



**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.

Tuesday, September 8, 2015

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, September 8, 2015. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Lori Johnson, Associate Planner
Erik Olson-Williams, Planning Intern
Tom Scott, Project Coordinator

Present: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

2. Approval of Minutes

[TMP 15-0489](#)

Approval of August 11, 2015 Planning Commission Minutes

Motion by Commissioner Bergstrom to approve the minutes of August 11, 2015, as presented. Motion seconded by Commissioner Homan. The motion passed 7-0.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

3. Old Business

None.

4. New Business

4.1 [RES 15-167](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR EXTERIOR STORAGE OF VEHICLES AND EQUIPMENT IN THE I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 9937 GOODHUE STREET NE. RAM CONSTRUCTION SERVICES. (CASE FILE NO.

15-0056/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0056 was opened at 7:08 p.m. As no one wished to appear, the public hearing was closed at 7:08 p.m.

Chair Ouellette asked for comments from the applicant.

John Young, Paramount Real Estate, 2414 West 54th Street, explained he was the real estate agent representing RAM Construction.

Bryan Dziuban, RAM Construction Services, explained he was part owner of RAM construction and the regional representative. He reported that RAM Construction was previously located in Little Canada, Minnesota.

Commissioner Goracke was pleased that RAM Construction would be relocating to the City of Blaine.

Commissioner Homan questioned if the numbers should be removed from the types of equipment that would be allowed as outdoor storage.

Associate Planner, Lori Johnson supported this suggestion.

Commissioner Bergstrom requested further information on what type of construction work was completed by RAM Construction.

Mr. Dziuban described the water proofing, epoxy sealant, restoration and specialty work that RAM Construction completed in the metro area.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0056 based on the following conditions:

Case 15-0056:

- 1. The applicant to obtain a certificate of occupancy from the City prior to occupying the site.**
- 2. The applicant must obtain a building permit for the fencing to be installed around the outdoor storage area, and must submit a detail of the fencing to the Planning Department prior permit being issued.**
- 3. Landscape plan be submitted for the additional landscaping (five- 6 foot conifers) required for screening along the north property line.**
- 4. The following items and other items similar in nature will be allowed to be outside in the fenced in portion of the site:**
 - bobcat trailers
 - enclosed trailers
 - one-ton trucks
 - pickup trucks

- bobcats
- forklift
- tow-behind air compressors
- rigid extruded insulation

****The trucks may be parked in unfenced paved portions of the lot.**

5. Any items not listed in #4 may not be stored outside on the lot at anytime. The following items and other items similar in nature to those listed in #4 will be allowed to be outside in the fenced in portion of the site.

6. The height of any outdoor storage is limited to 12 feet in height.

7. All lighting on site must meet current ordinance requirements and be downlit and shielded to prevent glare or spill. Pole-mounted lighting is limited to 20 feet in height. This includes new and existing lighting.

8. Any changes to the size of the outdoor storage area or the type of outdoor storage requires a conditional use permit amendment.

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

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the October 1, 2015 City Council meeting.

4.2 [ORD 15-2326](#)

SECOND READING

REZONING FROM FR (FARM RESIDENTIAL) TO R-1 (SINGLE FAMILY) FOR THE SWANSONS ADDITION DEVELOPMENT LOCATED AT 1040 117TH AVE NE. LARRY SWANSON. (CASE FILE NO. 15-0039/EOW)

Commissioner Bergstrom recused herself from taking action on this item due to the fact she lived adjacent to the parcel.

The report to the Planning Commission was presented by Erik Olson-Williams, Planning Intern. The public hearing for Case File 15-0039 was opened at 7:18 p.m. As no one wished to appear, the public hearing was closed at 7:18 p.m.

Motion by Commissioner York to recommend approval of Planning Case 15-0039A the rezoning of property from FR (Farm Residence) to R-1 (Single Family) located at 1040 117th Ave NE based on the following rationale:

Case 15-0039A:

- 1. The zoning classification of R-1 (Single Family) is consistent with that of the adjacent zoning districts to the west, east, and north.**
- 2. The zoning of R-1 (Single Family) is consistent with the current land use designation of the proposed plat.**

Motion by Commissioner York to recommend approval of Planning Case

15-0039B the preliminary plat to subdivide 1.14 acres into four (4) lots to be known as Swansons Addition located at 1040 117th Ave NE based on the following conditions:

Case 15-0039B:

1. Park dedication is required for 3 newly platted lots at the rate of \$3,404 per lot, for a total park dedication requirement of \$10,212. This payment must be made prior to release of final plat mylars for recording at Anoka County.
2. A permit must be obtained from the Coon Creek Watershed District prior to any construction activity or issuance of building permits.
3. All new construction within this parcel to meet the requirements of the R-1 Zoning Classification, as outlined in Section 29.30 of the Zoning Ordinance.
4. The sanitary sewer lateral must be horizontally bored under 117th Avenue and the water main must be connected to an existing hydrant lead.
5. Trunk Sanitary Sewer charges become due in the amount of \$4,594.20 for this plat. Trunk Storm Sewer charges become due in the amount of \$12,569.64. Water Lateral charges become due in the amount of \$11,625. Payment is required to be paid prior to release of the final plat mylars for recording at Anoka County.
6. An as-built survey will be required to verify structure elevations, custom grading requirements, final lot grading elevations and storm drainage features.
7. Dedication of standard utility and drainage easements along all lot lines. Additional easements will be needed as required for the sanitary sewer and water mains.
8. 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. Soil borings and a geotechnical report will be required to verify structure elevations.
9. 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.
10. A Development Contract will be required for the plat and will outline plat requirements in further detail.

Motion seconded by Commissioner Ponds. The motion passed 6-0-1 (Bergstrom abstained).

Aye: 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

Abstain: 1 - Bergstrom

Chair Ouellette noted this would be on the agenda of the October 1, 2015 City Council meeting.

4.3 [ORD 15-2327](#) SECOND READING

REPEALING AND REPLACING CHAPTER 32.00, FLOOD PLAIN OVERLAY DISTRICT OF THE ZONING ORDINANCE OF THE CITY OF BLAINE REFERENCE TO COINCIDE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REVISED FLOOD INSURANCE RATE MAPS (FIRM) TO BE EFFECTIVE DECEMBER 16, 2015

The report to the Planning Commission was presented by Tom Scott, Project Coordinator. The public hearing for Case File 15-0047 was opened at 7:21 p.m. As no one wished to appear, the public hearing was closed at 7:21 p.m.

Motion by Commissioner Olson to recommend approval of Planning Case 15-0047 a code amendment to Chapter 32.02 of the Flood Plain Overlay Ordinance, to update ordinance references to coincide with Federal Emergency Management Agency (FEMA) Revised Flood Insurance Rate Maps (FIRM) to be effective December 16, 2015. Motion seconded by Commissioner Goracke. The motion passed 7-0.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the October 1, 2015 City Council meeting.

Adjournment

Motion by Commissioner Bergstrom to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Homan. The motion passed 7-0. Adjournment time was 7:22 p.m.

Aye: 7 - Chair Ouellette, Homan, York, Goracke, Bergstrom, Olson, and Ponds