



# City of Blaine Anoka County, Minnesota Minutes

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, October 9, 2018

7:00 PM

Council Chambers

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### 1. Call To Order

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, October 9, 2018. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Bryan Schafer, Community Development Director  
Tom Scott, Project Coordinator

### 2. Roll Call

**Present:** 6 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Ponds, and Commissioner Halpern  
**Absent:** 1 - Commissioner Olson

### 3. Approval of Minutes

3.-1

### August 15 and October 9, 2018 Planning Commission Minutes

**Attachments:** [August 15, 2018](#)  
[October 9, 2018](#)

**Motion by Commissioner York to approve the minutes of September 11, 2018, as presented. Motion seconded by Commissioner Ponds. The motion passed 4-0-2 (Chair Ouellette and Commissioner Homan abstained).**

**Aye:** 4 - Commissioner York, Commissioner Goracke, Commissioner Ponds, and Commissioner Halpern

**Abstain:** 2 - Chair Ouellette, and Commissioner Homan

**4. Open Forum for Citizen Input**

None.

**5. New Business****5.1** Public Hearing Case File No. 18-0062 Conditional Use Permit For  
Transportation Terminal//Safe Tree Transportation, LLC//9224  
Isanti Street NE

**Attachments:** [Attachments CC Mtg 100418](#)

The report to the Planning Commission was presented by Bryan Schafer, Community Development Director. The public hearing for Case File 18-0062 was opened at 7:08 p.m. As no one wished to appear, the public hearing was closed at 7:08 p.m.

**Motion by Commissioner Ponds to recommend approval of Planning Case 18-0062 based on the following conditions:**

**Case 18-0062:**

1. Tenant to schedule a walk thru with Building and Fire for issuance of a Certificate of Occupancy (C.O.). A C.O. is required prior to occupying the site.
2. The building's fire suppression system to be evaluated by a fire system designer to determine what is needed to handle the inside storage of vehicles. System upgrades to be reviewed by city with permit required.
3. Tenancy to meet all Building and Fire codes for the space.
4. Exterior van storage limited to the rear storage yard. No van storage (overnight parking) allowed in the front parking area. No vehicle parking allowed in the driveway (north of the building).
5. Rear storage area to be fenced with 6-foot high chain link and to meet 10-foot side yard setbacks. Side setback area to be returned to landscaping.
6. Security gate installation to be reviewed and coordinated with Fire Department for emergency access.
7. Outside van storage limited to not more than 25 passenger vans.
8. A 24-foot drive aisle to be maintained at all times in the fenced storage area.
9. All site work to be completed by June 30, 2019 and completion guaranteed with a \$5,000 cash escrow.

**Motion seconded by Commissioner Goracke. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Ponds, and Commissioner Halpern

Chair Ouellette noted this would be on the agenda of the October 18, 2018 City Council meeting.

## 5.2

### Public Hearing Case 16-0041 // City of Blaine

The City of Blaine is holding a Public Hearing for review of the Blaine 2040 Comprehensive Plan. (Case No. 16-0041/BKS)

**Attachments:** [Blaine Comp Plan Presentation PC PH 10.7.2018](#)

The report to the Planning Commission was presented by Bryan Schafer, Community Development Director and Breann Rothstein, WSB & Associates. The public hearing for Case File 16-0041 was opened at 7:25 p.m.

Chair Ouellette noted for the record the Planning Commission had received letters from Bob and Jill Ross at 240 130th Avenue NE and Jack Freeman at 231 130th Avenue NE, stating these individuals would like to keep the Comp Plan as is for the Northwest Section.

Keith Ewer, 135 132nd Avenue NE, asked why the Comp Plan was referred to as the 2040 Comp Plan.

Chair Ouellette stated this document was a recommendation for zoning and was written into a Comprehensive Plan. He reported rezoning changes could still be considered by the City. He anticipated it would be a long time before Mr. Uyer's neighborhood was included in the MUSA.

Community Development Director, Bryan Schafer reported the Comprehensive Plan was a Met Council requirement that had to be updated every ten years.

Cynthia Beck, 11 132nd Avenue NE, explained she purchased the property across the street in order to preserve the green space. She stated she does not want this property put into the MUSA by 2040.

Chair Ouellette commented if the land were not to sell it would not be divided up and put into the MUSA.

Ms. Beck recommended her neighborhood not be considered for entrance into the MUSA until 2050.

Bob Ross, 240 130th Avenue NE, stated he has lived in his home since 1973. He requested his property be allowed to remain outside the MUSA until 2050.

Stephanie Schroeder, 13080 Terrace Road NE, requested the Northwest corner remain outside of the MUSA.

Pamela Thomas, 13101 Terrace Road NE, stated she does not want her property brought into the MUSA.

Paul Sorensen, 13169 Terrace Road NE, stated 44 years ago he bought a parcel and built a home in the Northwest corner. He explained he and his wife would like to maintain their way of life and encouraged the City to not include his property in the MUSA.

As no one else wished to appear, the public hearing was closed at 7:44 p.m.

Commissioner York clarified that even though the Comprehensive Plan includes the Northwest corner in MUSA, if no one sells to a developer, nothing would change.

Commissioner Goracke stated for transparency purposes, it was the intent of the City Council to have the entire City part of the MUSA at some point in the future.

Commissioner Homan commented if this property was not included in the MUSA, could a future developer go through a petitioning process.

Community Development Director, Bryan Schafer stated this could happen in the future. He explained that the City was being the most transparent by including this property in the MUSA as it was the City's intent to have the entire City provided with water and sewer services.

Commissioner Halpern requested further information on the natural resource or preservation plans for the City. He asked for additional information on the economic development requirements within the Comp Plan as well.

Ms. Rothstein referred the Commission to the end of the Comprehensive Plan noting the action items within the plan. She noted she worked with Economic Development Coordinator Thorvig on the economic development portion of the plan and stated there were some detailed goals included in the document. She commented on several steps that could be taken by the City to encourage high paying jobs and job creation through future redevelopment.

Commissioner York asked if the Comp Plan was a summary and wish list for the City.

Ms. Rothstein explained the Comp Plan was a planning document for the City of

Blaine that had added value for future grant opportunities. She noted the implementation matrix also assisted the City in addressing action items.

Commissioner Ponds requested further information regarding the affordability standards noted within the Comp Plan.

Ms. Rothstein discussed the affordability standards in further detail with the Commission.

**Motion by Commissioner York to recommend approval of Planning Case 16-0041, approving the 2040 Comprehensive Plan. Motion seconded by Commissioner Ponds. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Ponds, and Commissioner Halpern

Chair Ouellette noted this would be on the agenda of the November 15, 2018 City Council meeting.

## 6. Old Business

None.

**None.**

## Adjournment

**Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Halpern. The motion passed 6-0. Adjournment time was 8:08 p.m.**

**Aye:** 6 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Ponds, and Commissioner Halpern