

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 13, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, April 13, 2021. Vice Chair Goracke called the meeting to order at 7:00PM. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Goracke, Halpern, Homan, Olson, and Vilella. Also present was Adjunct Member Drew Brown.

Members Absent: Chair Ouellette and Commissioner Deonauth.

Staff Present: Shawn Kaye, Associate Planner
Elizabeth Showalter, Community Development Specialist
Teresa Barnes, Project Engineer
Cathy Sorensen, City Clerk
Patricia Robinson, Administrative Assistant

NEW BUSINESS

Item 4.3 – Case File No. 21-0001 – Public Hearing – The applicant is requesting the following:

- A. Rezoning from DF (Development Flex) and FR (Farm Residential) to Development Flex (DF)
- B. Preliminary plat to subdivide 24.42 acres into 34 lots and one outlot to be known as Meadowland Estates.
- C. Conditional use permit to allow for the construction of 31 single family homes in a DF (Development Flex) zoning district.

MEADOWLAND ESTATES (MEADOWLAND DEVELOPMENT, LLC), 128TH AVENUE NE & HARPERS STREET.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0001 was opened at 7:25PM.

Barry Onufrock, 2850 128th Avenue, explained he was the property owner directly north of the proposed development. He asked if the driveway that was currently being used would become a permanent trail.

Community Development Specialist, Elizabeth Showalter reported this would be a permanent change and the driveway would become a trail.

Mr. Onufrock stated he supported this change along with the proposed development.

Pamela Henning, 12426 Flanders Court NE – Unit #5, questioned if Flanders Street will be closed.

Community Development Specialist, Elizabeth Showalter stated there would no longer be access from Flanders Street to 125th Avenue.

Rick Mrugala, 2950 128th Avenue, discussed the proposed lot combinations within the conditions for approval. He explained if this was required, he would lose the opportunity for future development.

Community Development Specialist, Elizabeth Showalter reported accessory uses are not permitted on a property without a primary use. She indicated a garage was considered an accessory use, which meant a garage should never have been placed on a parcel without a home. She commented staff was working to rectify this situation. She discussed the waiver of platting process the applicant would have to go through in the future if he wished to subdivide the property in the future.

Project Engineer, Teresa Barnes explained the city would allow for the installation of two sets of utility services when the infrastructure is installed.

Nate Reich, Meadowlands Development representative, thanked the city for all of their help on this project. He looked forward to completing this development in Blaine. He reported the existing request for Meadowland Estates did not include the parcel to the north, but he understood the city was trying to bring properties up to code.

Kelly Olson, 3066 Island View Drive in Mound, explained she supported the development to the north of her property, along with the vacation of Flanders Street.

The public hearing was closed at 7:33PM.

Commissioner Olson asked why the Flanders property with the detached garage was being brought into this development.

Community Development Specialist, Elizabeth Showalter reported this land was under common ownership. She noted this was something staff could look at to ensure the property owner's needs were still being met while abiding by city code.

Motion by Commissioner Vilella to recommend approval of Planning Case 21-0001A a rezoning from DF (Development Flex) and FR (Farm Residential) to Development Flex (DF) based on the following conditions:

Case 21-0001A:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments. The standards will create an attractive benchmark of quality homes with desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the city as a whole.

Motion by Commissioner Vilella to recommend approval of Planning Case 21-0001B a preliminary plat to subdivide 24.42 acres into 34 lots and one outlot to be known as Meadowland Estates based on the following conditions:

Case 21-0001B:

1. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
2. All streets will follow the Anoka County street name grid system.

3. Plans and specifications must be approved by the city prior to start of construction.
4. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
5. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
6. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
7. A 6-foot concrete sidewalk must be located on the west side of Edison Street NE, the east side of Dunkirk Street NE, the north side of 127th Avenue NE. The existing trail on the south side of 128th Avenue NE must be extended along the south side to the western side of Dunkirk Street NE.
8. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
9. The development plan shall indicate all structures will be protected from flooding.
10. CCWD permits are required prior to city approval of construction plans and specifications.
11. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
12. Park dedication will be required for 31 lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$137,919 if paid in 2021.

This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

13. Developer to install grouped mailboxes with design and locations approved by city and US Postal Service.
14. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
15. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
16. The developer will be responsible for the connection charges associated with the installation of the trunk line for each of the existing properties. These charges are due prior to the release of the plat mylars for recording at Anoka County.
17. All development signage by separate review.
18. Each lot in the development will have the three trees per lot, with two front yard trees and one rear yard tree.
19. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
20. Signs stating "City of Blaine property". No mowing, alteration or removal of vegetation. No filling, construction, or application of chemicals is allowed. State of MN § 609.605 (1)." are to be installed at all property corners around the stormwater pond at the edge of single-family lots.
21. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Meadowland Estates.

Motion by Commissioner Vilella to recommend approval of Planning Case 21-0001C a conditional use permit to allow for the construction of 31 new single-

family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 21-0001C:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 7.5 feet for house and 7.5 feet for garage.
3. Corner side yard setback - 20 feet.
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.

6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory buildings above 120 square feet are not permitted. One detached accessory building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,400 square feet for a single level.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to the staff report. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. Driveways shall meet the city standard detail. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city approved material that is consistent in durability and quality.
12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
13. Each lot shall contain two front yard trees and one rear yard tree with a minimum of 2½-inch caliper. One of the required trees may be a conifer with a six-foot minimum height. Corner lots shall contain an additional yard tree.
14. Developer to execute and record, where deemed appropriate by the city Engineer, with the sale of single family lots, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building

construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

15. All development entrance signage by separate permit.
16. The following changes shall be made to the existing homes proposed to remain:

12690 Flanders St NE

- The existing 916 square foot attached garage and 2,184 square foot detached garage may remain but may not be expanded. Any further subdivision of this parcel will require the removal of the detached garage.
- The property has extensive outside storage that is not allowed under the zoning and property maintenance codes. The outside storage must be brought into compliance prior to release of the mylars for recording
- The property owner agrees to the record plat establishing drainage and utility easements that include access for the perpetual pond maintenance.

2950 128th Ave NE

- The property owner owns two existing parcels, one with a home and one with a detached garage. The two properties must be combined at Anoka County prior to the release of mylars for recording.
- Existing well and septic to be removed and the property will need to hook up to city water and sewer
- The existing driveway location will need to be moved east to be completely on the newly combined parcel and not crossing the rear of the subdivision lot.

12790 Dunkirk St NE

- The driveway will need to be relocated to access 128th Avenue on the west side of the parcel.
- Portions of the existing driveway will need to be placed into easement to be included as part of the public trail system.
- This property will be required to change the house address to 128th Avenue NE.

2776 125th Ave NE

- The property owner agrees to the record plat establishing drainage and utility easements that include access for the perpetual pond maintenance.

Motion seconded by Commissioner Halpern. A roll call vote was taken. The motion passed 5-0.

Vice Chair Goracke noted this would be on the agenda of the May 3, 2021 city council meeting.