



# City of Blaine Anoka County, Minnesota Minutes - Final

Blaine City Hall  
10801 Town Sq Dr NE  
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, June 14, 2016

7:00 PM

Council Chambers

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, June 14, 2016. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Lori Johnson, Associate Planner  
Tom Scott, Project Coordinator

**Present:** 4 - Chair Ouellette, Commissioner York, Goracke, and Commissioner Ponds

**Absent:** 3 - Homan, Commissioner Olson, and Commissioner Halpern

### 2. Approval of Minutes

[TMP 16-0293](#) Approval of May 10, 2016 Planning Commission Minutes

Approval of the May 10, 2016 Planning Commission minutes will be taken at the July Planning Commission meeting.

**Postponed to July.**

### 3. Old Business

None.

### 4. New Business

**4.1 TMP 16-0274** Public Hearing Case File No. 16-0026 // James and Kellie Milich // 11353 Wildwood Court NE

The applicant is requesting a Conditional Use Permit to allow for a detached garage to be placed in the rear yard of the lot. The new

structure will be 1,536 square feet and overall garage square footage on the lot will be 2,341.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0026 was opened at 7:06 p.m. As no one wished to appear, the public hearing was closed at 7:06 p.m.

**Motion by Commissioner Goracke to recommend approval of Planning Case 16-0026 based on the following conditions:**

**Case 16-0026:**

1. The structure to match the color of the house.
2. A building permit must be obtained prior to construction of the building.
3. The new accessory building space to be used for personal storage only.
4. The accessory building to be generally located as shown on attached sketch and meeting all required setbacks. The accessory building must be located in the rear yard.
5. The access drive to the new garage will be required to be paved.
6. The accessory building is limited to 1,536 square feet.
7. The property owner must install 5 new trees on this lot to replace trees taken out for construction. This must be completed prior to a certificate of occupancy for the new structure.
8. The existing small shed in the rear of the property must be removed prior to a certificate of occupancy for the new structure.
9. The proposed structure cannot be used for a home occupation.

**Motion seconded by Commissioner Ponds. The motion passed 4-0.**

**Aye:** 4 - Chair Ouellette, Commissioner York, Goracke, and Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the June 16, 2016 City Council meeting.

#### **4.2 TMP 16-0275**

Public Hearing Case File No. 16-0027 // Brent Voeller/UFC Gym // 10301 Lexington Avenue NE

The applicant is requesting a Conditional Use Permit to allow for a fitness and health club in the B-2 zoning district. The existing building will be occupied by a UFC Gym.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0027 was opened at 7:10 p.m. As no one wished to appear, the public hearing was closed at 7:10 p.m.

Chair Ouellette asked if access on Ball Road was through the median.

Associate Planner, Lori Johnson explained there would not be a cut in the median. She explained access to Ball Road would be a right in, right out.

Commissioner Goracke welcomed Mr. Voeller to the City of Blaine. He questioned how many employees would be needed to run the gym.

Brent Voeller, UFC Gym, anticipated he would have four to seven employees. He described how the gym would operate and the types of classes that would be offered.

Chair Ouellette inquired when the peak operating hours would be.

Mr. Voeller anticipated the peak hours of operation would be prior to and after work hours.

**Motion by Commissioner Ponds to recommend approval of Planning Case 16-0027 based on the following conditions:**

**Case 16-0027:**

1. The business to operate as described in the attached narrative.
2. The applicant will need to manage his parking demand by limiting class size and time slots if necessary so as to not create a parking issue on site.
3. No activity/training is to be conducted outside the building.
4. The interior tenant finish work to be completed with review and permit meeting all Building and Fire Code requirements.
5. A Certificate of Occupancy is required prior to occupying the space.
6. All business signage by separate review and permit.
7. The following trees must be planted on site:

Conifer Trees:	5
Ornamental Trees:	5

8. The applicant will need to submit a new landscape plan that indicates where the trees will be planted prior to issuance of interior building permits. In addition, the applicant must provide an escrow in the amount of \$3,000 to cover the cost of the installation of the trees. This money would be returned when the trees have been planted and deemed healthy.

