



# 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.*

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Tuesday, March 13, 2012

7:00 PM

Council Chambers

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 13, 2012. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner  
Dan Schluender, Senior Civil Engineer

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

**Absent:** 1 - Karnick

### 2. Approval of Minutes

[MIN 12-15](#) February 14, 2012 Planning Commission Minutes

**Attachments:** [02-14-12.doc](#)

Approved

### 3. Old Business

#### 4.1 [RES 12-035](#)

**PUBLIC HEARING CASE FILE NO. 12-0004 //**

**WAY OF THE SHEPHERD // 13200 CENTRAL AVENUE  
NE**

**THE APPLICANT IS REQUESTING A 10-FOOT  
VARIANCE TO THE 20-FOOT PARKING LOT SETBACK  
REQUIREMENT ON THE SOUTHWEST SIDE OF THE  
SITE. THIS VARIANCE REQUEST ESSENTIALLY  
WOULD KEEP EXISTING CONDITIONS ON THIS SITE  
INTACT.**

**Sponsors:** Johnson

**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 12-0004 was opened at 7:05 p.m.

Commissioner Homan arrived at 7:05 p.m.

Sue Allen, Administrator at Way of the Shepherd, thanked the Commission for considering the request this evening. She indicated the church lacked funds at this time to complete the work.

Chair Ouellette indicated the Commission had received a letter of support from Irvin Baumgardner. Mr. Baumgardner did not oppose the parking lot setback.

The public hearing was closed at 7:06 p.m.

Commissioner Goracke questioned the number of students at the school.

Ms. Allen stated at this time the school had 70 students in K-6. The school capacity was 96 students.

Commissioner Goracke asked if students were bussed or brought to school by parents.

Ms. Allen indicated a portion of students were bussed and the remainder were dropped off by their parents.

Chair Oullette understood the parking lot has been in place for approximately 20 years.

**Motion by Commissioner Goracke to recommend approval of Planning Case 12-0004 based on the following conditions:**

**Case 12-0004:**

- 1. The proposed variance is in harmony with the purposes and intent of the zoning ordinance.**
- 2. The proposed variance is in harmony with the purposes and intent of the comprehensive plan.**
- 3. The proposed variance would allow the applicant to use the property in a reasonable manner.**
- 4. The need for the variance is not caused by actions of the landowner as the conditions existed prior to current owner's use of the property.**
- 5. The variance will not alter the essential character of the surrounding neighborhood.**

**Motion seconded by Commissioner Homan. The motion passed 5-0.**

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

**4.2**      [RES 12-036](#)

**PUBLIC HEARING CASE FILE NO. 12-0005 // FOGERTY  
ARENA // 9250 LINCOLN STREET NE**

**THE APPLICANT IS REQUESTING A CONDITIONAL  
USE PERMIT TO ALLOW FOR CONSTRUCTION OF A  
28,100 SQUARE FOOT (6 LANES) ICE CURLING  
FACILITY AND A RESTAURANT/CONCESSION AREA**

**Sponsors:**      Kaye

**Attachments:**      [Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 12-0005 was opened at 7:14 p.m. As no one wished to appear, the public hearing was closed at 7:14 p.m.

Commissioner Edison asked if the land was owned by Fogerty or the City of Blaine.

Associate Planner, Shawn Kaye explained the land was owned by the City of Blaine and was leased by Fogerty. The building itself was owned by Fogerty.

Commissioner Lahti requested an overview on the curling arena and if it would be used year round.

Mark Clausen, General Manager of Fogerty Ice Arena, stated the goal would be to create a facility that could be used year round. At this time, there was not a facility in the metro area that operated year round to train elite athletes.

Commissioner Edison questioned if the public could view the curling events.

Mr. Clausen stated there would be tiered seating in the restaurant/lounge area viewing the ice. The seating would be behind glass and heated. He commented this was a growing sport, now that it had become an Olympic medal event. He anticipated that national events would be held at the facility in the future.

Commissioner Edison inquired if the ice was cleared by a Zamboni.

