



City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Drive
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, January 13, 2015

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, January 13, 2015. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner
Lori Johnson, Associate Planner
Tom Scott, Project Coordinator

Present: 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

2. Approval of Minutes

[TMP 15-0009](#) December 9, 2014 Planning Commission Minutes

Commissioner Lahti and Commissioner Bergstrom noted they would be abstaining from the approval of the December 9, 2014 minutes.

Chair Ouellette recommended that the minutes be reconsidered at the February Planning Commission meeting.

3. Old Business

None.

4. New Business

4.1 [RES 15-017](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 2,824 SQUARE FEET OF GARAGE SPACE IN AN FR (FARM RESIDENTIAL) ZONING DISTRICT AT 12116 RADISSON ROAD NE. MATT CHRISTENSON. (CASE FILE NO. 15-0001/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 15-0001 was opened at 7:07 p.m.

Matt Christenson, 12116 Radisson Road NE, reviewed the size of the existing pole building and stated the numbers within the staff report were incorrect. With the new numbers, he explained he would still require a conditional use permit, however, but did not require a variance. He indicated he would not be adding on to the pole structure. He recommended that the Commission approve his request without the variance.

Associate Planner, Shawn Kaye explained she would need to further review the applicant's documentation and building size. She commented that Mr. Christenson would not need a variance if the pole building was under 3,000 square feet.

Commissioner York was in favor of tabling this item to the next Planning Commission meeting, as this would allow the applicant time to provide the City with proper numbers on the pole building.

Associate Planner, Shawn Kaye indicated the Commission could proceed in this manner, or it could approve the conditional use permit and make no recommendation on the variance.

Bob Christenson, reminded the Commission that the property was zoned Farm Residential and not R-1, which allowed for a larger pole building.

The public hearing was closed at 7:15 p.m.

Commissioner Bergstrom stated that based on her calculations, the applicant had an additional 232 square feet.

Commissioner York commented that this was a beautiful piece of land and he supported the conditional use permit.

Recommended for Approval

Aye: 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

Commissioner Bergstrom recommended the variance not be approved. She believed that the applicant would have enough time between the Planning Commission and Council meeting to properly measure the pole building in order to provide accurate numbers to staff regarding the variance.

Recommended for Denial

Aye: 5 - Chair Ouellette, Lahti, Homan, Goracke, and Bergstrom

Nay: 1 - York

4.2 [RES 15-018](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR INDOOR AUTO SALES IN AN I-2 (HEAVY INDUSTRIAL) ZONING IDSTRIC AT 9999 GOODHUE STREET NE. COLOR MYSTIQUE. (CASE FILE NO. 15-0002/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0002 was opened at 7:21 p.m. As no one wished to appear, the public hearing was closed at 7:21 p.m.

Chair Ouellette asked how the applicant would be advertising his vehicle auto sales.

Troy Noble, Color Mystique, explained that a great deal of advertising would take place online.

Recommended for Approval

Aye: 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

4.3 [RES 15-019](#)

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR A 14,200 SQUARE FOOT ADDITION ONTO THE NORTH END OF JOHNSVILLE ELEMENTARY SCHOOL AT 991 125th AVENUE NE. (CASE FILE NO. 15-0003/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0003 was opened at 7:25 p.m. As no one wished to appear, the public hearing was closed at 7:25 p.m.

Chair Ouellette asked if the hill area would be changed.

Steve Anderson, Director of Buildings and Grounds for Johnsville Elementary School, explained a retaining wall would have to be placed along the hill to support this area.

Recommended for Approval

Aye: 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

4.4 ORD 15-2309 SECOND READING

GRANTING A CODE AMENDMENT TO THE B-2 (COMMUNITY COMMERCIAL), B-3 (REGIONAL COMMERCIAL) AND PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICTS TO ALLOW MEDICAL CANNABIS DISTRIBUTION FACILITIES AS A CONDITIONAL USE. (CASE FILE NO. 15-0004/BKS)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 15-0004 was opened at 7:32 p.m. As no one wished to appear, the public hearing was closed at 7:32 p.m.

Commissioner York supported staff's recommendation and was pleased that the City was preparing itself for this possibility of future cannabis distribution.

Recommended for Approval

Aye: 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom

Adjournment**Adjourned**

Aye: 6 - Chair Ouellette, Lahti, Homan, York, Goracke, and Bergstrom