



City of Blaine
Anoka County, Minnesota
Minutes - Final
City Council

10801 Town Square Drive
Blaine MN 55449

Thursday, March 5, 2015

7:30 PM

Council Chambers

1. CALL TO ORDER BY THE MAYOR

The meeting was called to order at 7:30 p.m. by Mayor Ryan followed by the Pledge of Allegiance and the Roll Call.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Quorum present.

ALSO PRESENT: City Manager Clark Arneson; City Attorney Patrick Sweeney; Planning and Community Development Director Bryan Schafer; Public Services Manager Bob Therres; Finance Director Joe Huss; Police Chief/Safety Services Manager Chris Olson; City Engineer Jean Keely; Communications Technician Roark Haver; Senior Engineering Technician Al Thorp; City Clerk Catherine Sorensen; and Recording Secretary Linda Dahlquist.

Present: 7 - Tom Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

4. APPROVAL OF MINUTES

4.-1 [MIN 15-08](#)

SBM JOINT WORKSHOP MEETING - 09/17/2014
2015 COUNCIL RETREAT - 02/12/2015
WORKSHOP MEETING - 02/19/2015
REGULAR MEETING - 02/19/2015

Approved

Aye: 5 - Mayor Ryan, Councilmember Swanson, Councilmember Herbst, Councilmember King and Councilmember Hovland

Abstain: 2 - Councilmember Bourke and Councilmember Clark

5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

6. COMMUNICATIONS

Mayor Ryan wished good luck to Blaine High School on the State Hockey Tournament.

7. OPEN FORUM FOR CITIZEN INPUT

Mayor Ryan opened the Open Forum at 7:32 p.m.

There being no input, Mayor Ryan closed the Open Forum at 7.32 p.m.

8. ADOPTION OF AGENDA**9. 8:00 P.M. - PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME**

None.

10. APPROVAL OF CONSENT AGENDA:

Councilmember Herbst requested the removal of agenda item 10.2.

Mayor Ryan requested the removal of agenda items 10.7, 10.8, and 10.9.

Approval of the Consent Agenda

- 10.-1** [MO 15-028](#) SCHEDULE OF BILLS PAID
Approved
- 10.-3** [MO 15-030](#) AUTHORIZE TEMPORARY REMOVAL OF PARKING RESTRICTIONS ON 103RD LANE AND NATIONAL STREET FOR CENTENNIAL ELEMENTARY SCHOOL EVENT ON MAY 20, 2015 (RAIN DATE: MAY 21, 2015)
Approved
- 10.-4** [RES 15-031](#) APPROVAL OF CONSTRUCTION AGREEMENT NO. 1000033 WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION
Adopted
- 10.-5** [MO 15-031](#) ACCEPTING THE PROPOSAL FOR REPLACEMENT PLAYGROUND EQUIPMENT IN THE AMOUNT NOT TO EXCEED \$60,000 FROM MINNESOTA/WISCONSIN PLAYGROUND FOR QUINCY PARK
Approved

- 10.-6 [MO 15-032](#) ACCEPTING THE PROPOSAL FOR REPLACEMENT PLAYGROUND EQUIPMENT IN THE AMOUNT NOT TO EXCEED \$30,000 FROM MINNESOTA/WISCONSIN PLAYGROUND FOR WESTWOOD PARK
Approved

Councilmember Clark arrived at 7:36 p.m.

- 10.-2 [MO 15-029](#) APPROVE 2014 DNR WATER APPROPRIATION PERMIT

Councilmember Herbst noted the City is paying the DNR for the use of water.

Approved

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

- 10.-7 [MO 15-033](#) CONFIRM MAYORAL APPOINTMENTS TO THE 2015 PLANNING COMMISSION

Mayor Ryan announced the Planning Commission appointments of Daniel York, Ward 2 and Maisa Olson, Ward 3 to serve two-year terms. He asked the City Clerk to readvertise the position for more candidates from Ward 1.

Approved

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

Motion

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

- 10.-8 [MO 15-034](#) CONFIRM MAYORAL APPOINTMENTS TO THE 2015 PARK ADVISORY BOARD

Mayor Ryan announced the Park Advisory Board appointments of Rex Markle, Ward 1; Prad Das, Ward 2; Tom Waldorf, Ward 3 to serve two-year terms.

Approved

- 10.-9 [MO 15-035](#) CONFIRM MAYORAL APPOINTMENTS TO THE 2015 NATURAL RESOURCE CONSERVATION BOARD

Mayor Ryan announced the Park Advisory Board appointments of Sam Villella, Ward 1; Christopher Perkins, Ward 2; Mary Jo Truchon, Ward 3; Dottie McKinley, Chair at Large to serve two-year terms.

Approved

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

11. DEVELOPMENT BUSINESS

11.-1 [RES 15-032](#) GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR OUTDOOR STORAGE IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 3100 82nd LANE NE. CAMELOT METALS. (CASE FILE NO. 15-0005/LSJ)

Planning and Community Development Director Schafer stated the applicant is requesting to store finished product in trailers until the product's ship date. He stated the applicant will have a paved area for eight to ten low boy trailers on the east side of the building.

Councilmember Herbst stated is eight to ten stalls enough space. Planning and Community Development Director Schafer replied they will have enough room for 20 stalls.

