



# 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.*

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Tuesday, January 10, 2012

7:00 PM

Council Chambers

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### 1.0 Roll Call

*Staff Present: Shawn Kaye, Associate Planner, Tom Scott, Project Coordinator*

**Present:** 5 - Chair Ouellette, Vice Chair Lahti, Homan, Goracke, and Edison

**Absent:** 2 - Karnick, and McLane

### 2.0 Approval of Minutes

#### 2.1 [TMP 12-002](#)

DECEMBER 13, 2011, PLANNING COMMISSION MINUTES

Attachments: [12-13-11.doc](#)

Moved by Edison, seconded by Homan, that the Minutes be Approved. The Motion was adopted unanimously.

### 3.0 Old Business

*None.*

### 4.0 New Business

#### 4.1 [RES 12-013](#)

**CASE FILE NO. 11-0032 // FAMILY AUTO DEALER, LLC.**

**//**

**1550 91st AVENUE NE, SUITE 103**

**CONDITIONAL USE PERMIT TO OPERATE AN INDOOR**

**AUTO SHOWROOM FOR UP TO FIVE (5) VEHICLES**

**Sponsors:** Johnson

**Attachments:** [Attachments.pdf](#)  
[Public Comment.pdf](#)

*The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 11-0032 was opened at 7:04 p.m. As no one wished to appear, the public hearing was closed at 7:04 p.m.*

*Chair Oullette introduced a letter into the record from a neighboring condo owner.*

*Commissioner Lahti asked if the City had received complaints regarding this business in the past.*

*Shawn Kaye, Associate Planner was not aware of any complaints. She explained that any complaints received by the City, would come to the code enforcement department.*

*Chair Oullette was pleased that the City had approved enforcement and fines on CUP's. This would allow the City to take action against business owners not fully in compliance with a CUP.*

**Motion by Commissioner Edison, seconded by Commissioner Goracke to recommend approval of Planning Case 11-0032 based on the following conditions:**

**Case 11-0032:**

- 1. No vehicles for sale can be stored or displayed outside on site at any time. All vehicles available for purchase must be located inside the building.**
- 2. Resolution 11 0134 will remain unchanged, and the applicant must still abide by all conditions of that resolution.**

**The motion passed 5-0.**

**Chair Ouellette noted this would be on the agenda of the February 2, 2012 City Council meeting.**

**4.2 [RES 12-014](#)**

**CASE FILE NO. 11-0047 // ENTERPRISE RENT-A-CAR //  
10600 CENTRAL AVENUE NE, SUITE E**

**CONDITIONAL USE PERMIT TO ALLOW FOR A CAR  
RENTAL BUSINESS IN A B-2 (COMMUNITY  
COMMERCIAL) ZONING DISTRICT**

**Sponsors:** Johnson

**Attachments:** [Attachments.pdf](#)

*The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 11-0047 was opened at 7:09 p.m. As no*

*one wished to appear, the public hearing was closed at 7:09 p.m.*

*Commissioner Lahti questioned if Enterprise would be allowed to sell cars at this location.*

*Shawn Kaye, Associate Planner explained this would not be a permitted use.*

**Motion by Commissioner Goracke to recommend approval of Planning Case 11-0047 based on the following conditions:**

**Case 11-0047:**

1. No more than 15 rental cars will be allowed on site at any time.
2. Any changes to this use will require a conditional use permit amendment.
3. Any signage for this use will require a separate sign permit.

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

**Chair Ouellette noted this would be on the agenda of the February 2, 2012 City Council meeting.**

**4.3      [RES 12-015](#)**

**CASE FILE NO. 11-0046 // HANS HAGEN HOMES //  
LAKES PARKWAY/PETERSBURG COURT**

**PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 6.52  
ACRES INTO NINE (9) LOTS AND TWO (2) OUTLOTS TO  
BE KNOWN AS THE LAKES OF RADISSON 49th  
ADDITION**

**CONDITIONAL USE PERMIT TO ALLOW FOR  
CONSTRUCTION OF NINE (9) SINGLE FAMILY HOMES  
IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT**

**Sponsors:** Kaye

**Attachments:**      [Location Map.pdf](#)  
                                 [Final Plat.pdf](#)

*The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 11-0046 was opened at 7:14 p.m.*

*Chair Oullette indicated Brad and Shannon Krause had sent notice to the City that they were not in support of the development. In addition, Rachel Scarella, Tim Leighton and Brady Kjos did not support the project either, for numerous reasons.*

*Brady Kjos, 3568 122nd Circle, provided clarity on his objections to the development as declared in his written letter. He indicated the wetland alterations were a concern to adjacent property owners. Mr. Kjos stated there were numerous vacant lots within the Lakes of Radisson subdivision already and the additional subdivision would impact the sales of these lots.*

*Chair Oullette requested further information on the wetland alterations.*

*Tom Scott, Project Coordinator, explained that the developer was proposing to mitigate 4,900 square feet of wetland and would be creating 11,000 square feet of wetland. He reviewed the location of the wetland fill areas along with the new mitigation area.*

