



City of Blaine Anoka County, Minnesota Minutes

Blaine City Hall
10801 Town Sq Dr NE
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.

This meeting will be a hybrid of Zoom and in-person. The Mayor has signed a declaration allowing members of the commission, 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.

Please note that all visitors to city hall are required to wear a face mask while inside the building.

Public comment options prior to the meeting must be received by noon on Wednesday, August 12. Email comments to: probinson@BlaineMN.gov or phone 763-785-6180.

Zoom is for members of the public who want to comment remotely during the meeting on an agenda item. Join Zoom Webinar at <https://blainemn.zoom.us/j/97533201186>

*Ways to watch if not commenting on an agenda item:
[BlaineMN.gov/Video](https://blainemn.gov/Video) or North Metro TV on Comcast, Apple TV,
or Roku*

Questions? Email - Communications@BlaineMN.gov

Tuesday, July 14, 2020

7:00 PM Council Chambers and due to the COVID-19 pandemic, city meetings will also be held as virtual meetings

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, July 14, 2020. Chair Ouellette called the meeting to order at 7:00 PM. Due to COVID-19 pandemic this meeting was held in a hybrid virtual format.

Staff Present: Shawn Kaye, Associate Planner

Lori Johnson, City Planner

Elizabeth Showalter, Planning/Economic Development Technician

Teresa Barnes, Project Engineer

Ben Hayle, Communications Manager

Present: 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke,
Commissioner Olson, Commissioner Halpern, Deonath, and Villella

2. Approval of Minutes

2.-1 Approval of June 9, 2020 Planning Commission Minutes

Attachments: [Unapproved Minutes](#)

Motion by Commissioner Olson to approve the minutes of June 9, 2020, as presented. Motion seconded by Commissioner Homan. A roll call vote was taken. The motion passed 6-0-1 (Commissioner Halpern abstained).

Aye: 6 - Chair Ouellette, Commissioner Homan, Commissioner Goracke,
Commissioner Olson, Deonath, and Villella

Abstain: 1 - Commissioner Halpern

3. Old Business

None.

4. New Business

ITEM 4.-1 HAS BEEN REMOVED BY THE APPLICANT PRIOR TO THE MEETING

4.-1 Public Hearing Case File No. 20-0016 // Great Grace Assembly of God Church // 9240 West I-35W Service Drive

The applicant is requesting a conditional use permit to allow for the construction of a 9,842 square foot church building on a 4.71 acre parcel in an R-1AA (Single Family) zoning district.

Attachments: [Attachments](#)

This item was removed from the agenda per the applicant's request.

4.-2 Public Hearing Case File No. 20-0012 // Wicklow Cove (Lennar Corporation) // 860/880/910 113th Avenue NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex)
- b) Preliminary plat approval to subdivide approximately 13.71 acres into 40 lots and one outlot.
- c) Conditional use permit to allow for the construction of 40 single family homes in a DF (Development Flex) zoning district.

Attachments: [Attachments](#)
 [Public Comments](#)

The report to the Planning Commission was presented by Elizabeth Showalter, Planning/Economic Development Technician. The public hearing for Case File 20-0012 was opened at 7:12 PM.

Maneesh Shevasta, 11071 Tyler Street NE, requested the City require the developer to keep the existing line of trees between this development and the existing homes in place. He reported he had a petition with 27 signatures supporting this request. He thanked the Commission for their consideration.

Laura Potratz, 762 113th Circle NE, stated she was encouraged by the fact Blaine was a community people wanted to move to. She explained she moved to Blaine because she enjoyed the woodlands along 113th Avenue and Ulysses Street. She expressed concern with how the character of her neighborhood would be impacted by the loss of these trees. She indicated six of her neighbors have expressed concern over the loss of the trees. She discussed how the drastic amount of development in recent years has impacted the tree canopy and wildlife in the community. She encouraged the Commission to consider how this development would impact the character of the neighborhood. She asked if the developer would consider preserving some of the woodlands as an alternative to paying park dedication fees or providing park space. She questioned what consideration was made to how this proposal would impact the scenic environment, trees and natural features.

The public hearing was closed at 7:19 PM.

Commissioner Goracke asked if the developer had considered preserving more trees. He questioned if due diligence had been done with respect to tree removal and preservation.

City Planner, Lori Johnson explained the builder wanted to utilize the amount of upland on the site. She discussed the City's tree preservation ordinance and tree replacement requirements. She noted the developer would be saving some trees

around the trail. She indicated land owners had the right to develop their property, She commented on how the City tries to balance these rights with City Ordinances. She reported a park has not been identified for this area which meant the City would be requesting the developer to pay park dedication fees.