Adopted

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

11.-2 [RES 15-033](#) GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE .87 ACRES INTO 5 SINGLE FAMILY LOTS TO BE KNOWN AS THE LAKES OF RADISSON 60th ADDITION AT 123rd LANE/KISKA CIRCLE NE. HANS HAGEN HOMES. (CASE FILE NO. 15-0015/SLK)

Planning and Community Development Director Schafer stated the applicant is requesting to replat six lots on 123rd Lane to eliminate one lot and make the remaining five lots approximately 10-feet wider.

Adopted

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

11.-3 [RES 15-034](#) GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.51 ACRES INTO 14 SINGLE FAMILY LOTS TO BE KNOWN AS WILLOWFIELD ADDITION AT 12651 HARPERS STREET NE. (CASE FILE NO. 15-0008/SLK)

Planning and Community Development Director Schafer stated the preliminary plat consists of subdividing 4.5 acres into a subdivision with a total of 14 single family homes. He stated DF (Development Flex) zoning is proposed to establish minimum standards and forms the basis of Harpers Development Guide Plan.

Adopted

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

11.-4 [RES 15-035](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 14 SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT AT 12651 HARPERS STREET NE. (CASE FILE NO. 15-0008/SLK)

Planning and Community Development Director Schafer stated the preliminary plat consists of subdividing 4.5 acres into a subdivision with a total of 14 single family homes. He stated DF (Development Flex) zoning is proposed to establish minimum standards and forms the basis of Harpers Development Guide Plan.

Adopted

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

11.-5 [ORD 15-2308](#)

SECOND READING

REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) FOR THE WAGAMON RANCH ADDITION AT HARPERS STREET/131ST AVENUE. GORHAM DEVELOPMENT, LLC (CASE FILE NO. 14-0068/LSJ)

Planning and Community Development Director Schafer stated the applicant is proposing to plat 92 acres on the north end of Harpers Street. He stated the property is zoned FR (Farm Residential) with a land use designation of LDR (Low Density Residential). He stated Gorham Development proposes to create single family lots and rezone the property to DF (Development Flex).

Introduced, Read, and Placed on File for Second Reading

11.-6 [ORD 15-2309](#) SECOND READING

GRANTING A CODE AMENDMENT TO THE B-2 (COMMUNITY COMMERCIAL), B-3 (REGIONAL COMMERCIAL) AND PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICTS TO ALLOW MEDICAL CANNABIS DISTRIBUTION FACILITIES AS A CONDITIONAL USE. (CASE FILE NO. 15-0004/BKS)

Planning and Community Development Director Schafer stated the State adopted new laws and rules for the manufacture and distribution of medical cannabis in 2014 and effective July 1, 2015. He stated Blaine is not currently designated as a manufacture or distribution site; although the expansion of the program could include Blaine in the future. He stated the City's commercial (retail) zones of B-2 (Community Commercial), B-3 (Regional Commercial), and PBD (Planned Business District) do not contain specific language for this use. He noted the City's zoning codes B-2 and B-3 language would allow the sale of medical cannabis as a permitted use under general retail or pharmacy (drug store). He stated the proposed code amendment would add medical cannabis distribution as an allowed use under the Conditional Use Permit in each of the commercial zones.

Councilmember Swanson asked if a distributor could go anywhere if this ordinance is not in place. Planning and Community Development Director Schafer replied yes.

Councilmember Herbst stated he does not want to limit the City by approving this ordinance.

Councilmember Hovland commented the City could modify the conditional use permit at any time.

Councilmember King clarified that the City's current zoning, medical cannabis distributors could come to the City without any extra review process and that a conditional use permit would allow the Council to review, approve or deny an applicant.

Introduced, Read, and Placed on File for Second Reading

12. ADMINISTRATION

12.-1 [RES 15-036](#)

RECEIVE FEASIBILITY REPORT AND ORDER PUBLIC HEARING FOR TRUNK UTILITY IMPROVEMENTS TO SERVE THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23 AND THE PLAT OF GLENN MEADOWS, IMPROVEMENT PROJECT NO. 14-14

City Engineer Keely stated the proposed improvements were petitioned by 46% of the property owners to extend the trunk and lateral water main, and trunk and lateral sanitary sewer from Pheasant Ridge Drive to the Pulte portion of the Glenn Meadows plat. She stated the proposed project is to be assessed among the benefitting properties over a ten year period, EDA funds, Pooled TIF funds, future connection charges, and the City's Public Utility Fund. She noted a public hearing is scheduled for April 2, 2015.

Councilmember Herbst asked if the 46% petition property owners will pay for the project. City Engineer Keely replied Pulte will be assessed for the project over a ten year period and the other property owners will pay when they develop. She stated each developer will pay for the water with their development.

Councilmember Herbst asked if a cloud will be placed on the property owners' titles. City Engineer Keely replied the legal documents will state the assessments. Planning and Community Development Director Schafer replied it will also be noted with Anoka County.

Councilmember Bourke asked if EDA funds have been used before to accommodate future development. Planning and Community Development Director replied yes for the TPC.

Councilmember Clark questioned the deferral of assessments for ten years. Planning and Community Development Director yes, the deferral is for up to ten years.

Adopted

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland

13. OTHER BUSINESS

None.

14. ADJOURNMENT**Adjourned**

Aye: 7 - Mayor Ryan, Councilmember Swanson, Councilmember Bourke, Councilmember Herbst, Councilmember Clark, Councilmember King and Councilmember Hovland