Mr. Clausen stated a Zamboni was not necessary as the ice was cleared by hand.

Chair Oullette questioned how relationships were with the St. Paul Curling Club.

Mr. Clausen explained that the St. Paul Curling Club has been extremely helpful and was looking forward to the new facility as they had reached capacity for their memberships. The sport was growing and the new lanes would provide space for those seeking memberships. He anticipated there would be interclub tournaments in the near future.

Commissioner Goracke asked how many new employees would be brought on board for the curling facility.

Mr. Clausen stated he currently had 13 rink staff members and 45 concession workers. He anticipated adding three or four rink staff. The restaurant staff would be operated separately and would create a number of new job opportunities.

Commissioner Goracke felt the site would fit greatly into the City of Blaine's culture.

Chair Oullette asked if the restaurant area would have a bar.

Mr. Clausen compared the area to that of a bowling alley stating the area would serve alcohol but that the area would also be available for youth hockey parties. He indicated the space would serve a great need to those visiting the site.

**Motion by Commissioner Edison to recommend approval of Planning Case**

12-0005 based on the following conditions:

Case 12-0005:

1. Site and building plan approval from the City of Blaine prior to any site activity.
2. Conditional Use Permit does not constitute a permit to build a facility but only provides general zoning authority for the intended use of an indoor curling facility, restaurant/concession area, and associated parking.
3. All exterior lighting to be completely down lit and with shielded light source. Freestanding fixtures to have maximum height of 20 feet.
4. All business signage by separate permit.
5. All site improvements to be covered by financial guarantee.
6. Building exterior to be consistent with original building as much as possible.
7. All typical building and utility connection fees to be paid as part of the building permit.
8. A CUP Amendment will be required if the outdoor dining area is used in the future.
9. The future outdoor dining area will be reviewed by the building department when a seating plan has been established. This review may determine that adding proposed seating will trigger additional Sewer Availability Charges (SAC). The 2012 rate is \$2,365 per SAC Unit.
10. Coon Creek Watershed district and NPDES permits are required prior to issuance of site plan approval and building permit.

Motion seconded by Commissioner Lahti. The motion passed 5-0.

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

4. New Business

4.3 [ORD 12-2249](#)

**PUBLIC HEARING CASE FILE NO. 12-0006 // CITY OF BLAINE**

**THE CITY IS PROPOSING A CODE AMENDMENT TO SECTION 29.30 R-1 (SINGLE FAMILY) OF THE ZONING ORDINANCE TO ALLOW, EITHER AS A PERMITTED OR CONDITIONAL USE, THE USE OF STEEL PANEL (STANDING SEAM) METAL ROOF MATERIALS.**

Sponsors: Schafer

**Attachments:**     [Metal Roof Pic.jpg](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 12-0006 was opened at 7:27 p.m. As no one wished to appear, the public hearing was closed at 7:27 p.m.

Chair Oullette indicated after discussing the issue last summer, he was approached by three residents regarding metal roofs. He understood that metal roofs were becoming more popular and accessible.

Commissioner Edison questioned if metal roofs would be allowed only as a conditional use.

Associate Planner, Shawn Kaye explained this recommendation would be determined by the Commission.

Commissioner Goracke supported the conditional use permit process as it would further regulate the process. However, the permit expense and delay was a concern.

Commissioner Edison suggested the metal roofing material be made another option for residents and not a conditional use.

Commissioner Lahti agreed with these comments. She indicated the roofing season in Minnesota was quite short and she was in favor of allowing metal roofs as a permitted use.

Chair Oullette supported the change as well, noting this product had a longer life span than asphalt shingles.

**Motion by Commissioner Goracke to recommend approval of Planning Case 12-0006, the code amendment to Section 29.30 R 1 (Single Family) of the Zoning Ordinance to allow the use of steel panel (standing seam) roof materials as a permitted use. Motion seconded by Commissioner Lahti. The motion passed 5-0.**

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

## **Adjournment**

**Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Edison. The motion passed 5-0. Adjournment time was 7:33 p.m.**