9. Fire suppression to be provided for the entire building.

Motion seconded by Commissioner York. The motion passed 4-0.

**Aye:** 4 - Chair Ouellette, Commissioner York, Goracke, and Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the June 16, 2016 City Council meeting.

**4.3 TMP 16-0276**

Public Hearing Case File No. 16-0028 // Donald Krueger // 2711 93rd Avenue NE

The applicant is requesting a waiver of platting to adjust the lot line between 2711 and 2721 93rd Avenue NE to allow for a larger parcel at 2721 93rd Avenue NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0028 was opened at 7:17 p.m. As no one wished to appear, the public hearing was closed at 7:17 p.m.

**Motion by Commissioner York to recommend approval of Planning Case 16-0028 based on the following conditions:**

**Case 16-0028:**

1. **The waiver of platting must be recorded with Anoka County with the conveyed parcel (Parcel B) combined as one tax parcel with the adjacent parcel to the east at the Anoka County Recorder’s Office.**
2. **New side yard drainage and utility easements will need to be dedicated on the newly created east property line of Parcel A and west property line of Parcel B within 60 days of the waiver of platting being recorded.**
3. **A petition to vacate the existing drainage and utility easements along the west line of existing Lot 2 and the east line of Lot 1, Wallace Woods, must be submitted within 60 days of the waiver of platting being recorded.**

**Motion seconded by Commissioner Goracke. The motion passed 4-0.**

**Aye:** 4 - Chair Ouellette, Commissioner York, Goracke, and Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the June 16, 2016 City Council meeting.

**4.4 TMP 16-0252**

Public Hearing Case File No. 16-0029 // Ryan Companies US, Inc. // 11633 Ulysses Lane NE

The applicant is requesting the following:

- a) Preliminary Plat to subdivide 5.30 acres into two (2) commercial lots to be known as Central Avenue Acres 5th Addition.
- b) Conditional Use Permit to allow for a zero lot line for parking and building setbacks and for shared parking between two new lots.

The report to the Planning Commission was presented by Lori Johnson,

Associate Planner. The public hearing for Case File 16-0029 was opened at 7:20 p.m. As no one wished to appear, the public hearing was closed at 7:20 p.m.

Chair Ouellette was pleased that the drainage pond issues for this site would be addressed through the Preliminary Plat.

Kevin Pfeiffer, Ryan Companies, asked if he would be receiving Preliminary and Final Plat approval.

Associate Planner, Lori Johnson clarified the Planning Commission was approving the Preliminary Plat this evening and the Final Plat would be approved by the City Council in July.

**Motion by Commissioner Goracke to recommend approval of Planning Case 16-0029A a Preliminary Plat to subdivide 5.30 acres into two (2) commercial lots to be known as Central Avenue Acres 5th Addition at 11633 Ulysses Lane NE based on the following conditions:**

**Case 16-0029A:**

1. **The Mayor, City Manager and City Clerk are hereby authorized to execute any and all necessary documents, agreements, and releases related to the approval, recording, or administration of Central Avenue Acres Fifth Addition.**

**Motion by Commissioner Goracke to recommend approval of Planning Case 16-0029B a Conditional Use Permit to allow a zero lot line for parking and building setbacks and for shared parking between two new lots at 11633 Ulysses Lane NE based on the following conditions:**

**Case 16-0029B:**

1. **A shared parking and access agreement must be submitted to the City prior to issuance of a building permit for Lot 2, Block 1.**
2. **A conditional use permit amendment, which can be presented directly to City Council, will be required prior to issuance of a building permit for Lot 2, Block 1.**

**Motion seconded by Commissioner Ponds. The motion passed 4-0.**

**Aye:** 4 - Chair Ouellette, Commissioner York, Goracke, and Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the June 16, 2016 City Council meeting.

## **Adjournment**

**Motion by Commissioner Ponds to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner York. The motion passed 4-0. Adjournment time was 7:23 p.m.**

**Aye:** 4 - Chair Ouellette, Commissioner York, Goracke, and Commissioner Ponds