



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, August 11, 2015

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, August 11, 2015. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Lori Johnson, Associate Planner
Erik Olson-Williams, Planning Intern
Dan Schluender, Assistant City Engineer

Present: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

2. Approval of Minutes

[TMP 15-0435](#)

Approval of July 14, 2015 Planning Commission Minutes

Motion by Commissioner York to approve the minutes of July 14, 2015, as presented. Motion seconded by Commissioner Olson. The motion passed 7-0.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

3. Old Business

None.

4. New Business

4.1 [RES 15-147](#)

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A MAJOR AUTOMOTIVE REPAIR SHOP (PASSENGER VEHICLE SERVICE) IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AT 3061 103RD LANE NE, SUITE 200. SM SPEED LLC. (CASE FILE NO. 15-0052/EOW)

The report to the Planning Commission was presented by Erik Olson-Williams, Planning Intern. The public hearing for Case File 15-0052 was opened at 7:06 p.m.

Chair Ouellette noted for the record, the Planning Commission received a letter from Steve Rorum.

The public hearing was closed at 7:07 p.m.

Chair Ouellette questioned what direction the garage doors would be facing on the back side of the building.

Jordan Schreyer, owner of SM Speed at 3061 103rd Lane NE, explained one would face east while the other would face southeast. He then provided comment on the services conducted by his company.

Commissioner Goracke thanked Mr. Schreyer for these details. He asked if he had any employees.

Mr. Schreyer commented that he had several subcontractors that he hired to manufacture components.

Chair Ouellette inquired if noise would be a concern if the garage doors would be open.

Mr. Schreyer did not anticipate this would be a concern as the noise generated would be no more than a vehicle on a roadway. He explained he has not received any complaints to date and has been using the dynamometer for the past two months.

Motion by Commissioner Olson to recommend approval of Planning Case 15-0052 based on the following conditions:

Case 15-0052:

1. **No work pertaining to the business can be conducted outside.**
2. **No outside storage of vehicles or any materials related to this business shall be permitted.**
3. **Inside use of the building must comply with all fire and building codes.**
4. **A certificate of occupancy must be obtained from the City by the applicant.**

Motion seconded by Commissioner Ponds. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 3, 2015 City Council meeting.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

4.2 [RES 15-148](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 105,000 SQUARE FOOT AT HOME STORE TO BE LOCATED IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT AT 4405 PHEASANT RIDGE DRIVE NE. AT HOME STORES LLC. (CASE FILE NO. 15-0049/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0049 was opened at 7:19 p.m.

Tony Callaway, Callaway Architecture, explained he was the architect for At Home. He was excited about the opportunity to bring At Home into the Minneapolis/St. Paul metro area. He discussed the signature entryway that would be designed for the building. He noted the masonry would remain the same color. He provided further comment on the site plan and requested the refrigeration screening (chain link fence with slats) be allowed to be used to screen the bale storage.

Associate Planner, Lori Johnson commented that staff would look at this issue and speak with the applicant regarding the storage area prior to the City Council meeting.

The public hearing was closed at 7:25 p.m.

Commissioner Goracke questioned what other locations At Home had in the nation.

Mr. Callaway explained that At Home was located all along the east coast through the south to Arizona. He estimated that At Home was adding 20 new stores per year.

Commissioner Goracke asked how many new employees would be hired for this new location.

Mr. Callaway anticipated that At Home would be hiring 150 to 200 employees.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0049 based on the following conditions:

Case 15-0049:

- 1. No outside display or storage of product on site is allowed.**
- 2. Site to be reconstructed consistent with submitted materials made part of this Conditional Use Permit application.**

3. Site plan approval required prior to obtaining a building permit. This will include the submission of a Site Improvement Performance Agreement and financial guarantee to cover the cost of the exterior and landscape replacement improvements on site.
4. Site to meet the permanent and temporary signage requirements of the Zoning Ordinance.
5. No exterior unscreened overnight storage of shopping carts, pallets or delivered products.
6. No overnight storage of semi trailers or delivery vehicles unless adjacent to loading dock areas.
7. A certificate of occupancy is required prior to occupancy of the building.
8. A solid 6 foot wall to be constructed around the baler storage area that matches the materials of the building. Thus, the wall would need to be masonry in nature.
9. A conditional use permit amendment may be required prior to the occupancy of the future tenant space on the west side of the building.
10. Use of semi-trailers for temporary or seasonal storage is not permitted.

