

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
June 14, 2022**

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 14, 2022. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members: Deonauth, Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

NEW BUSINESS

Item 4.3 – Case File No. 22-0023 – Public Hearing – The applicant is requesting the following:

- 1.) Rezoning from FR (Farm Residential) to DF (Development Flex).
- 2.) Preliminary plat to subdivide 10.9 acres into 30 single family lots and three outlots to be known as Radisson Hills.
- 3.) Conditional use permit to allow for the construction of 30 single-family lots in a DF (Development Flex) zoning district.

RADISSON HILLS (RADISSON ESTATES, LLC), 12030 RADISSON ROAD NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0023 was opened at 7:59PM.

Shawn Smith, 2062 120th Avenue NE, stated he lived near the proposed development and he didn't have any problems with the buildout of this land. He anticipated the value of the new homes would raise the value of the homes in the area. He was of the opinion the watershed district did a poor job on his neighborhood stating he has lost approximately eight feet of his yard due to water

erosion. He suggested stone be used to help stop this from increasing further. He asked what the space was between lots 6 and 7.

Planner, Shawn Kaye reported this space was set aside as a utility easement.

Linda Petro, 12050 Radisson Road, explained the neighbors that adjoin this property found out about this request on June 6. She noted she has been on Radisson Road for 47 years. She commented on how Old Radisson Road has evolved over time. She stated she was concerned with how the wildlife within the 10 acres would be impacted by the proposed development. She asked if the new development would use Old Radisson Road or the new Radisson Road for egress and ingress.

Planner, Shawn Kaye explained the new development would have access from Old Radisson Road. She reported the subject property does not have access to the new Radisson Road.

Ms. Petro stated she objected to the change that would be made to her roadway. She then discussed the row of trees she has in place that separates her home from the little white farmhouse. She asked that this row of trees not be disturbed when the adjacent property is developed.

Bob Hupp, 2010 Cloud Drive NE, explained he lives directly to the west of the subject property. He commented his only problem with the proposed development was with where the road terminates adjacent to his property. He was concerned with what the termination would look like.

Elaine McCarthy, 12051 Radisson Road, stated she was concerned with the amount of traffic that would be using Old Radisson Road. She explained the roadway was quiet at this time. She questioned what type of traffic control would be in place to address the speed of the new traffic.

Melanie Backman, 12068 Radisson Road, indicated she had concerns regarding traffic. She was frustrated with the fact her neighborhood would have more traffic, noting she had a daughter with downs syndrome. She requested the City do all it can to keep traffic moving slow in her neighborhood for the safety of her daughter.

The public hearing was closed at 8:20PM.

Nate Raich, 3122 117th Avenue, explained he was the applicant for this request. He stated redevelopment was never easy. He understood this would bring about a change for the neighbors and stated he would work to keep the impact minimal.

Chair Goracke discussed the amount of traffic that would be generated by the new development. He asked what would be done to keep the roadway safe.

Project Engineer, Teresa Barnes discussed the standard building requirements for residential roadways. She reported if speeding were to become a concern this matter would be addressed by the police department.

Chair Goracke requested further information regarding access to the adjacent property (Bob and Elaine).

Project Engineer, Teresa Barnes explained it was a requirement per city ordinance that the city stub the streets to neighboring properties to facilitate connections and to assist with planning for future developments and that until the neighboring property was developed a temporary cul-de-sac would be installed.

Chair Goracke requested further information regarding the space between lots 6 and 7.

Mr. Raich explained sewer lines would be installed in this area along with a natural hydro plant.

Project Engineer, Teresa Barnes commented this space would also provide the city with access to the stormwater ponds.

Commissioner Halpern asked if there would be sidewalks throughout the cul-de-sac and inquired if the city still had a traffic commission that addressed traffic concerns in the community.

Project Engineer, Teresa Barnes reported the traffic commission meets on the first Tuesday of the month. She then reviewed the plans further noting sidewalks were not required in cul-de-sacs but would be installed along the south side of Street A.

Commissioner Olson questioned if there would be an HOA for this new development.

Mr. Raich reported this development would not have an HOA.

Commissioner Swanson asked if the city ever takes into consideration of the wildlife.

Chair Goracke reported the city understands that the property owner has the right to develop their property with the understanding the wildlife would be displaced from the site.

Motion by Commissioner Swanson to recommend approval of Planning Case 22-0023A a rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single-family homes based on the following:

Case 22-0023A:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments. The standards will create an attractive benchmark of quality homes with desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

Motion by Commissioner Swanson to recommend approval of Planning Case 22-0023B a preliminary plat to subdivide 10.9 acres into 30 single family lots and three outlots to be known as Radisson Hills with the following conditions:

Case 22-0023B:

1. Park dedication is required for the 30 new lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$133,470 if paid in 2022. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.

3. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. Corner lots shall contain an additional yard tree.
4. If Outlot B and Outlot C have not been developed with the adjacent parcels by June 30, 2024, they will be required to be deeded to the City at that time.
5. 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 is required.
6. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
7. Plans and specifications must be approved by the City prior to start of construction.
8. CCWD permit is required prior to city approval of construction plans and specifications.
9. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
10. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
11. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

12. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
13. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
14. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
15. All streets will follow the Anoka County street name grid system.
16. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
17. Sidewalks are required on all streets.
18. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
19. Hydrant locations must be reviewed and approved by the Fire Department.
20. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
21. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
22. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.

23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Motion by Commissioner Swanson to recommend approval of Planning Case 22-0023C a conditional use permit to allow for the construction of 30 new single family lots in a DF (Development Flex) zoning district with the following conditions:

Case 22-0023C:

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 Chapter 18 Article IX.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.10.

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 7.5 feet for house and garage.
3. Corner side yard setback - 20 feet.

4. Rear yard setback - 30 feet
5. Maximum building height - 2 ½ 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. One detached accessory storage building below 120 square feet is permitted provided it meets 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 1,300 square feet.
8. All homes shall have a minimum depth and width of 24 feet.
9. Use of premium materials such as brick, natural stone, stucco, cementious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations. There must be 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 homes to incorporate multiple gables or varied roof lines and articulation of the front façade.
11. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
12. 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.
13. 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.

14. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. Corner lots shall contain an additional yard tree.
15. All development entrance signage by separate permit.

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 6, 2022 city council meeting.