



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.

The Mayor has signed a declaration allowing members of the council, staff, and the public to attend meetings remotely via Zoom due to the COVID-19 pandemic.

Public comment options prior to the meeting must be received by 4:30 PM on Monday, December 7. Email comments to: probinson@BlaineMN.gov or phone 763-785-6180.

Zoom is for members of the public who want to comment remotely during the meeting on an agenda item. Join Zoom Webinar at <https://blainemn.zoom.us/j/96631315930>

Ways to watch if not commenting on an agenda item: BlaineMN.gov/Video or North Metro TV on Comcast, Apple TV, or Roku

Questions? Email - Communications@BlaineMN.gov

Tuesday, November 10, 2020

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, November 10, 2020. 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.

Staff Present: Lori Johnson, City Planner
Teresa Barnes, Project Engineer
Eric Thorvig, Community Development Director

Present: 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Commissioner Olson, Commissioner Halpern, Deonathuh, and Villella

2. Approval of Minutes

2.-1 Approval of October 13, 2020 Planning Commission Minutes

Attachments: [Unapproved Minutes](#)

Motion by Commissioner Homan to approve the minutes of October 13, 2020, as presented. Motion seconded by Commissioner Olson. A roll call vote was taken. The motion passed 7-0.

Aye: 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Commissioner Olson, Commissioner Halpern, Deonath, and Villella

3. Old Business

None.

4. New Business

4.-1 Public Hearing Case File No. 20-0033 // The Holy Christian Church International // 3785 Pheasant Ridge Drive NE

The applicant is requesting a conditional use permit to occupy and operate a church in a PBD (Planned Business District) zoning district.

Attachments: [Attachments](#)
[PC Commission Unapproved Minutes 11/10/20](#)

The report to the Planning Commission was presented by Lori Johnson, City Planner. The public hearing for Case File 20-0033 was opened at 7:09PM.

Wayne Felton, pastor of The Holy Christian Church International, introduced himself to the Commission. He commented on the growth and expansion that was occurring in Blaine and stated he was grateful for the opportunity to become a part of this community. He noted he oversees over 700 churches around the world. He explained his organization provides training to these churches throughout the year, which would be great for Blaine. He commented further on how his church serves the community and thanked the Commission for their consideration.

The public hearing was closed at 7:15PM.

Chair Ouellette stated this was a nice location for the proposed church.

Motion by Commissioner Goracke to recommend approval of Planning Case 20-0033 based on the following conditions:

Case 20-0033:

1. The church is limited to the proposed use as described in the narrative

submitted with the application for the conditional use permit. No sleeping accommodations can be created in this building for use during the “convocation” event or at any other time.

2. If the church deviates from the use as described in the submitted narrative, a conditional use permit amendment will be required.
3. The city will monitor traffic levels and patterns for the church and reserves the right to require the church to provide on-site traffic management should the need arise at some point in the future.
4. Temporary uses, such as outdoor events, are not permitted without a specific CUP amendment or Special Events License.
5. Permanent signage requires a separate sign permit approval process.
6. The applicant must obtain a certificate of occupancy from the city prior to occupying this building.

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

Aye: 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Commissioner Olson, Commissioner Halpern, Deonatuh, and Villella

Chair Ouellette noted this would be on the agenda of the December 7, 2020 City Council meeting.

4.-2

Public Hearing Case File No. 20-0037 // Katja Ludgate & Michael Hudoba // 11743 London Street NE

The applicant is requesting the following:

- a) Waiver of platting to split one parcel into two lots.
- b) Conditional use permit amendment to establish standards for a .19 acre lot in a DF (Development Flex) zoning district.

Attachments: [Attachments](#)
 [PC Unapproved Minutes 111020](#)

The report to the Planning Commission was presented by Lori Johnson, City Planner. The public hearing for Case File 20-0037 was opened at 7:22PM. Paul Mikrut, 2134 118th Avenue NE, explained he built his home in 2005 with TJB. He explained the 26 homes on this block have standards and were built a certain way. He discussed the parking standards for this neighborhood noting RV’s, boats and trailers were not allowed in the yards or street. He commented the home on the corner should be held to the same standard. He stated there were a lot of neighbors on 118th Avenue that would like to see this home included in the association because this may assist in improving the exterior of the structure.

City Planner, Lori Johnson reported there was nothing in the Deacon's Forest 3rd resolution of approval that addresses the storage of RV's or other recreational vehicles stored onsite. The City's code of ordinances addresses that kind of storage and she indicated that if there were complaints, they can be brought to City staff's attention. She understood the property owner was interested in selling both the existing corner home and the new lot.

Mr. Mikrut asked if the City would assist with getting these two properties into the homeowner's association.

City Planner, Lori Johnson explained the City would not become involved in this because it is a private rather than public agreement. The neighbors would have to approach the new property owners to see if they would like to become a part of the homeowner's association.

Chair Ouellette encouraged Mr. Mikrut to introduce himself to the new neighbors and invite them to be a part of the homeowner's association.

Jan Michalov, 2032 118th Avenue, expressed concern that a "For Sale" sign had already been posted in the new lot. She stated she would like to know more about how the lot split was approved by the City.

City Planner, Lori Johnson discussed the process that had to be followed for a lot split noting this matter would have to be reviewed by the Planning Commission and approved by the City Council. She explained a buyer may be in place for the new lot, but this sale could not be completed until the lot split was approved.

Kat Ludgate, 11743 London Street NE, explained she had no problem letting the new buyers know about the homeowner's association. She reported she had not been part of the homeowner's association.

Commissioner Olson asked if the applicant was aware of the irrigation line concerns.

Ms. Ludgate reported the irrigation line was installed and she was never a part of it.

City Planner, Lori Johnson explained the new lot owner would be responsible for working out the details, removing the irrigation line and having it capped.

Greg Hanes, member of the homeowner's association, explained he had nothing additional to add at this time.

City Planner, Lori Johnson reviewed a statement that was submitted to the City by

the Deacon Forest Villas HOA Board.

The public hearing was closed at 7:35PM.

Commissioner Olson asked if the City can set building standards for the new lot to ensure this lot was congruent with the surrounding development.

City Planner, Lori Johnson reported the conditional use permit amendment addressed this concern.

Motion by Commissioner Halpern to recommend approval of Planning Case 20-0037A a waiver of platting to create one new lot (Parcel B) in the Deacon's Forest 3rd Addition based on the following conditions:

Case 20-0037A:

- 1. Park dedication is due for the one new residential unit at the amount of \$4,449.**
- 2. Waiver of platting to be recorded at Anoka County.**
- 3. The applicant to work together with the association established for Deacon's Forest 3rd Addition to deal with the private irrigation lines installed on Parcel B.**
- 4. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of this lot split.**

Motion by Commissioner Halpern to recommend approval of Planning Case 20-0037B the conditional use permit amendment for Parcel B in the associated waiver of platting based on the following conditions:

Case 20-0037B:

- 1. Home construction on the new lot must meet all standards set forth in Resolution 04-07 for Deacon's Forest 3rd Addition.**
- 2. Resolution 04-127 no longer applies to the new lot being created with the associated waiver of platting.**
- 3. Stucco, brick and natural stone must be used on the homes to match the homes in the Deacon's Forest 3rd Addition.**

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

Aye: 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Commissioner Olson, Commissioner Halpern, Deonath, and Villella

Chair Ouellette noted this would be on the agenda of the December 7, 2020 City Council meeting.

Adjournment

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Deonauth. A roll call vote was taken. The motion passed 7-0.

Adjournment time was 7:39PM.