 was opened at 7:18 p.m. As no one wished to appear, the public hearing was closed at 7:18 p.m.

Chair Oullette was pleased staff included conditions to assure no cars would be worked on outside of the building.

Commissioner Edison commented this was a good use for the building along University Avenue.

**Moved by Edison, seconded by Goracke, that this Planning Commission Report be Recommended for Approval based on the following conditions:
Case 11-0044:**

1. No merchandise storage or sales is allowed on the exterior of the building. There can be no outside storage of any kind on site at any time. This includes storage of parts or other equipment associated with the business.
2. All signage for the site is issued under a separate permit. All temporary signage for advertising or sales purposes is permitted only by obtaining a temporary sign permit.
3. The applicant must submit a lighting plan to City staff for review to ensure Ordinance requirements are met.
4. No work pertaining to the business can be performed outside of the building.
5. Inside use of the building must comply with all fire and building codes and a Certificate of Occupancy must be obtained before the tenant space is occupied.
6. The number of cars parked outside overnight on site is limited to five cars.
7. Two overstory trees be added to the south side of the site in addition to the proposed trees identified on the submitted landscape plan.
8. No outside storage of vehicles that have exterior damage or are dismantled.
9. No air quality or noise impact to adjacent properties shall be permitted.
10. Clean and restore storm water outlet from parking lot.

The Motion was adopted unanimously.

Chair Ouellette noted this would be on the agenda of the January 5, 2012 City Council meeting.

Other

Commissioner Karnick indicated that due to his work commitments and out of state traveling he has not reapplied for his Planning Commission seat. He thanked staff and the Commission for their dedication and service to the City. Chair Ouellette thanked Commissioner Karnick for his service to the City as well.

Adjournment

Adjournment time was 7:21 p.m.

Moved by Karnick, seconded by Homan, that this meeting be Adjourned. The Motion was adopted unanimously.