

A Resolution Adopting a Written Statement of Denial for the Conditional Use Permit for Silverstar Car Wash at 9280 Baltimore Street NE (Case File No. 22-0084/SLK)

WHEREAS, an application has been filed by Midwest Fidelity Partners, LLC as Conditional Use Permit Case File No. 22-0084 for Silverstar Car Wash; and

WHEREAS, said case involves the property described as follows:

Commencing on the north line of Section 32, Township 31, Range 23, where said north line intersects the east line of Trunk Highway No. 5 as the same is now laid out over and across said Section 32; thence east on the north line of said Section 32, a distance of 30 rods; thence at right angles south and parallel with the east line of said Section, a distance of 16 rods; thence west parallel with north line of said Section, 30 rods to the east line of said Trunk Highway No. 5; thence north on the east line of said Trunk Highway No. 5 to the point of beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.
(Abstract Property)

WHEREAS, the Blaine Planning Commission held a public hearing on January 10, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on February 6, 2023, and took no action; and

WHEREAS, the Blaine City Council has reviewed said case on March 6, 2023; and

WHEREAS, at the March 6, 2023 City Council meeting a properly made motion to deny the Conditional Use Permit was considered by the City Council; and

WHEREAS, those members voting against the motion to approve the Conditional Use Permit stated on the record their reasons why they oppose the request, each finding the criteria identified in the City Ordinance Section 27.04 for granting a conditional use permit have not been met, and;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit to operate a car wash in a B-2 (Community Commercial) zoning district has been denied as a result of the failed motion to approve in accordance with Minn. Stat. § 15.99 Subd. 2(b).

BE IT FURTHER RESOLVED, in consideration of the findings stated on the record by those members voting against the motion to approve the Conditional Use Permit, the City Council hereby, adopts the following findings in support of the denial:

1. The use is not reasonably related to the overall needs of the City and to the existing land use. The subject site is along a busy corridor a car wash is not compatible with the vision for this corridor.
2. The use increases traffic congestion and will present a traffic hazard at the intersection of Highway 65 and 93rd Lane NE, and the intersection of 93rd Lane and Baltimore Street NE.

PASSED by the City Council of the City of Blaine this 6th day of March, 2023.