Chair Ouellette understood the Commission ran into this frequently and knew there was concern surrounding trees and the wildlife. He reported the developer would be replanting 110 trees.

Commissioner Villella inquired how many of the trees on the other side of the pond would be saved.

Planning/Economic Development Technician, Elizabeth Showalter reported the developer was not proposing to preserve any trees on their property, but trees would be preserved on the City's property. She explained the entire site would be graded which meant there would be no tree preservation on the site.

Commissioner Halpern questioned what the width of the stormwater pond would be.

Planning/Economic Development Technician, Elizabeth Showalter estimated the pond would be 150 feet wide at its narrowest point. She noted Outlot A was approximately two acres in size. It was noted this pond would serve as a buffer, along with the trees that would be planted in the rear yards of the new homes.

Commissioner Halpern inquired when Little League Park was slated for replacement.

Planning/Economic Development Technician, Elizabeth Showalter indicated this park equipment would be replaced in 2028. She noted the Hidden Ponds Park play equipment would be replaced in 2021.

Josh Metzger, Land Entitlement Manager for Lennar, the applicant, thanked the Commission for their time and consideration. He stated he was very excited to be proposing a new development in Blaine. He commented on the great success he had with the Wicklow Woods development and believed Wicklow Cove would be a great addition to the community. He discussed the floodplain area on the site and noted the majority of the trees were dead or dying. For this reason, the floodplain area had been chosen for the stormwater pond. He estimated the homes within Wicklow Cove would be at least 200 feet from the edge of the development, which would provide a nice buffer to the adjacent neighborhood. He commented on the tree loss and noted over time the tree canopy would be replaced as he would be planting 132 trees.

Motion by Commissioner Olson to recommend approval of Planning Case 20-0012A a rezoning from FR (Farm Residential) to DF (Development Flex) based on the following rationale:

Case 20-0012A:

- 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 Olson to recommend approval of Planning Case 20-0012B a preliminary plat to subdivide 13.71 acres into 40 single family lots and one outlot to be known as Wicklow Cove based on the following conditions:

Case 20-0012B:

- 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 Tyler St NE, the east side of Able St NE, the south side of 112th Lane NE and the north side of 111th Lane NE. A 6-foot concrete sidewalk must also be constructed on the south side 113th Avenue.**
- 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 the 40 new lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$177,960 if paid in 2020. 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 and the infiltration basins at the edge of single family lots.

Motion by Commissioner Olson to recommend approval of Planning Case 20-0012C a conditional use permit to allow for the construction of 40 single family lots in a DF (Development Flex) zoning district based on the following conditions:

Case 20-0012C:

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 - 7.5feet 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 1,300 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 this CUP. 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.

Motion seconded by Commissioner Goracke. A roll call vote was taken. The motion passed 7-0.

Aye: 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Commissioner Olson, Commissioner Halpern, Deonath, and Villella

Chair Ouellette noted this would be on the agenda of the August 3, 2020 City Council meeting.

4.-3

Public Hearing Case File No. 20-0020 // Woods at Quail Creek 5th Addition (Newmark Homes Inc) // North End of Xylite Street NE

The applicant is requesting the following:

- a) Rezoning from R-1AA (Single Family) to DF (Development Flex)
- b) Preliminary plat approval to subdivide approximately 12.75 acres into 19 single family lots to be known as Woods at Quail Creek 5th Addition.
- c) Conditional use permit to construct 19 single family homes in a DF (Development Flex) zoning district.

Attachments: [Attachments](#)
 [Public Comments](#)

The report to the Planning Commission was presented by Lori Johnson, City

Planner. She noted staff had received one comment from the public regarding traffic concerns. The public hearing for Case File 20-0020 was opened at 7:38 PM.

Jesse Pope, 2703 129th Avenue NE, stated he lives in the Woods at Quail Creek community. He indicated he has lived in Blaine his entire life. He discussed how his neighborhood has evolved over time and explained he liked the fact that the neighborhoods not being connected. He encouraged the City to monitor the speed of traffic along Xylite Street because this was a concern to him.

Chair Ouellette encouraged Mr. Pope to bring his traffic concerns to the City at any point in the future.

The public hearing was closed at 7:44 PM.

Commissioner Halpern encouraged residents with traffic concerns to bring this concern to the Traffic Commission.

Motion by Commissioner Goracke to recommend approval of Planning Case 20-0020A a rezoning from R-1AA (Single Family) to DF (Development Flex) based on the following conditions:

Case 20-0020A:

1. The rezoning to DF (Development Flex) maintains consistency with all other additions of Woods at Quail Creek. This will ensure housing products and setbacks are consistent throughout the development.

Motion by Commissioner Goracke to recommend approval of Planning Case 20-0020B a preliminary plat to subdivide approximately 12.75 acres into 19 single family lots to be known as Woods at Quail Creek 5th Addition based on the following conditions:

Case 20-0020B:

1. All streets will follow the Anoka County street name grid system.
2. Developer installed improvements shall include construction of lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.
3. Trunk sanitary sewer area charges become due with platting for upland acreage. The 2020 rate for Sanitary Sewer District 6-5 is \$ 6,247.00 per upland acre.
4. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcel.
5. 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.

6. Hydrant locations must be reviewed and approved by the Fire Department.
7. 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.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity (MN R100001) 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.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheet(s). Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city engineer review and approval. Plans and specifications must be approved by the city prior to start of construction.
10. Sidewalks improvements must be soil corrected to full depth. Driveway subgrades must be fully corrected or provide a geotechnical report designing an alternate section. Driveways not having fully corrected subgrades shall have an extended warranty to protect future property owners. The development contract shall set forth the length and details of the warranty.
11. The development plan shall indicate all structures will be protected from flooding.
12. A twenty-foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement. All buildings will be provided a 30-foot setback from all wetland boundaries.
13. Appropriate signage to be installed at all property corners around the stormwater management features at the edge of single family lots.
14. CCWD permit is required prior to city approval of construction plans and specifications.
15. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
16. Home construction prior to the installation and acceptance of developer installed improvements will be subject to longer response times from public safety responders. Certificates of Occupancy will not be issued until the developer installed improvements are accepted and private utility service available.
17. The plat to meet the city's Tree Preservation requirements by planting 64 replacement trees. To replace these trees, the developer will be required to plant three trees per lot (57 trees). The developer will also need to submit a landscape plan prior to final plat approval that indicates where the remaining 7 replacement trees will be located.

18. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape or development signage improvements along and within the right-of-way except for typical individual lot boulevard sod and tree plantings.

19. Developer to install grouped mailboxes with design and locations approved by city and US Postal Service.

20. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds, existing wells, or new wells as source of water supply with a moisture sensor installed.

21. 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.

22. Sidewalks will be constructed along the east side of Xylite Street and the north side of 129th Lane.

23. All development signage issued under a separate permit.

24. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions and park development as well as other responsibilities for the development of this plat.

25. Park dedication will be required for the 19 lots in this plat in the amount of \$4,449 per lot for a total of \$84,531. This amount is due prior to release of final plat mylars for recording purposes.

26. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of the Woods at Quail Creek 5th Addition plat.

Motion by Commissioner Goracke to recommend approval of Planning Case 20-0020C a conditional use permit to construct 19 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 20-0020C:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private garages-attached. 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 as regulated by Zoning Chapter 33.11 (d) (3).

Standards

1. Setbacks shall be as follows:

Front Yard 25 Feet

Rear Yard 25 Feet

Side Yard Interior 7.5 Feet (Garage and Living Space)

Side Yard Corner 25 Feet

2. Maximum building height - 2 1/2 stories or 35 feet.

3. 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 storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.

4. The minimum finished floor area above grade for all homes shall be 1,600 square feet. All homes shall have a minimum depth and width of 24 feet.

5. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP amendment. Use of premium materials such as brick, natural stone, stucco, cementitious siding, engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl siding is permitted on the sides and rear of the home.

6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.

7. Driveways shall not be constructed closer than 3 feet to the property line and follow the 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.

8. 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.

9. Each lot shall contain three trees per lot for a total of 54 trees. The developer must submit a landscape plan indicating where the three trees per lot will be planted and where the additional 7 replacement trees will be

planted within the plat.

10. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots may not be corrected to accommodate general building construction, pools, decks or porches and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

Motion seconded by Commissioner Villella. A roll call vote was taken. The motion passed 7-0.

Aye: 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Commissioner Olson, Commissioner Halpern, Deonatu, and Villella

Chair Ouellette noted this would be on the agenda of the August 3, 2020 City Council meeting.

4.-4

Public Hearing Case File No. 20-0023 // Service Plus Transport // 3686 Flowerfield Road NE

The applicant is requesting a conditional use permit amendment for an expansion of a parking lot associated with a truck terminal in an I-2A (Heavy Industrial) zoning district.

Attachments: [Attachments](#)

The report to the Planning Commission was presented by Lori Johnson, City Planner. The public hearing for Case File 20-0023 was opened at 7:50 PM.

