



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, April 10, 2012

7:00 PM

Council Chambers

1.0 Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, April 10, 2012. Chair Ouellette called the meeting to order at 7:00 p.m.

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

Present: 6 - Chair Ouellette, Vice Chair Lahti, Homan, Goracke, McLane, and Edison

Absent: 1 - Karnick

2.0 Approval of Minutes - March 13, 2012

[TMP 12-214](#) March 13, 2012, Planning Commission Minutes

Attachments: [PC Minutes 03-13-12.doc](#)

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

2.1 Old Business

2.2 2011-2012 Planning Commission Adjourns Sine Die

Motion by Commissioner Lahti to adjourn the Regular Planning Commission

meeting. Motion seconded by Commissioner Edison. The motion passed 5-0. Adjournment time was 7:02 p.m.

3.0 Administration of Oaths of Office - Monica Radtke and Janice Bergstrom

Staff administered the Oath of Office to Planning Commissioners Al Goracke, Joe Oullette, Monica Radtke and Janice Bergstrom.

3.1 Resumption of Adjourned Meeting

Motion by Commissioner Edison to resume the Regular Planning Commission meeting. Motion seconded by Commissioner Lahti. The motion passed 7-0. Resumption time was 7:05 p.m.

3.2 Roll Call of 2012-2013 Planning Commission

Present: 7 - Chair Ouellette, Vice Chair Lahti, Homan, Goracke, Edison, Bergstrom, and Radtke

Absent: 2 - Karnick, and McLane

4.0 New Business

4.1 [RES 12-058](#)

**PUBLIC HEARING CASE FILE NO. 12-0007 //
PRESBYTERY OF THE TWIN CITIES // 12450 ALAMO
STREET NE**

**PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 12.37
ACRES INTO ONE (1) LOT AND ONE (1) OUTLOT TO BE
KNOWN AS CHAIN OF LAKES ADDITION.**

**CONDITIONAL USE PERMIT TO ALLOW FOR A 38,250
SQUARE FOOT CHURCH IN A DF (DEVELOPMENT
FLEX) ZONING DISTRICT AND A ZERO LOT LINE FOR
A SHARED ACCESS.**

Sponsors: Kaye

Attachments: [Attachments 051712.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 12-0007 was opened at 7:13 p.m.

Chair Oullette noted several letters for the record. He indicated Gail Kinnett on 123rd Circle did not support the request. In addition, Tom and Sandy Ashley, 2952 123rd Circle NE did not support the request either.

Terry Olson, Crown Cove Condominium Association, 12320 Zumbrota Circle NE, Unit D, presented the Commission with a handout. She explained the Boards for Crown Cove and Crown Cove North Condominium Association met last night to address the concerns with the proposed request. Ms. Olson stated several of her concerns were addressed in the staff report. She questioned the definition of a "plat" as the property owners would be required to pay homeowner association dues upon plat approval.

Chair Oullette stated upon approval and after recording the plat with the county, it would become a legal entity.

Ms. Olson questioned if the site would be have weed and dust control throughout the development process. She indicated this has been an ongoing concern with the Rottlund property.

Chair Oullette stated this would have to be addressed by the land owner.

Ms. Olson asked if temporary structures would be allowed on the proposed site, if the church were to hold a carnival or other event.

Chair Oullette explained a separate conditional use permit would be needed for such an event on this site and the permit would address these concerns.

Ms. Olson requested that all rules and bylaws be followed by the applicant according to the Lakes of Radisson Master Association.

Chair Oullette stated this issue was not able to be addressed at this point. He encouraged this to be brought to the Master Association.

Ms. Olson expressed concerns with future traffic issues along Edison. She requested that parking be prohibited on Edison. She suggested a stop sign be installed in the church parking lot prior to exiting onto Edison. Ms. Olson asked that a right turn lane be added on west-bound Edison into the churches driveway.

Chair Oullette stated the parking issues may have to be brought to the Master Association.

Dan Schluender, Assistant City Engineer, did not anticipate any parking issues along Edison as the applicant had adequate onsite parking. He stated any concerns in the future could be brought to him directly. Mr. Schluender

explained a stop sign would be required.

Ms. Olson commented those living close to Edison were concerned with the increased traffic that would be generated along this roadway. The roadway was heavily congested at times due to the boat access point. She requested the landscaping be continued along the easterly border to the south from the current plan to the sidewalk along Edison. Ms. Olson asked that the applicant not be allowed to use any water from Sunrise Lake for indoor or outdoor use.

Chair Oullette thanked Ms. Olson for her comments.

Harley Wells, 2951 124th Circle NE, reviewed several concerns with the Commission. He stated the increased traffic along Edison was a concern given increased use of the beach and boat launch. He noted his other issue was with the right-in, right-out on County Road 14. He had hoped the main entrance to the church would be off of 125th Avenue and not Edison. Mr. Wells questioned if the community garden would have to be reviewed by the City.

Shawn Kaye, Associate Planner, stated this would have to be reviewed and approved by the Council.

Ward Sessing, Sessing Architects and representative for the church, thanked the City and staff for assisting the church with their application. He stated the church has reviewed the conditions for approval and stands ready to comply with these conditions.

Mr. Sessing indicated Condition #6 requires a three foot berm along 125th Avenue. In conversations with the County, 125th Avenue may be expanded in the future, which could affect this berm. Condition #22 addressed the placement of sign stating the site would be the future of Chain of Lakes Church. He requested that a sign also be allowed to be posted along 125th Avenue to identify the property as a future church.

