



**City of Blaine**  
**Anoka County, Minnesota**  
**Minutes**  
**Planning Commission**

10801 Town Square Dr.  
Blaine MN 55449

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Tuesday, February 11, 2014

7:00 PM

Council Chambers

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1. Roll Call
2. Approval of Minutes

January 14, 2014 Planning Commission Minutes

Attachments:     [Jan 14 PC Minutes](#)

Motion by Commissioner Bergstrom to approve the minutes of January 14, 2014, as presented. Motion seconded by Commissioner King. The motion passed 5-0.

3. Old Business
4. New Business
- 4.1

Attachments:     [Nitti Roll Off - Attachments](#)  
                          [Nitti Roll Off - Public Comment](#)

Motion by Commissioner King to recommend approval of Planning Case 14-0003 based on the following conditions:

Case 14-0003:

1. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.
2. Outside storage must be limited to 12-feet in height and that there is no stacking of the rolloff dumpsters allowed.
3. All vehicle and roll-off maintenance or repair work to be done inside of the building.
4. The chain link fence on the north and east side of the outside storage area must be replaced with a eight-foot high board on board fence to provide adequate screening.
5. All small storage buildings in the rear yard of the site to be removed.
6. Change of use will require a SAC (Sewer Access Charge) determination

from Metropolitan Council Environmental Services. Payment of any SAC is the responsibility of the applicant.

7. The applicant is required to stripe 29 stalls on site as there is currently no striping on site at this time.

8. A 10-foot side yard setback will need to be reestablished on the north side of the paved area in the rear of the building. This can be done by moving the board on board fence to delineate the setback or by placing bollards at the edge of the pavement in this area.

9. A landscape plan for the existing site must be submitted that includes the following landscaping requirements:

- Overstory: 13 trees (2 ½ inch caliper)
- Conifer: 6 trees (6 feet)
- Ornamental: 6 trees (2 inch caliper)

10. The new landscaping (10 trees) proposed on the south and east side of the site must be installed and should either be conifer or overstory trees. These trees are in addition to the base required landscaping for the site.

11. Both front yard areas require underground irrigation.

12. The applicant to submit a site plan application, a site improvement performance agreement and a financial guarantee for any work to be done on this site at this time prior to issuance of a certificate of occupancy. This will include the landscaping and restriping work.

13. The lawn area on the south side of the block wall must be properly maintained and mowed.

14. All lighting on site must meet the requirements of the zoning ordinance and must be downlit and shielded.

15. There shall be no outside storage of anything that is not listed in the narrative attached to this item.

16. All signage (permanent and temporary) is issued under a separate permit.

17. The applicant must install a fire suppression system for the entire building and must make that application prior to issuance of a certificate of occupancy.

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

Vice Chair Lahti noted this would be on the agenda of the March 6, 2014 City Council meeting.

## Adjournment

Motion by Commissioner York to adjourn the Regular Planning Commission

meeting. Motion seconded by Commissioner Bergstrom. The motion passed 5-0. Adjournment time was 7:22 p.m.