John Urbanski, 8740 Hamline in Lexington, expressed concern about the amount of water that would come from this parking lot onto adjacent properties. He stated he was not against the businesses, but feared the parking expansion would impact his street. He indicated he has lived in his home for the past 30 years and has only had water problems the last few years, since the parking lots have expanded around his home and water was not running onto his property.

Project Engineer, Teresa Barnes explained the City has been working closely with the watershed district to analyze the amount of water coming off of this site. She reported a basin was being proposed for this project. She indicated the final plans have not yet been presented to the City.

Chair Ouellette questioned if staff could meet with Mr. Urbanski after the meeting to discuss the drainage on the site in further detail.

Project Engineer, Teresa Barnes stated she would be more than happy to meet with Mr. Urbanski after the meeting to discuss the site drainage.

Sarah Storley, 3686 Flowerfield Road, explained she was the owner of Service Plus Transport. She noted she had a permit to do fencing last year and the reason this area was being fenced was because dumping/camping was occurring on her property. She indicated the stormwater retention pond would catch the water on the site which would greatly enhance the overall usability of her property.

Commissioner Olson questioned what the rules were to ensure the applicant would not complete work without seeking City approval.

City Planner, Lori Johnson stated in this case the applicant was not receiving a building permit. She reported the applicant would be completing a parking lot expansion and the City would be getting a site improvement performance agreement and financial guarantee for all of the work that will be done. She understood the applicant had pursued a fence permit, but did not request a tree removal permit.

Commissioner Villella asked how much saw the watershed district would have on this project.

Project Engineer, Teresa Barnes explained the Rice Creek Watershed District reviews projects every two weeks and makes recommendations with conditions to ensure their requirements are being met.

City Planner, Lori Johnson reported on all developments that require grading the City has to receive concurrence from the watershed prior to moving an item forward to the Planning Commission.

The public hearing was closed at 7:59 PM.

Commissioner Halpern questioned if it was standard that the water runoff calculations were not completed for the development. He inquired if this would be completed prior to the City Council meeting.

Project Engineer, Teresa Barnes reported she has been in constant communication with the watershed district and those calculations had not yet been completed.

City Planner, Lori Johnson explained this matter could go before the City Council without those final calculations in place. She reported the watershed would not have given the City concurrence without being confident of the numbers.

Motion by Commissioner Homan to recommend approval of Planning Case 20-0023 based on the following conditions:

Case 20-0023:

1. Site plan approval is required prior to any work being performed on site. This will include the submittal of a signed Site Improvement Performance Agreement and the submittal of a financial guarantee associated with this agreement.
2. A permit will be required from the Rice Creek Watershed District prior to any work being performed on site.
3. Concrete curb and gutter will be required around the new parking area.
4. There is currently a fence along Flowerfield that must be continued adjacent to the new parking area and on the east side lot line of the new parking area. The fence must also wrap around the new trailer parking area on the west side of the site, because there will now be trailer parking in that area. It will be a requirement that the access gate for the fence be placed such that there is no obstruction or stacking of trucks within Flowerfield Road. This must be shown on the final plans.
5. Park dedication has not been paid for the new lot being used for the parking lot. It is generally the city's process to obtain the park dedication fee when new lots are developed. In this case, there is no building being proposed on the new lot. It is recommended that park dedication be obtained when/if a building permit is ever requested on site. A building expansion would require another conditional use permit amendment, so the park dedication could be obtained at that time.
6. Any lighting on site must be downlit and shielded, including existing lights. If the existing lights are not downlit and shielded they must be changed to meet ordinance requirements.
7. The site on which the parking lot will be expanded currently has many existing trees that will be removed. That area is a little over 1 acre in size and the city's tree preservation requirements indicated that for every acre of trees removed, 8 trees must be replaced. The landscape plan for the site indicates that the overall existing site has a lot of large mature trees and normal landscape requirements are being met on the existing site. It is recommended that the 8 new trees be conifer trees and all 8 of these trees must be placed along Flowerfield Road adjacent to the parking area.
8. The existing berm along Flowerfield Road must be expanded to screen the new parking lot area on the east side of the site. The grading plan should be amended as such. This is in addition to the fencing required in condition #4.
9. The three lots will need to be combined at Anoka County prior to any work being performed on site.

Motion seconded by Commissioner Olson. A roll call vote was taken. The motion passed 7-0.

Aye: 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Commissioner Olson, Commissioner Halpern, Deonatuh, and Villella

Chair Ouellette noted this would be on the agenda of the August 3, 2020 City Council meeting.

Adjournment

Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Villella. A roll call vote was taken. The motion passed 7-0. Adjournment time was 8:04 PM.