Motion seconded by Commissioner Bergstrom. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 3, 2015 City Council meeting.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

4.3 [ORD 15-2322](#)

SECOND READING

GRANTING A CODE AMENDMENT TO CHAPTER 31 TO ESTABLISH THE PBD-A (PLANNED BUSINESS DISTRICT-AIRPORT) ZONING DISTRICT. CITY OF BLAINE. (CASE FILE NO. 15-0053/BKS)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0053 was opened at 7:32 p.m.

Susan Lahti, 8826 Hastings Street NE, questioned the land uses that would be allowed and asked if future landowners would apply to MAC or the City of Blaine for a Conditional Use Permit (CUP).

Associate Planner, Lori Johnson explained that future property owners would apply to the City of Blaine and would follow the same process currently in place for a CUP.

As no one wished to appear, the public hearing was closed at 7:35 p.m.

Motion by Commissioner Homan to recommend approval of Planning Case 15-0053 the proposed code amendment adding Chapter 31.50 to establish the PBD-A (Planned Business District - Airport) zoning district. Motion seconded by Commissioner Goracke. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 3, 2015 City Council meeting.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

4.4 [RES 15-159](#)

GRANTING A COMPREHENSIVE PLAN LAND USE AMENDMENT FROM A (AIRPORT) TO ABD (AIRPORT BUSINESS DISTRICT) AT 2030 105TH AVENUE NE. METROPOLITAN AIRPORTS COMMISSION. (CASE FILE NO. 15-0045/BKS)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0045 was opened at 7:40 p.m.

Mark Gabrelcik, 10500 Radisson Road NE, asked if the property would be sold or leased. He feared that MAC would be in direct competition with the property he owns across the street. He did not believe that the State could sell land.

Associate Planner, Lori Johnson deferred this question to MAC. She believed that the sale of the property was a private business matter and was not the business of the City. She encouraged Mr. Gabrelcik to speak with MAC about their plans in further detail.

Eric Johnson, MAC representative, provided the Commission with information on his plans for the property. He stated MAC has been reviewing the amount of excess land it has surrounding its airports and was seeking comparable uses for this land. At this point, MAC has not decided if it wants to lease or sell the land. He stated MAC has received approval from the FAA to release this land and was now seeking approval from the City of Blaine.

Commissioner Goracke asked how MAC was related to the State of Minnesota.

Mr. Johnson explained MAC was a separate entity that was created in the 1940's from the State of Minnesota and was run by a Board of Directors.

Mr. Gabrelcik questioned if the golf course was privately owned.

Associate Planner, Lori Johnson reported the golf course was owned by the National Sports Center.

The public hearing was closed at 7:55 p.m.

Motion by Commissioner Olson to recommend approval of Planning Case 15-0045A a Comprehensive Plan Amendment from A (Airport) to ABD (Airport Business District) at 2030 105th Avenue NE based on the following rationale:

Case 15-0045A:

1. The site is suited for commercial uses given the site's proximity and visibility at 105th Avenue/Radisson Road as well as proximity to the National Sports Center.
2. The change to ABD and PBD-A will allow the site to be used for commercial development consistent with the uses expected if the land were privately held and developed.
3. The potential future commercial uses should not create any unreasonable negative impacts on the adjacent uses of industrial, future commercial and recreation and might provide some benefit based on the services that could be provided.

