



**City of Blaine
Anoka County, Minnesota
Minutes
Planning Commission**

10801 Town Square Dr.
Blaine MN 55449

Tuesday, June 10, 2014

7:00 PM

Council Chambers

1.0 Roll Call

2.0 Approval of Minutes - May 13, 2014

May 13, 2014 Planning Commission Minutes

Attachments: [May 13 Planning Commission Minutes](#)

Motion by Commissioner Goracke to approve the minutes of May 13, 2014, as presented. Motion seconded by Commissioner York. The motion passed 5-0.

3.0 Old Business

4.0 New Business

4.1 Public Hearing Case File No. 14-0027 // Metro Auto Sales // 9241
Baltimore Street NE

The applicant is requesting a conditional use permit to allow for indoor auto sales in an I-1 (Light Industrial) zoning district.

Attachments: [Metro Auto Sales - Attachments](#)

Motion by Commissioner King to recommend approval of Planning Case 14-0027 based on the following conditions:

Case 14-0027:

1. No outside display areas, storage or parking allowed.
2. All signage to meet industrial district standards and will be issued under a separate permit.
3. Inside use of the building must comply with all fire and building codes. The applicant shall obtain a Certificate of Occupancy through the Building Department prior to occupying the building.

Motion seconded by Commissioner Homan. The motion passed 5-0.

Chair Ouellette noted this would be on the agenda of the June 19, 2014 City

Council meeting.

4.2

Public Hearing Case File No. 14-0010 // General Contractors of Minnesota, Inc. // 2201 107th Lane NE

The applicant is requesting a conditional use permit to allow for a contractor yard with special purpose fence in an I-2 (Heavy Industrial) zoning district.

Attachments: [General Contractors - Attachments](#)

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0010 based on the following conditions:

Case 14-0010:

1. Outside storage is limited to equipment and materials used in the normal course of a commercial contractor business consistent with the CUP application. Junk or discarded/unused materials and equipment is to be removed.
2. Storage of materials/storage containers is limited to not more than 12-feet in height. Equipment to be stored so as to minimize the height.
3. Fence on the east side of the storage area to be 8-foot in height and to be constructed to provide opaque screening for the storage facility.
4. Additional landscaping of six (6-foot high) conifer trees to be planted to the east of the fenced area to provide additional screening.
5. The limits of the outside storage area to meet the required 10-foot setback along the north and west property line.
6. Outside storage area to be paved and is limited in area to not more than 11,700 square feet.
7. Applicant to contact Coon Creek Watershed District (CCWD) for direction on whether any storm water improvement or CCWD permit is required.
8. Issuance of Site Plan Approval and fence permits are necessary before site work or construction of the fence begins.
9. All site work to be completed by September 30, 2014.

Motion seconded by Commissioner York. The motion passed 5-0.

Chair Ouellette noted this would be on the agenda of the June 19, 2014 City Council meeting.

4.3

Public Hearing Case File No. 14-0029 //Gorham Development, LLC // 123rd Court/Cloud Drive NE

The applicant is requesting the following:

- a) Comprehensive plan amendment from LI (Light Industrial) to LDR (Low Density Residential).
- b) Rezoning from I-1 (Light Industrial) to DF (Development Flex).
- c) Preliminary plat approval to subdivide 14.26 acres into 25 single family lots and one (1) outlot to be known as The Lakes of Radisson 59th Addition.
- d) Conditional use permit to allow for construction of 25 single family homes in a DF (Development Flex) zoning district.

Attachments: [Lakes 59th Rezone - Attachments](#)

Motion by Commissioner King to recommend approval of Planning Case 14-0029A the comprehensive plan amendment from LI (Light Industrial) to LDR (Low Density Residential) based on the following rationale:

Case 14-0029A:

1. The nature of the adjacent land uses to the west of this site is more consistent with single family home development. Those land uses include a large elementary school, large neighborhood park, senior housing, day care and office.
2. Land uses to the south include a variety of residential types located in The Lakes Development.
3. Substantial efforts can be made to screen the immediately adjacent heavy industrial uses (3 lots) from the new residential uses.

Motion by Commissioner King to recommend approval of Planning Case 14-0029B the rezoning from I-1 (Light Industrial) to DF (Development Flex) based on the following rationale:

Case 14-0029B:

1. The nature of the adjacent land uses to the west of this site is more consistent with single family home development. Those land uses include a large elementary school, large neighborhood park, senior housing, day care and office.
2. Land uses to the south include a variety of residential types located in The Lakes Development.
3. Substantial efforts can be made to screen the immediately adjacent heavy industrial uses (3 lots) from the new residential uses.

Motion by Commissioner King to recommend approval of Planning Case

14-0029C the preliminary plat to subdivide 14.26 acres into 25 single family lots and one (1) outlot to be known as The Lakes of Radisson 59th Addition based on the following conditions:

Case 14-0029C:

1. Outlot A in the plat must be combined with Lot 25 or combined with the adjacent Heavy Industrial lot. This area must be privately owned and maintained at all times and a lot combination is the best way to ensure it is maintained.
2. Park dedication is required for the 25 new lots. The new park dedication amount would be \$3,094 per lot for a total amount of \$77,350. Park dedication was previously paid for 11.49 acres of industrial land which provides the current developer with a credit of \$63,517. Thus, the total amount of park dedication due at this time would be \$13,833.
3. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of The Lakes of Radisson 59th Addition.
4. A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control details shall be included on the grading plan. Lot grading to be consistent with Lakes Water Management Plan.
5. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.
6. A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding.
7. Coon Creek Watershed District permit is required prior to the approval of grading plan.
8. The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits 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.
9. As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.
10. The developer is proposing to remove the existing street and some of the existing utilities to re-align the street. The Developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items. Plans and specifications must be approved by the City prior to start of construction. All City streets,

exclusive of parkways, require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. The street name shall remain 123rd Court NE.

11. A portion of the right-of-way for 123rd Court NE will need to be vacated as well as some existing easements. The Developer will need to submit a petition for the vacations.

12. Standard utility and drainage easements must be dedicated along all lot lines and over ponds, and storm water detention basins. Developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.

13. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

14. Execution and recording of a Development Agreement, which sets forth in greater detail these plat conditions as well as other technical and financial responsibilities for the development of this plat.

15. Soil boring information is required for determination of lowest floor elevations.

16. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Motion by Commissioner King to recommend approval of Planning Case 14-0029D the conditional use permit to allow for construction of 25 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 14-0029D:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private garages-attached. 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 as regulated by Zoning Chapter 33.11 (d) (3).

Standards

1. **Setbacks shall be as follows:**

Front Yard 35 Feet

Rear Yard 25 Feet

Side Yard Interior 5 Feet (Garage) 10 Feet (Living Space)

Side Yard Corner 30 Feet

2. **Maximum building height - 2 1/2 stories or 35 feet.**

3. **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.**

4. **Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.**

5. **The minimum finished floor area above grade for all homes shall be 1,600 square feet. All homes shall have a minimum depth and width of 24 feet.**

6. **All 25 homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP amendment. All exterior home fronts must include brick, stone or cement board products. Vinyl, aluminum and steel siding are allowed only on the sides and rear of the homes.**

7. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**

8. **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.**

9. **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.**

10. **Each lot shall contain one front yard tree and one boulevard tree. All trees to be overstory deciduous with a minimum of 2½-inch caliper. Corner lots to receive one additional boulevard tree.**

11. **Developer to execute and record, with the sale of each single family lot, 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.**

12. **The landscaping plan that has been provided for the north end of the plat must be adhered to. All conifer trees must be six feet in height.**

13. The developer must present a landscape plan that indicates the west side of Lot 25 will be planted with trees much like the rear yard of this lot, with heavy plantings of conifer trees.

14. Fences are allowed in the rear yard only and must utilize maintenance free materials.

15. All homes within the development to incorporate Airport Noise Abatement Standards to mitigate noise impacts from adjacent uses.

