

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 9, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 9, 2021. Chair Ouellette called the meeting to order at 7:00PM. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Deonauth, Goracke, Halpern, Homan, Olson, Villella, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: None.

Staff Present: Shawn Kaye, Associate Planner
 Lori Johnson, City Planner
 Elizabeth Showalter, Community Development Specialist
 Teresa Barnes, Project Engineer
 Patricia Robinson, Administrative Assistant

APPROVAL OF MINUTES

Motion by Commissioner Goracke to approve the minutes of February 9, 2021, as presented. Motion seconded by Commissioner Homan. A roll call vote was taken. The motion passed 7-0.

OLD BUSINESS

None.

NEW BUSINESS

Item 4.4 – Case File No. 21-0009 – Public Hearing – The applicant is requesting the following:

- 1.) Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 26 acres.

- 2.) Preliminary plat to subdivide 26 acres into 66 single family lots and one outlot to be known as Lexington Woods.
 - 3.) Conditional use permit to allow for the construction of 66 single family lots in a DF (Development Flex) zoning district. These single family homes will be rental units and governed by an association that handles all maintenance.
- LEXINGTON WOODS (D.R. HORTON), 12621, 12691, 12701 LEXINGTON AVENUE NE.

The report to the planning commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 21-0009 was opened at 7:47PM.

Associate Planner, Shawn Kaye stated for the record the planning commission had received written comments from two individuals one noting concerns with the proposed build to rent community and the other had concerns with a dedicated city park.

The public hearing was closed at 7:48PM.

Chair Ouellette explained he has seen developments like this in other communities. He reported this development would be filled with professionals that are new to the area or may be moving from the area within several years. He indicated this would not look like a rental community.

Commissioner Goracke stated there was nothing like this development in Blaine.

Chair Ouellette noted the park in this area was at the school.

Commissioner Olson asked if the neighborhood would have covenants in place.

Associate Planner, Shawn Kaye explained the rental units would have a rental agreement for the site regulations.

Reid Schulz, D.R. Horton representative, thanked staff for all of their efforts on this planning case. He explained rental agreements and covenants would be put in place for this development in order to keep the property neat and orderly.

Commissioner Halpern questioned if D.R. Horton had a management company selected for this development.

Mr. Schulz stated he had several different management companies that he works with in the Twin Cities metro area, but noted one had not been selected for this project just yet.

Chair Ouellette requested further comment on the type of individuals who were locating in these types of rental neighborhoods.

Mr. Schulz explained these rental communities have recent college grads, people who were saving to buy their own home, and baby boomers that are looking for a second home.

Commissioner Halpern asked how long tenants were staying in these rental communities.

Mr. Schulz stated he did not have a lot of information on renters for Minnesota because this was a new housing concept for this area.

Chair Ouellette inquired if the rental agreement would allow for outdoor storage of snow mobiles and boats.

Mr. Schulz reported the rental agreement would put restrictions on what can be stored outside the residence and would require compliance with city ordinances.

Motion by Commissioner Goracke to recommend approval of Planning Case 21-0009A a rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single-family homes on 26 acres based on the following conditions:

Case 21-0009A:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments. The standards will create an attractive benchmark of quality homes with desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is

allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

Motion by Commissioner Goracke to recommend approval of Planning Case 21-0009B a preliminary plat to subdivide 26 acres into 66 single-family lots and one outlot to be known as Lexington Woods based on the following conditions:

Case 21-0009B:

1. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
2. All streets will follow the Anoka County street name grid system.
3. Plans and specifications must be approved by the City prior to start of construction.
4. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales and storm water management ponds.
5. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
6. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
7. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, sidewalks, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.

8. Sidewalks will be required on the east side of street 2 and the west side of street 3.
9. Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2021 rate of \$6,747/acre for Sanitary Sewer District 7 will apply to all upland acreage if platted in 2021.
10. The development plan shall indicate all structures will be protected from flooding.
11. A 20-foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
12. RCWD permit is required prior to City approval of construction plans and specifications.
13. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits for any portion of the development that is within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. Park dedication will be required for the 66 new lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$293,634 if paid in 2021. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
16. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
17. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

18. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
19. All development signage by separate review.
20. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with extra plantings on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue. This landscaping will also help to meet tree preservation requirements. Approximately 17.4 acres will be disturbed during construction and the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. This would mean that 139 trees would be required for tree replacement purposes. The developer has proposed, and will be required to install, a total of 217 trees within this development, including individual lot landscaping and screening along Lexington Avenue.
21. A 6-foot maintenance free fence must be provided along the west side of the lots on Lexington Avenue to enhance the landscape screening along this roadway. A site plan with fence details is required prior to mylars being released for recording with Anoka County.
22. The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue. If/when the fence needs replacement; the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.
23. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

Motion by Commissioner Goracke to recommend approval of Planning Case 21-0009C a conditional use permit to allow for the construction of 66 single family lots in a DF (Development Flex) zoning district based on the following conditions:

Case 21-0009C:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.10.

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 5 feet for house and 5 feet for garage.
3. Corner side yard setback - 20 feet.
4. Rear yard setback
 - a) 25 feet
 - b) 50 feet (Lexington Avenue lots)
 - c) 30 feet- (pre-plat Lots 5-10 Block 2)
5. Maximum building height - 2 1/2 stories or 35 feet.

6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,300 square feet.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
13. Each lot shall contain one front yard tree and one rear yard tree with a minimum of 2½-inch caliper. Corner lots shall contain an additional yard tree.

14. Developer to execute and record, where deemed appropriate by the City Engineer, with the sale of single family lots, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
15. All development entrance signage by separate permit.
16. A rental license from the City must be obtained for all rental homes.

Motion seconded by Commissioner Villella. A roll call vote was taken. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the April 5, 2021 city council meeting.