Motion by Commissioner Olson to recommend approval of Planning Case 15-0045B a Rezoning of property from A (Airport) to PBD-A (Planned Business District) at 2030 105th Avenue NE based on the following conditions:

Case 15-0045B:

1. The site is suited for commercial uses given the site's proximity and visibility at 105th Avenue/Radisson Road as well as proximity to the National Sports Center.
2. The change to ABD and PBD-A will allow the site to be used for commercial development consistent with the uses expected if the land were privately held and developed.
3. The potential future commercial uses should not create any unreasonable negative impacts on the adjacent uses of industrial, future commercial and recreation and might provide some benefit based on the services that could be provided.

Motion seconded by Commissioner Goracke. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 3, 2015 City Council meeting.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

4.5 TMP 15-0423

GRANTING A COMPREHENSIVE PLAN LAND USE AMENDMENT FROM A (AIRPORT) TO ABD (AIRPORT BUSINESS DISTRICT) AT COUNTY ROAD J/93RD LANE EXTENSION. METROPOLITAN AIRPORTS COMMISSION. (CASE FILE NO. 15-0046/BKS)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0046 was opened at 7:58 p.m.

Greg Henderson, 8789 Hastings Circle NE, asked if there would be any development conducted north of the wetlands.

Associate Planner, Lori Johnson did not anticipate any development would be conducted in this location.

Rosemary Bonnett, 1873 86th Lane NE, was in favor of the City setting a minimum building height for the PBD-A zoning district.

Associate Planner, Lori Johnson discussed the City's current zoning code requirements and explained that the MAC property would be leased and sold by MAC and not the City.

Ms. Bonnett requested further information on the setbacks adjacent to the wetland. She feared that a new building could be located 15 feet from her property line.

Associate Planner, Lori Johnson reviewed the setbacks with the Commission and Ms. Bonnett.

Mr. Henderson asked if adjacent property owners would be notified of future development.

Chair Ouellette stated adjacent property owners would be notified if a Conditional Use Permit was requested.

Jeremiah Schimp, 8708 Hastings Circle NE, expressed concern with how new businesses would impact the surrounding residential neighborhoods. He stated that traffic was already quite heavy and additional businesses would add to this concern.

Randi Young, 1872 86th Lane NE, asked if development could access 86th Lane.

Chair Ouellette stated he did not believe that development would occur in this area given the wetlands in the area.

Assistant City Engineer, Dan Schluender commented that a future development would also need _____ to acquire additional right-of-way, as 86th Lane does not extend to MAC property, in order to develop beyond 86th Lane.

The public hearing was closed at 8:15 p.m.

Chair Ouellette believed this parcel had much more limited use than the northern parcel.

Commissioner York asked if a developer could purchase this parcel and construct 10 townhomes.

Associate Planner, Lori Johnson reported this could occur, but the MAC would not likely allow residential development on this parcel.

Commissioner York reiterated that MAC was simply seeking the opportunity to market the property at this time.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0046A a Comprehensive Plan Amendment from A (Airport) to ABD (Airport Business District) at County Road J/93rd Lane Extension based on the following rationale:

Case 15-0046A:

1. The site is suited for commercial uses given the site's proximity and visibility to US Highway 10.
2. The site has an access location on 85th Avenue (County J) that lies approximately 125 feet east of their west property line providing an extensive buffer between the residential area to the west and any future access or commercial use.
3. The change to ABD and PBD-A will allow the site to be used in a manner that should not create an unreasonable negative impact for the neighboring residential uses to the west of the site.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0046B a Rezoning of property from A (Airport) to PBD-A (Planned Business District-Airport) at County Road J/93rd Lane Extension based on the following rationale:

Case 15-0046B:

1. The site is suited for commercial uses given the site's proximity and visibility to US Highway 10.
2. The site has an access location on 85th Avenue (County J) that lies approximately 125 feet east of their west property line providing an extensive buffer between the residential area to the west and any future access or commercial use.
3. The change to ABD and PBD-A will allow the site to be used in a manner that should not create an unreasonable negative impact for the neighboring residential uses to the west of the site.

Motion seconded by Commissioner Bergstrom. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 3, 2015 City Council meeting.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

Adjournment

Motion by Commissioner Ponds to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner York. The motion passed 7-0. Adjournment time was 8:18 p.m.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds