



# City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Dr.  
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.*

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Tuesday, November 13, 2012

7:00 PM

Council Chambers

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, November 13, 2012. Chair Ouellette called the meeting to order at 7:00 p.m.  
Staff Present: Shawn Kaye, Associate Planner  
Lori Johnson, Planner III  
Gina Gore, Planning/Landscape Intern  
Dan Schluender, Assistant City Engineer

**Present:** 7 - Chair Ouellette, Vice Chair Lahti, Homan, Goracke, Edison, Bergstrom, and Radtke

### 2. Approval of Minutes - October 9, 2012

[TMP 12-596](#)

#### Unapproved October 9 Planning Commission Minutes

Attachments: [10-09-12.doc](#)

Moved by Homan, seconded by Edison, that the Minutes be Approved. The motion passed 5-0-2 (Goracke and Radtke abstained).

### 3. Old Business

None.

### 4. New Business

4.1 [RES 12-154](#)**PUBLIC HEARING CASE FILE NO. 12-0039 // CARLAND  
KRSITY WHITE // 1520 130th LANE NE****THE APPLICANTS ARE REQUESTING A CONDITIONAL  
USE PERMIT TO ALLOW FOR A HOME OCCUPATION.**

**Attachments:**     [Attachments.pdf](#)  
                              [Public Comments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 12-0039 was opened at 7:06 p.m.

Chair Oullette noted for the record the City received a letter from Randy and Patty Clark, 1510 130th Lane, noting they did not object to the vans in the driveway for this home occupation. Another letter was received Jerry Lindgran, 1511 130th Lane, indicating he did not appreciate the home business operating out of this location.

Doris Noyes, 1540 130th Lane, stated she has lived in this neighborhood for over 30 years. She pleaded that her neighbor cease operating a business from their home. She was not trying to hurt her neighbor as she loved her neighborhood, living on the cul-de-sac, but felt the vans should be moved to an industrial site.

Kristy White, 1520 130th Lane, stated she has done a lot of work to her property and commented it was her intention to move the business from her home. However, her business has been struggling since 2008 due to the recession. She explained her son works for her at this time, would be moving out in February, and taking one of the vans with him. Mrs. White stated her hope would be to relocate her business when financially feasible.

Colleen Jones, 1560 130th Lane, expressed concern with the chemicals used by the company and if this would become an issue for the neighboring properties. She commented her cul-de-sac was a residential area and all that stands out at this time are the commercial vans.

Mr. White stated all sealants stored on site were sealed. Mrs. White commented the Fire Marshall has inspected the site as well and did not have any concerns.

Chair Oullette asked how many cans of sealant were stored on site.

Mr. White estimated he had several cases of sealant on site, with four gallons of sealant per case.

The public hearing was closed at 7:13 p.m.

Commissioner Lahti stated the business has been in operation since 2005 and asked how long the vans have been located at the residence.

Mrs. White commented the vans have been onsite the entire time. She stated it was unfortunate that this is a result of a dispute with a neighbor.

Chair Oullette asked if the homeowners would be replacing the sod or adding more hard surface to accommodate the vans.

Mr. White explained he would address this concern.

Chair Oullette indicated his neighbor had two trucks in his driveway each night. He encouraged the applicant to adhere to Staff's recommendations and clean up the exterior parking area.

Commissioner Goracke understood the need for the CUP while he was also understanding to the relations within the neighborhood. He encouraged the applicant to address the concerns expressed here this evening along with the conditions for approval.

**Motion by Commissioner Edison to recommend approval of Planning Case 12-0039 based on the following conditions:**

**Case 12-0039:**

- 1. No more than one quarter of the garage can be used for storage of materials associated with the business.**
- 2. No more than one bedroom can be used for office purposes for the business.**
- 3. No more than two vans associated with the business can be parked on site at any given time.**
- 4. All vans and passenger vehicles not related to the business must be parked on a hard surface if parked outdoors. Turf must be restored to the west side of the driveway that has been eroded by vehicle parking.**
- 5. No more than two people can be employed by the applicants that do not reside at the home.**
- 6. The business should be generally operated as stated in the attached letter and narrative.**
- 7. The home occupation will require an annual inspection to determine compliance with these conditions and is subject to a re-inspection fee as set by the City Council.**

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

Chair Ouellette noted this would be on the agenda of the December 6, 2012 City Council meeting.

4.2 [RES 12-155](#)

**PUBLIC HEARING CASE FILE NO. 12-0038 // THIEN AN  
BUDDHIST TEMPLE // 10030 3rd STREET NE**

**THE APPLICANT IS REQUESTING A CONDITIONAL USE  
PERMIT TO ALLOW FOR CONSTRUCTION OF AN 864  
SQUARE FOOT ATTACHED STORAGE/ACCESSORY  
BUILDING**

**Attachments:**    [Attachments.pdf](#)  
[Attachments - Public Comment.pdf](#)  
[Attachments - Parking Details.pdf](#)  
[Attachments - No Parking Request.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 12-0038 was opened at 7:26 p.m.

Chair Oullette noted the parking concerns raised by Alexandra House stating this would be addressed with Staff prior to the Council meeting.

Jeffrey Hoff, 11733 Bittersweet Street, Coon Rapids, representing King of Glory Lutheran Church, expressed concern with parking at the Buddhist Temple. He stated the parking terms were not being followed which was creating safety concerns for the King of Glory preschool children, church attendees and the general public. He questioned what was being kept in the storage area and asked if the City had considered how the water runoff from the temple property would be affected with the storage expansion. He presented the Commission with photos addressing the water runoff.

Wayne Davids, King of Glory Lutheran Church representative, stated the water runoff from the temple was flooding the preschool play area. He requested the City consider how to address this issue prior to approving the expansion.

Douglas Hoffman, King of Glory Lutheran Church representative, explained he has tried to work out a parking agreement with the temple over the past several years. He noted he submitted a letter to the temple, and received no response. Several verbal conversations were held but nothing was concrete. He discussed a recent event held at the temple in November stating their parking interrupted a wedding at the King of Glory Lutheran Church. Mr.

Hoffman discussed the safety concerns from parking along 3rd Street as well. He estimated the temple held eight to ten events a year, which required additional parking. Mr. Hoffman recommended the Commission deny the request this evening.

The public hearing was closed at 7:35 p.m.

Commissioner Goracke asked if there was a parking agreement between the two parties.

Mr. Hoffman stated there was a relationship between the two parties, however there was nothing in writing, or proof of co-insurance, to protect King of Glory from any liability. He stated the church was trying to be a good neighbor, but there were issues with the number of events held by the temple.

Tai, a Buddhist Temple representative, commented the temple wanted to remain peaceful and that he was the best person to contact with any concerns. He advised that inside the shed they would be storing property maintenance items, tables and chairs. He understood some of the events at the temple were drawing large numbers of people. However, if the church was not willing to work with the temple and share parking, this should have been voiced. He requested to meet with the church representatives on this issue after the meeting.

Chair Oullette encouraged the church representatives meet with Tai after the meeting to discuss the parking issues in further detail to bring about a resolution.

Commissioner Goracke stated he was a pastor himself and he encouraged the applicant to work with the neighboring church members stating much of this was cultural based.

Mr. Hoffman suggested the City hold the temple to the same parking standards that the King of Glory had to follow. He commented the occupancy requirements should be followed as well.

Chair Oullette stated based on the comments made this evening he understood that parking was a concern at this site. He indicated the parking concerns would be addressed by the applicant, King of Glory and City staff. However, this evening the Commission was being requested to consider the construction of a storage building.

**Motion by Commissioner Goracke to recommend approval of Planning Case 12-0038 based on the following conditions:**

**Case 12-0038:**

1. The applicant to plant 6- six-foot conifers just south of the proposed building addition.
2. The applicant to construct an 8 foot high maintenance free board on board fence (60 feet in length) that is located just south of the proposed addition.
3. A fire suppression system is required by the Minnesota State Fire Code in the newly constructed addition.
4. The applicant to obtain site plan approval, including provision of financial guaranty, and meeting all building and fire codes and landscape requirements prior to any site work.
5. The proposed addition is limited to the storage of materials used with the Buddhist Temple.

Motion seconded by Commissioner Homan. The motion passed 6-1 (Edison opposed).

Chair Ouellette noted this would be on the agenda of the December 6, 2012 City Council meeting.

**4.3 TMP 12-570**

**PUBLIC HEARING CASE FILE NO. 12-0040 // HANA EXPRESS // 4325 PHEASANT RIDGE DRIVE, SUITE 112**

**THE APPLICANT IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR OUTDOOR DINING WITH SEATING FOR 16 PEOPLE**

Attachments: Attachments.pdf

The report to the Planning Commission was presented by Gina Gore, Planning Intern. The public hearing for Case File 12-0040 was opened at 7:53 p.m. As no one wished to appear, the public hearing was closed at 7:53 p.m.

**Motion by Commissioner Homan to recommend approval of Planning Case 12-0040 based on the following conditions:**

**Case 12-0040:**

1. The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the SAC amount for this use.
2. No outdoor advertising on the building or outdoor dining area without obtaining a permit. This includes table umbrellas.
3. The outdoor dining area will be limited to the above described area, and there can be no more than 16 seats in the outdoor dining area.
4. The outdoor dining shall not be placed in a manner to block or impede

pedestrian access in any way through the pedestrian walkway.

5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.

6. Plans for amplified music or a public address system for the outdoor dining area to be reviewed by the City and approved by the Village management company prior to installation. Noise level of the music in the outdoor dining area to not exceed normal conversation level.

7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.

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

Chair Ouellette noted this would be on the agenda of the December 6, 2012 City Council meeting.

4.4 [RES 12-156](#)

**PUBLIC HEARING CASE FILE NO. 12-0041 // TWIN CITY GEAR COMPANY // 1551 & 1525 99th LANE NE**

**THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 4.26 ACRES INTO TWO (2) LOTS AND ONE (1) OUTLOT TO BE KNOWN AS TWIN TIDES ADDITION**

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 12-0041 was opened at 7:57 p.m.

Max Sound, Twin City Gear Company, understood there was an issue with the driveway. He commented he was willing to work with the City to resolve the concerns.

The public hearing was closed at 7:59 p.m.

Chair Oullette discussed the options available to the applicant for the driveway in further detail stating a conditional use permit would allow for the driveway to remain.

Lori Johnson, Planner III, encouraged the applicant to speak with Green Light Recycling to find out how they would like to proceed with the driveway. After holding this conversation, the applicant should then contact the City on how to proceed with the matter.

**Motion by Commissioner Goracke to recommend approval of Planning Case 12-0041 based on the following conditions:**

**Case 12-0041:**

1. Lot 2 be combined with the property to the north upon the sale of the land.
2. The access and driveway located on proposed Lot 2 to be removed entirely and the land must be restored to turf so it cannot be used; or a conditional use permit needs to be applied for.

**Motion seconded by Commissioner Edison. The motion passed 7-0.**

**Chair Ouellette noted this would be on the agenda of the December 6, 2012 City Council meeting.**

Commissioner Edison stated he would be resigning his position on the Planning Commission as he would be moving out of the City of Blaine.

**Motion by Commissioner Edison to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Homan. The motion passed 7-0. Adjournment time was 8:04 p.m.**