



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, August 13, 2013

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, August 13, 2013. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Lori Johnson, Planner III
Elizabeth Hanson, Planning Intern
Dan Schluender, Assistant City Engineer

Present: 7 - Chair Ouellette, Vice Chair Lahti, Goracke, Bergstrom, Radtke, York, and King

2. Approval of Minutes

[TMP 13-1147](#)

Unapproved July 9, 2013 Planning Commission Minutes

Attachments: [July PC Minutes.doc](#)

Motion by Commissioner King to approve the minutes of July 9, 2013, as presented. Motion seconded by Commissioner Bergstrom. The motion passed 5-0-2 (Commissioner Lahti and Chair Ouellette abstained).

3. Old Business

None.

4. New Business

4.1 [RES 13-139](#)**Public Hearing Case File No. 13-0044 // 1169 124th Lane NE // Eric and Leah Hargrove**

The applicant is requesting a conditional use permit to allow for an 8-foot fence in their rear yard along 125th Avenue NE.

Attachments: [Hargrove Fence - Attachments.pdf](#)

The report to the Planning Commission was presented by Elizabeth Hanson, Planning Intern. The public hearing for Case File 13-0044 was opened at 7:08 p.m.

Chair Ouellette noted the Planning Commission received a letter from Mary Melokowski expressing concern with the requested high fence. He noted a letter was also received from Kim Eikler at 1145 124th Lane stating a noise wall with tall growing evergreens would serve the same purpose.

Eric Hargrove, 1169 124th Lane NE, stated he has been a resident of Blaine for the last 18 years. He commented he also owns a printing company in the City of Blaine. Mr. Hargrove discussed the road construction that has taken place along County Road 14. He requested the Commission approve his request, as it would greatly improve the quality of life for him on his property.

The public hearing was closed at 7:12 p.m.

Commissioner Lahti asked what the standards were for fence maintenance.

Planner III, Lori Johnson commented the City does not complete routine inspections for fences, but does require that the nicest side of the fence be facing out or away from the property.

Commissioner Goracke indicated he would build an eight-foot fence if he lived at this property as well given the fact the level of County Road 14 has risen.

Commissioner Lahti stated it was unfortunate that the trees along County Road 14 were lost through the recent road construction.

Motion by Commissioner Goracke to recommend approval of Planning Case 13-0044 based on the following conditions:

Case 13-0044:

- 1. Applicants submit a structural engineer review (if required by the Building Official) of fence detail to determine wind load standards are being met.**
- 2. Applicants obtain building permit for construction of fence.**

3. Fence to be built as presented in the materials made part of this application including fence placement, appearance, materials, etc.
4. Homeowner has responsibility for maintenance and appearance of the fence.

Motion seconded by Commissioner Lahti. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 5, 2013 City Council meeting.

4.2 [RES 13-140](#)

Public Hearing Case File No. 13-0046 // Dylan Goad // 12911 Lexington Avenue NE

The applicant is requesting a conditional use permit to allow up to 1,492 square feet of garage space. The current garage is 484 square feet, an existing shed is 72 square feet and the proposed addition is 936 square feet.

Attachments: [Goad - Attachments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 13-0046 was opened at 7:18 p.m.

Dylan Goad, 12911 Lexington Avenue NE, stated the extra garage would allow him to keep his classic cars indoors. He noted the new garage would be located on the east side of the existing garage and only the roofline would be visible from the street.

The public hearing was closed at 7:20 p.m.

Motion by Commissioner Lahti to recommend approval of Planning Case 13-0046 based on the following conditions:

Case 13-0046:

1. The structure to match the color of the house.
2. A building permit must be obtained prior to construction of the accessory structure.
3. The accessory structure to be used for personal use only. A home occupation may not be operated out of the structure.
4. The garage access drive on the north side of the building must be surfaced with Class V or other hard surface material if it is used more than occasionally. If grass can be maintained in this area, there is no need to add any additional surface material to the access drive.
5. It is expected that all miscellaneous storage of vehicles and other items outside on site will be removed and stored inside the garage/accessory space.

Motion seconded by Commissioner York. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 5, 2013 City Council meeting.

4.3 [RES 13-141](#)**Public Hearing Case File No. 13-0047 // Dan Hennum // 10000 Jackson Street NE**

The applicant is requesting preliminary plat approval to subdivide 4.35 acres into 12 single family lots to be known as Hennum Meadows South.

Attachments: [Hennum Meadows South - Attachments.pdf](#)
[Hennum Meadows South - Public Comments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 13-0047 was opened at 7:23 p.m.

Chair Ouellette noted three letters for the record. The first letter was from Kim Tophen. The second letter was from Paul Deason noting that he was frustrated with the greenspace issues. The last letter was from Shannon McDonald Kirtz and her questions were addressed by staff.

John Tophen, 678 100th Court, explained he lived adjacent to the proposed development. He expressed concern with the trees that would be removed from the parcel. He hoped that all of the trees along his property line be removed.

Planner III, Lori Johnson reviewed the tree plan in detail with the Commission and Mr. Tophen. She noted that all trees on Lot 11 would be removed.

