



# City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Drive  
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, December 9, 2014

7:00 PM

Council Chambers

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, December 9, 2014. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner  
Lori Johnson, Associate Planner  
Dan Schluender, Assistant City Engineer

**Present:** 5 - Chair Ouellette, Homan, York, Goracke, and King

**Absent:** 2 - Lahti, and Bergstrom

### 2. Approval of Minutes - November 12, 2014

[TMP 14-2083](#)

November 12, 2014 Planning Commission Minutes

**Approved**

**Aye:** 5 - Chair Ouellette, Homan, York, Goracke, and King

### 3. Old Business

None.

### 4. New Business

- 4.1 [RES 15-008](#) GRANTING A CONDITIONAL USE PERMIT TO OPERATE A 5,000 SQUARE FOOT BASEBALL AND SOFTBALL INDOOR TRAINING FACILITY IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AT 4501 103rd COURT NE. ROGER STAWSKI. (CASE FILE NO. 14-0069/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 14-0069 was opened at 7:07 p.m. As no one wished to appear, the public hearing was closed at 7:07 p.m.

Chair Ouellette supported the proposed use in this location as it would bring another new business to the City of Blaine.

**Recommended for Approval**

**Aye:** 5 - Chair Ouellette, Homan, York, Goracke, and King

- 4.2 [RES 15-007](#) GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR OUTDOOR DINING AND A ZERO LOT LINE FOR SHARED ACCESS AND PARKING FOR A LOT OF NORTHTOWN. CHICK-FIL-A. (CASE FILE NO. 14-0062/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0062 was opened at 7:11 p.m. As no one wished to appear, the public hearing was closed at 7:11 p.m.

**Recommended for Approval**

**Aye:** 5 - Chair Ouellette, Homan, York, Goracke, and King

- 4.3 [RES 15-009](#) GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 5.24 ACRES INTO TWO (2) LOTS TO BE KNOWN AS BLAINE ALZHEIMER'S SPECIAL CARE CENTER ADDITION AT 11760 ULYSSES LANE NE. JEA SENIOR LIVING. (CASE FILE NO. 14-0067/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 14-0067 was opened at 7:15 p.m. As no one wished to appear, the public hearing was closed at 7:15 p.m.

**Recommended for Approval**

**Aye:** 5 - Chair Ouellette, Homan, York, Goracke, and King

**4.4**    [ORD 15-2303](#)    SECOND READING

GRANTING A REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) FOR SPRINGBROOK ADDITION AT 129th AVENUE/DUNKIRK STREET NE. SPRINGBROOK LAND, LLC. (CASE FILE NO. 14-0038/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 14-0038 was opened at 7:23 p.m.

Brandon Sand, 2972 129th Avenue NE, expressed concern with the number of trees that would be lost through this development. He suggested the developer reconsider their grading options. Mr. Sand feared how the additional traffic from the new development would impact the existing homeowners. He inquired why the block size was being extended past 500 feet.

Brian Brant, 2973 129th Avenue NE, had concerns with the traffic volume increase that would be placed on Harpers and 129th Avenue. He also had safety concerns for Harpers Street as there was no sidewalk or pedestrian trail.

Dave Sonnenberg, 12850 Dunkirk Street, expressed concern with how his property value would be impacted by the proposed development. He feared his neighbors would be adversely impacted by the truck traffic needed to grade and fill the proposed site. He explained that a great deal of fill would have to be brought in to make his property viable. He suggested that his property be graded along with the remaining 40 acres.

Ted Schnobel, 3011, 129th Avenue NE, concurred with many of the comments that had been voiced this evening. He wanted to see improvements made to Harpers. He was concerned with the length of the road on 129th Avenue given the number of children in the neighborhood.

Kyle Bush, 3021 129th Avenue NE, commented there were two developments currently taking place on Harpers, which was making it a struggle to get in and out of the neighborhood. He feared how the additional traffic would impact his neighborhood.

Joe Snyder, 2968 129th Avenue NE, supported many of the concerns voiced and recommended that additional outlets from his neighborhood be considered to assist in easing the flow of traffic.

Chair Ouellette noted the Planning Commission had received a letter from Amy Long at 2915 128th Lane expressing concern with traffic.

Stephen Bona, Springbrook Land, LLC and Capstone Homes, explained he was available to take questions from the Planning Commission. He reported that Capstone Homes would be building the homes within the proposed development.

The public hearing was closed at 7:32 p.m.

Chair Ouellette understood the neighbors were concerned with the loss of trees and explained how his neighborhood has filled in over the past ten to twenty years. He requested comment from staff on the traffic issues along Harpers.

Assistant City Engineer, Dan Schluender discussed the projects taking place in and around this neighborhood, along with the roadway improvements planned for Harpers Street by Anoka County in 2015. He noted Harpers Street would be widened by four feet by the City to allow for parking and noted a sidewalk would be added from 129th Avenue to 126th Avenue.

Chair Ouellette asked when the project was slated to begin.

Mr. Bona explained the timeframe was up in the air given the fact the housing market has slowed. He anticipated that construction would not begin until there was market demand. He anticipated that grading would begin in 2015 and a smaller single phase may be completed by November.

Commissioner Goracke requested comment from staff on the proposed block lengths within the new development.

Assistant City Engineer, Dan Schluender explained that only street length design requirement is 500 feet and it was only for cul-de-sac.

Commissioner York indicated he lived on 119th Avenue and had a large number of children in his neighborhood. He encouraged the neighborhood to come together to address this concern.

Chair Ouellette suggested that the neighbors contact the Police Department if traffic speed was becoming a concern and should be monitored.

**Recommended for Approval**

**Aye:** 5 - Chair Ouellette, Homan, York, Goracke, and King

## **Adjournment**

**Adjourned**

**Aye:** 5 - Chair Ouellette, Homan, York, Goracke, and King