Motion seconded by Commissioner Goracke. The motion passed 5-0.

Chair Ouellette noted this would be on the agenda of the June 19, 2014 City Council meeting.

4.4

Public Hearing Case File No. 14-0028 // Eagle Cove Land Company // 129th Avenue/West of Radisson Road NE

The applicant is requesting preliminary plat approval to subdivide 7.53 acres into 27 single family lots and two (2) outlots to be known as Oak Meadows Addition.

Attachments: [Oak Meadows - Attachments](#)

Motion by Commissioner York to recommend approval of Planning Case 14-0028 based on the following conditions and the noted recommendation:

Case 14-0028:

1. Park dedication will be required for the 27 new lots in this plat at the rate in effect at the time of final plat. The 2014 rate is \$3,094 per lot for a total of \$83,538.

2. The developer will be responsible for the installation of developer installed improvements on 129th Avenue including concrete sidewalk on the north side of 129th Avenue.

3. Coon Creek Watershed District approval is required prior to the City Council consideration of preliminary plat and a Watershed permit is required prior to City approval of the construction plans and specifications.

4. An as-built survey will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

5. Dedication of standard utility and drainage easements along all lot lines and storm sewer features.

6. A grading/development plan including custom grading information per lot, house type, existing drainage patterns, street grading, tree preservation and erosion control information shall be submitted for City approval prior to issuance of the first building permit and before any work is performed on site.

7. The developer is required to apply for a NPDES permit. A copy of the permit application must be sent to the City prior to any work being performed on the site.
8. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%. All lots shall have at least 8,000 square feet above the 100-year floodplain elevation.
9. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
10. All development signage by separate review.
11. 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.
12. 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.
13. Lot 2 Block 1 located on the proposed cul-de-sac is required to meet the minimum lot frontage of 60 feet.
14. All streets will follow the Anoka County street name grid system.
15. Plans and specifications must be approved by the City prior to start of construction.
16. Hydrant locations must be reviewed and approved by the Fire Department.
17. 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.
18. Sidewalks improvements must be soil corrected to full depth. Driveway subgrades must be fully corrected or provide a geotechnical report designing an alternate section. Driveways not having fully corrected subgrades shall have an extended warranty to protect future property owners. The development contract shall set forth the length and details of the warranty.
19. The developer will be required to construct the northerly extension of Eldorado Street and connect it to 130th Avenue.
20. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Oak Meadows Addition.

Motion seconded by Commissioner Homan. The motion passed 3-2 (Goracke and King opposed).

Chair Ouellette noted this would be on the agenda of the June 19, 2014 City Council meeting.

4.5

Public Hearing Case File No. 14-0032 // Blaine Economic
Development Authority // Central Avenue/North of 85th Avenue

The Blaine EDA is requesting preliminary plat approval to
subdivide 3.42 acres into one lot to be known as Blaine EDA Park
Shores and right of way needed for service road realignment.

Attachments: [Blaine EDA Park Shores - Attachments](#)

**Motion by Commissioner Goracke to recommend approval of Planning Case
14-0032 based on the following conditions:**

Case 14-0032:

1. **Park dedication to be paid on the 2.46 acres at the rate of \$8,289 per
acre or total payment of \$20,390.**
2. **CCWD review and permit will be necessary once specific development
has been proposed.**
3. **Standard WAC and SAC will be due at time of development.**
4. **The Mayor, City Clerk and City Manager are hereby authorized to
execute any and all necessary documents, agreements and releases related to
the approval, recording or administration of Blaine EDA Park Shores.**

Motion seconded by Commissioner Homan. The motion passed 5-0.

**Chair Ouellette noted this would be on the agenda of the June 19, 2014 City
Council meeting.**

Adjournment

**Motion by Commissioner York to adjourn the Regular Planning Commission
meeting. Motion seconded by Commissioner King. The motion passed 5-0.
Adjournment time was 8:08 p.m.**