



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.

Tuesday, October 11, 2011

7:00 PM

Council Chambers

1.0 Roll Call

Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner, Dan Schluender, Senior Civil Engineer

Present: 5 - Chair Ouellette, Vice Chair Lahti, Karnick, Goracke, and Edison

Absent: 2 - Homan, and McLane

2.0 Approval of Minutes

2.1 [MIN 11-0013](#)

Attachments: [Sept 13 PC Minutes.doc](#)

**Moved by Edison, seconded by Vice Chair Lahti, that the Minutes be Approved.
The motion passed by the following vote:**

Aye: 3 - Vice Chair Lahti, Karnick, and Edison

Abstain: 2 - Chair Ouellette, and Goracke

3.0 Old Business

None.

4.0 New Business

4.1 [11-0010](#)

CASE FILE NO: 11-0035 // RUTH AND DENNIS STEPHENS // 11670

SUNSET AVENUE NE

THE APPLICANTS ARE REQUESTING A CONDITIONAL USE PERMIT TO ALLOW UP TO 1,579 SQUARE FEET OF GARAGE SPACE IN AN FR (FARM RESIDENTIAL) ZONING DISTRICT.

Sponsors: Johnson

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 11-0035 was opened at 7:08 p.m. Ruth Stephens, 11670 Sunset Avenue NE, indicated she was present to answer questions.

The public hearing was closed at 7:09 p.m.

Chair Ouellette asked if the roof would be shingled or metal. Ms. Stephens stated the roof would be metal and would match the color of the existing structure.

Commissioner Goracke was in favor of the building as presented.

**Moved by Goracke, seconded by Edison, that this Plan. Cmsn. Report be Recommended for Approval with the following conditions:
Case 11-0035:**

1. **The structure to match the architectural style and color of the house.**
2. **A building permit must be obtained prior to construction of the building.**
3. **The new space to be used for personal storage only.**

The Motion was adopted unanimously.

Chair Ouellette noted this would be on the agenda of the November 3, 2011 City Council meeting.

4.2 [11-0011](#)

PUBLIC HEARING CASE FILE NO: 11-0040 // CITY OF BLAINE

THE CITY IS PROPOSING A CODE AMENDMENT TO SECTION 32.54(G)(6)(7) GASOLINE SALES STANDARDS OF THE HIGHWAY 65 OVERLAY DISTRICT.

Sponsors: Kaye

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 11-0040 was opened at 7:14 p.m. As no one wished to appear, the public hearing was closed at 7:14 p.m.

Commissioner Edison questioned how "extensive berming" would be defined within the City's code.

Shawn Kaye, Associate Planner, explained this would remain subjective but defined this to be berms large enough to screen headlights and provide a necessary buffer between commercial and residential uses.

Commissioner Karnick asked if the canopy signage could be lit.

Shawn Kaye, Associate Planner, stated the canopy signs could be illuminated.

Commissioner Lahti asked if the 1.5 times the normal landscaping standards would be held for all gas stations.

Shawn Kaye, Associate Planner, indicated this standard would be held for all gas stations along Highway 65.

Moved by Vice Chair Lahti, seconded by Karnick, that this Plan. Cmsn. Report be Recommended for Approval based on the following conditions:

Case 11-0040:

- 1. At least 80 percent of exterior wall finish (exclusive of surface glass) shall be comprised of brick. The remaining 20 percent to be comprised of natural stone, masonry, stucco, or other comparable or superior material as approved by the Zoning Administrator.**
- 2. Principal building utilizes pitched roof system.**
- 3. All building materials and exterior colors to be approved by the Zoning Administrator.**
- 4. Site to incorporate extensive berming along street frontages.**
- 5. Decorative entrance plantings or decorative fencing to be incorporated into site landscape plans.**

The Motion was adopted unanimously.

Chair Ouellette noted this would be on the agenda of the November 3, 2011 City Council meeting.

Adjournment

Adjournment time was 7:19 p.m.

Moved by Edison, seconded by Goracke, that this meeting be Adjourned. The Motion was adopted unanimously.