

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

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 13, 2021. Vice Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Member Deonauth and Chair Ouellette.

Staff Present: Eric Thorvig, Community Development Director
Shawn Kaye, Associate Planner
Elizabeth Showalter, Community Development Specialist
Teresa Barnes, Project Engineer

NEW BUSINESS

Item 4.1 – Case File No. 21-0030 – Public Hearing – The applicant is requesting a conditional use permit to allow for a 4,913 square foot church in a DF (Development Flex) zoning district.
CHAIN OF LAKES CHURCH (PRESBYTERY OF THE TWIN CITIES), 12290 EDISON STREET NE.

The report to the planning commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 21-0030 was opened at 7:06PM. Paul Moore, pastor of Chain of Lakes Church, thanked the planning commission for considering his request. He explained the church wants to be a great neighbor in this community.

The public hearing was closed at 7:08PM.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0030 based on the following conditions:

Case 21-0030:

1. The church is limited to the proposed use as a church and as shown in the attached site plan. Other uses such as child care, pre-school or school, exclusive of religious education classes, are not permitted by the CUP and would require subsequent CUP review and approval.
2. Temporary uses, such as outdoor events, are not permitted without a Special Event Permit.
3. The City will monitor traffic levels and patterns for the church and reserves the right to require the church to provide on-site traffic management should the need arise at some point in the future.
4. Underground irrigation and sod must be provided for the entire site except where a natural/low maintenance landscape area(s) is approved through the site plan process.
5. All site lighting shall be down lit and shielded. Pole-mounted lights are limited to 20 feet in height.
6. Site Plan Approval is required. The applicant must complete the site plan review process and meet all building and fire code requirements as part of the permit process.
7. If it is the judgement of the City that the church's final building construction or site plans are significantly different than the plans attached to this CUP, or any subsequent CUP extension, the site and building plans will need to be reviewed and approved by the City Council with notice sent to the adjacent neighborhood.
8. Permanent signage requires a separate permit approval process.
9. Developer shall explore the use of created ponds, existing wells, or new wells as a source water supply for landscaping systems with a moisture sensor. The developer must obtain city concurrence before connection to the public water system.

10. CCWD permit is required prior to city approval of construction plans and specifications.
11. All internal utilities shall be maintained privately by the property owner or development association, including existing sanitary sewer, water main, storm sewer piping, infiltration basins, and storm water sediment ponds.
12. Separate fire lines and domestic water services are required for each structure from the water lateral lines.
13. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
14. Direct site access to 125th Avenue is limited to a right-in/right-out only and is contingent upon a permit from the Anoka County Highway Department.
15. Private driveways (Yancy Circle/Zumbrota Drive) serving the existing townhomes to be placed in access/maintenance agreements. Applicant to remove the two driveway stubs and restore curb edge as part of site work.
16. The proposed community gardens to maintain a 10 foot setback from all property lines.
17. Any future accessory buildings will require a CUP amendment.
18. The CUP resolution, under the DF zoning, will remain valid for two (2) years after city council adoption. If construction does not commence within the two-year period, the applicant will need to request an extension of the CUP by the City Council.

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

Vice Chair Goracke noted this would be on the agenda of the August 2, 2021 city council meeting.