*Chair Oullette asked if the area next to the park was used for marketing purposes as an open space area and would it remain as open space.*

*Shawn Kaye, Associate Planner reviewed the 2003 concept and preliminary plat plan for this area noting this area was planned to have housing with a LDR (Low Density Residential) land use.*

*John Rask, Vice President of Hans Hagen Homes, indicated his business was proposing to purchase the subject parcel from Main Street 1000. He stated the original intent of Main Street 1000 was to have 16 townhomes. The site has been mass graded and has a curb cut for the future street. He discussed how the site would be altered for the proposed development and reviewed how the wetland mitigation and infiltration basins would benefit the site.*

*Mr. Rask provided information on the types of homes that would be built within this Lakes of Radisson addition. He estimated the nine home values to range from \$280,000-380,000.*

*The public hearing was closed at 7:27 p.m.*

*Chair Oullette asked if the water and sewer lines were on this site.*

*Tom Scott, Project Coordinator, stated the lines were on site.*

*Commissioner Lahti questioned if the site would need additional grading.*

*Mr. Rask indicated a final grading would be needed to blend the proposed walkout homes into the natural wetland.*

*Commissioner Lahti encouraged the developer to speak with the neighboring property owners to hold a meeting to discuss the proposed development.*

*Commissioner Goracke thanked Mr. Kjos for his comments this evening. However, he was pleased with the proposed homes and the niche market they were filling.*

**Motion by Commissioner Goracke to recommend approval of the Preliminary Plat for the Lakes of Radisson 49th Addition in Planning Case 11-0046 based on the following conditions:**

**Case 11-0046:**

**1. Park dedication for the 9 residential lots has been covered and is within the Lakes Park Development Agreement which established a credit and payment system with the developer based on 3,300 housing units and 11 acres of commercial/retail. Housing units over 3,300 units, additional acres of commercial or future industrial created and platted in future phases are subject to park dedication payment at the rate in effect at that time and are outside of the agreement outlined by the Park Development Agreement Memo.**

2. A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control and tree preservation details shall be included on the grading plan. Lot grading to be consistent with Lakes Water Management Plan.
3. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.
4. 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.
5. Coon Creek Watershed District permit is required prior to the approval of grading. The developer shall be responsible for the construction, maintenance and repair of storm water infiltration basins and wetland mitigation areas until the project receives final acceptance from the City.
6. 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.
7. 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.
8. An as built survey will be required to verify elevations for each structure constructed.
9. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, trails, traffic control signs, street signs, and all appurtenant items. The City shall approve plans and specifications prior to start of construction.
10. All streets will follow the Anoka County street name grid system. The proposed street shall be named Petersburg Court NE.
11. Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Developer to provide access to existing power lines in plat. The Developer is to provide access for maintenance to storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
12. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
13. 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.
14. 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.

15. Ownership of Outlots A and B shall be deeded to the City.

16. All development signage by separate review.

Motion seconded by Commissioner Edison. The motion passed 4-1 (Edison).

Motion by Commissioner Goracke to recommend approval of the Conditional Use Permit to Allow for Construction of Nine (9) Single Family Homes in a DF (Development Flex) Zoning District in Planning Case 11-0046 based on the following conditions:

Case 11-0046:

The Lakes of Radisson 49th Addition Single Family DF Development Standards

**Permitted Uses**

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

**Accessory Uses**

1. Private garages 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 listed as Conditional Uses fewer than 33.11.

**Standards**

1. Front yard setback 25 feet.
2. Side yard setback 7.5 feet for house and 5 feet for garage.
3. Corner side yard setback 20 feet. Garages facing and accessing the corner side yard shall have setback of 25 feet.
4. Rear yard setback 35 feet.
5. Maximum building height 2 1/2 stories or 35 feet.
6. 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. Accessory storage buildings below 120 square feet must meet 5 foot side and rear yard setbacks

and be located within the rear yard.

7. The minimum finished floor area above grade for all homes shall be 1,800 square feet. All homes shall have a minimum depth and width of 24 feet.

8. All house pads have a minimum 20-foot setback from edge of wetland easements.

9. All homes to be constructed utilizing pre approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single family homes built within the development do not have the same exterior color or architectural elevations.

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

11. 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.

12. 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.

13. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½ inch caliper. Corner lots shall each have one additional boulevard tree. All trees to be overstory deciduous.

14. All homes, within the development to incorporate Airport Noise Abatement Standards with Central Air conditioning to mitigate noise impacts.

15. 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.

Motion seconded by Commissioner Edison. The motion passed 4-1 (Edison).

Chair Ouellette noted this would be on the agenda of the February 2, 2012 City Council meeting.

**Adjourn**

Moved by Vice Chair Lahti, seconded by Goracke, that this meeting be Adjourned. The Motion was adopted unanimously. The meeting adjourned at 7:35 p.m.