Shawna Belair, 10031 Jackson Street, expressed concern with the increased traffic the new development would generate.

Assistant City Engineer, Dan Schluender commented he has not received any complaints regarding the traffic along Jackson Street. He indicated he would look into this matter further.

Planner III, Lori Johnson explained the development would not have direct access to Jackson Street.

Jerry Kangas, 734 101st Avenue NE, expressed concern with the number of trees that would be lost on the parcel. He requested this item be further reviewed prior to approval given the tremendous tree loss.

The public hearing was closed at 7:31 p.m.

Chair Ouellette understood the concerns expressed with the tree loss, but explained new trees would be planted. He indicated the owner of this parcel had the right to develop the property.

Commissioner York asked how much traffic would increase in this area from the proposed development.

Assistant City Engineer, Dan Schluender estimated that each lot would generate 10 trips per day per lot. He reiterated that this development would not have access to Jackson Street.

Motion by Commissioner Goracke to recommend approval of Planning Case 13-0047 based on the following conditions:

Case 13-0047:

1. There is a small play house located on Lot 6 of the plat that will need to be removed prior to any site work being commenced on site.
2. A small concrete pad is noted on Lot 5 that will need to be removed prior to work being commenced on site.
3. The developer will need to replace 28 trees based on the size of the Plat. 22 of these trees will be planted as part of the typical R-1 landscape requirements. The remaining six trees to be planted somewhere on the plat or a payment made to the City's Tree Reforestation Fund for each tree not planted on-site.
4. Park dedication will be required for the 11 new single family lots being platted at a rate of \$2,813 per lot if paid in 2013. A total park dedication fee of \$30,943 will be required prior to release of final plat mylars for recording at Anoka County. Please note that only 11 lots count towards the park dedication fee because there is an existing home that will remain on Lot 12.
5. Sanitary sewer trunk charge becomes due in the amount of \$8,459.75 for this plat. This payment is required to be paid prior to the release of the final plat mylars for recording at Anoka County.
6. A Coon Creek Watershed permit and NPDES permit are required prior to construction activity.
7. A development agreement will be required to cover the cost of developer installed improvements.

Motion seconded by Commissioner Bergstrom. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 5, 2013 City Council meeting.

4.4 [RES 13-142](#)

Public Hearing Case File No. 13-0048 // Dan Hennem // 10132 Jackson Street NE

The applicant is requesting preliminary plat approval to subdivide 5 acres into 14 single family lots and one outlot to be known as Hennem Meadows North.

Attachments: [Hennem Meadows North - Attachments.pdf](#)
[Hennem Meadows North - Public Comment.pdf](#)

The report to the Planning Commission was presented by Elizabeth Hanson, Planning Intern. The public hearing for Case File 13-0048 was opened at 7:41 p.m.

Chair Ouellette noted a letter received from Tony Bao, which indicated support for the proposed development.

Kim Schultz, 10207 Madison Street, explained her home would abut the proposed Outlot A. She indicated she has lived in her home since 2000 and expressed concern with the tree loss from the new development. Ms. Schultz stated the increased traffic in her neighborhood would also take away from her quality of life.

The public hearing was closed at 7:43 p.m.

Commissioner King asked how Jackson Street would be affected by this development.

Assistant City Engineer, Dan Schluender stated Jackson Street would be able to handle the increased level of traffic.

Motion by Commissioner Bergstrom to recommend approval of Planning Case 13-0048 based on the following conditions:

Case 13-0048:

- 1. There are two existing homes and garages on the east side of the plat. These homes and garages will be removed prior to any work being performed on site. A demolition permit must be obtained prior to removal of these buildings.**
- 2. There will be several trees removed on this land to create the lots as shown on the proposed plat. The City's tree preservation ordinance requires the developer to replace the first seven trees removed on any lot at a one to one ratio. Trees will be removed on the 4.89 acres, which translates into 34 trees being replaced by the developer. The City's normal landscaping requirements of two trees per lot will account for 28 of the replacement trees. The developer will need to present a landscape plan for the plat that indicates how the remaining 6 replacement trees will be accommodated. The landscape plan and escrow for the trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County.**
- 3. Park dedication will be required for the 14 new single family lots being platted at a rate of \$2,813 per lot. A total park dedication fee of \$39,382 will be required prior to release of final plat mylars for recording at Anoka County.**
- 4. Staff is suggesting the outlot be removed from the plat and the additional 11-feet be absorbed into the four lots west of Monroe Street. The property to the north of the plat should be able to be designed without the benefit of the 11-foot outlot.**
- 5. The development will be required to install a 6 foot concrete sidewalk on the west side of Jackson Street from 101st Lane to the north plat line.**
- 6. Deferred assessments become due in the amount of \$59,685 for this plat. This payment is required to be paid prior to release of the final plat mylars for recording at Anoka County.**

7. A Coon Creek Watershed permit and NPDES permit are required prior to construction activity.

8. A development agreement will be required to cover the installation of the developer installed improvements as well as other developer responsibilities related to this plat.

Motion seconded by Commissioner King. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the September 5, 2013 City Council meeting.

5. Adjournment

Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Lahti. The motion passed 7-0. Adjournment time was 7:46 p.m.