Virginia Shavo, 12320 Zumbrota Circle, Unit B, asked if the 22 conditions for approval were available for the public to view. She stated the Crown Cove residents were generally in favor of the development, with the only concern being traffic flow.

Shawn Kaye, Associate Planner, explained the information was available online or in the packets at the back of the Council Chambers.

The public hearing was closed at 7:34 p.m.

Chair Oullette was pleased that many of the issues between the church and surrounding residents have been addressed.

Commissioner Lahti asked if staff recalled the number of multi-family units that were previously proposed for this site.

Shawn Kaye, Associate Planner, stated 110 townhome units were proposed.

Chair Oullette indicated the townhome units would have created a large number of trips per day.

Dan Schluender, Assistant City Engineer, explained that a traffic study was completed and the proposed traffic from the 110 townhome units was 1,100 trips per day while the proposed use would generate 340 trips per day.

Commissioner Lahti requested further information on the mid-week programs.

Mr. Sessing stated the programs would be held on Wednesday evenings and would grow into education, dinner and fellowship time.

Commissioner Lahti thanked the association for presenting their thoughts so thoroughly this evening. She questioned if the main drive could be relocated to 125th Avenue.

Dan Schluender, Assistant City Engineer, stated the County has an access policy for Main Street and this development gave up its right for access to 125th Avenue when originally developed. The County will not allow full access with signals. At best, access would be allowed through a right-in, right-out situation.

Motion by Commissioner Goracke to recommend approval of the preliminary plat for Chain of Lakes Addition for Planning Case 12-0007 based on the following conditions:

Case 12-0007:

- 1. City Council approval of this development shall be contingent upon CCWD approval. No site work will be allowed until a CCWD permit has been obtained.**
- 2. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency.**
- 3. All internal utilities shall be maintained privately by the property owner or development association, including existing sanitary sewer, watermain, storm sewer piping, infiltration basins, and storm water sediment ponds.**
- 4. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.**
- 5. Dedication of drainage and utility easements along lot lines, over**

delineated wetlands and created wetlands, storm water sediment ponds.

6. Retention of the existing drainage and utility easement over the sanitary sewer line and watermain extending through the parcel from the southern property line to the eastern property line.

7. Describe and record the location of the Revocation of Right of Access to 125th Avenue.

In Planning Case File No. 12-0007 it is recommended that the Planning Commission recommend approval of the conditional use permit to allow for a 38,250 square foot church in a DF (Development Flex) zoning district and a zero lot line for a shared access based on the following conditions:

1. The church is limited to the proposed use as a church and as shown in the attached site plan. Other uses such as child care, pre-school or school, exclusive of religious education classes, are not permitted by the CUP and would require subsequent CUP review and approval.

2. Temporary uses, such as outdoor events, are not permitted without a specific CUP amendment.

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. Underground irrigation and sod must be provided for the entire site except where a natural/low maintenance landscape area(s) is approved through the site plan process.

5. The applicant will need to provide a tree inventory of the existing trees located on the berm. All trees that are to be removed from the berm area will need to be replaced on the modified berm. The trees that will need to be replaced will be in addition to the trees already identified on the submitted landscape plan.

6. A 3-foot high berm will need to be retained adjacent to 125th Avenue to be consistent with other similar projects that are located adjacent to an arterial roadway.

7. A 6 foot high berm will need to be constructed on the south side of the site with heavy plantings to provide a buffer between the existing residential to the south.

8. All site lighting shall be down lit and shielded. Pole-mounted lights are limited to 20 feet in height.

9. Site Plan Approval is required. The applicant must complete the site plan review process and meet all building and fire code requirements as part of the permit process.

10. If it is the judgment of the City that the church's final building construction or site plans are significantly different that the plans attached to this CUP, or any subsequent CUP extension, the Site and Building plans will need to be

reviewed and approved by the City Council with notice sent to the adjacent neighborhood.

11. Permanent signage requires a separate permit approval process.
12. Developer shall explore the use of created ponds, existing wells, or new wells as a source water supply for landscaping systems with a moisture sensor. The developer must obtain City concurrence before connection to the public water system.
13. CCWD permit is required prior to City approval of construction plans and specifications.
14. All internal utilities shall be maintained privately by the property owner or development association, including existing sanitary sewer, watermain, storm sewer piping, infiltration basins, and storm water sediment ponds.
15. Separate fire lines and domestic water services are required for each structure from the water lateral lines.
16. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
17. Direct site access to 125th Avenue is limited to a right-in/right-out only and is contingent upon a permit from the Anoka County Highway Department.
18. A cross access agreement will be required for the shared access (Alamo Street) prior to any work on site.
19. Private driveways (Yancy Circle/Zumbrota Drive) serving the existing townhomes to be placed in access/maintenance agreements. Applicant to remove the two driveway stubs and restore curb edge as part of site work.
20. A 5-foot wide concrete sidewalk to be built along one side of Alamo Street to provide pedestrian access along that street and to the church. Final location to be determined as part of Site Plan Approval and in coordination with the future residential development to the east of Alamo Street. Alamo Street will be a private street with the street (shared drive) and sidewalk to be maintained by the applicant or development association.
21. The CUP resolution, under the DF zoning, will remain valid for two (2) years after City Council adoption. If construction does not commence within the two year period, the applicant will need to request an extension of the CUP by the City Council.
22. Because the church does not intend to build within the near future, the church should erect a sign, within 50 feet of Edison Street, that clearly identifies the site as the "Future Home of Chain of Lakes Church".

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

Chair Ouellette noted this would be on the agenda of the May 3, 2012 City Council meeting.

Adjournment

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Edison. The motion passed 7-0. Adjournment time was 7:42 p.m.