



City of Blaine Anoka County, Minnesota Minutes

Blaine City Hall
10801 Town Sq Dr NE
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, July 10, 2018

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, July 10, 2018. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Lori Johnson, Associate Planner

Natasha Lukacs, Planning and Economic Development Technician

Dan Schluender, Assistant City Engineer

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

2. Approval of Minutes

Approval of June 12, 2018 Planning Commission Minutes

Attachments: [061218 Draft PC.pdf](#)

Motion by Commissioner York to approve the minutes of June 12, 2018, as presented. Motion seconded by Commissioner Homan. The motion passed 6-0-1 (Chair Ouellette abstained).

Aye: 6 - Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern

Abstain: 1 - Chair Ouellette

Motion by Commissioner Goracke to approve the minutes of May 8, 2018, as presented. Motion seconded by Commissioner Halpern. The motion passed 6-0-1 (York abstained).

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

Abstain: 1 - Commissioner York

3. Old Business

None.

None.

4. New Business

4.1 Public Hearing Case File No. 18-0044 // Michael and Teresa Seide // 11066 Flanders Court NE

The applicant is requesting a Conditional Use Permit amendment to allow for a total of 1,778 square feet of accessory garage space in a RF (Residential Flex) zoning district. The applicant currently has an attached garage totaling 998 square feet and is requesting to build a detached garage totaling 780 square feet.

Attachments: [Seide - Attachments](#)
 [Comment Letter](#)
 [Public Comments](#)

The report to the Planning Commission was presented by Natasha Lukacs, Planning and Economic Development Technician. The public hearing for Case File 18-0044 was opened at 7:09 p.m.

Chair Ouellette stated for the record the Planning Commission received a letter from Michael & Randene Murphy noting they opposed the request because the style of the detached structure did not match the home.

Teresa Seide, 11066 Flanders Court NE, stated she built her home in 1994 and was the first home in the neighborhood. She explained her current shed had hail damage and was in need of replacement. She indicated the proposed detached garage would be used for woodworking and equipment storage. She reported she takes great care of her property and was proposing to construct a very nice detached building.

The public hearing was closed at 7:13 p.m.

Chair Ouellette asked if the Seide's boat was stored outdoors.

Ms. Seide reported the boat was stored in the attached third-stall of the garage

during the winter months and was at the family cabin during the summer months.

Commissioner Olson questioned if the garage siding would match the existing house.

Planning and Economic Development Technician, Natasha Lukacs explained the applicant was proposing to use wood siding on the detached building. She stated the detached building would be painted to match the existing home. It was noted the existing home was stucco.

Associate Planner, Lori Johnson reported it would be extremely expensive to build a stucco garage and for this reason the detached garage would be built with wood and painted to match the color of the home. She noted this has been done in the past for stucco homes in the City of Blaine. She indicated the garage would look very nice and would fit into the character of the neighborhood.

Commissioner York asked how the City defined “regular basis” trips to the garage.

Associate Planner, Lori Johnson stated if ruts were created in the yard, the area would have to be paved. She explained this would not be monitored by the City but would be complaint driven.

Motion by Commissioner Goracke to recommend approval of Planning Case 18-0044 based on the following conditions:

Case 18-0044:

1. A building permit is required prior to the start of any construction.
2. The proposed building is to be generally located as shown on the attached sketch, and the proposed building must meet the minimum 30-foot rear and side yard setbacks for accessory buildings.
3. The proposed building is limited to 780 square feet. The total accessory building space on the site may not exceed 1,778 square feet.
4. The proposed building is to be constructed with architectural style and color to match the primary structure.
5. The height of the proposed building may not exceed the height of the primary structure.
6. The existing and proposed garage space can be used for personal storage only and may not be used for a home occupation.
7. The detached garage access drive will be required to be paved if used on a regular basis. If occasional access is used and grass is maintained in this area the applicant is not required to provide a hard surface for the access drive.
8. To ensure that the existing shed is removed, a \$750 escrow needs to be

established if and only if the existing shed is not removed prior to the issuance of a building permit for the new building.

9. The site is located in the flood plain district; therefore, the applicant must obtain a Letter of Map Amendment for the proposed building through the Federal Emergency Management Agency (FEMA).

10. All other items referenced in Resolution No. 92-85 remain unchanged.

11. The doors on the proposed detached building must face the applicants existing home and cannot be located on any other elevation of the proposed building.

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

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

Chair Ouellette noted this would be on the agenda of the August 2, 2018 City Council meeting.

4.2

Public Hearing Case File No. 18-0045 // Theresa Steichen // 4018
86th Lane NE

The applicant is requesting a Conditional Use Permit to allow for a total of 1,188 square feet of accessory garage space in the R-1(Single Family) zoning district. The applicant currently has an attached garage totaling 524 square feet and is requesting to build a detached garage totaling 624 square feet.

Attachments: [Steichen - Attachments](#)
[Public Comments](#)

The report to the Planning Commission was presented by Natasha Lukacs, Planning and Economic Development Technician. The public hearing for Case File 18-0045 was opened at 7:23 p.m.

Chair Ouellette noted for the record an email the Planning Commission received from Valerie Hicke at 4028 86th Lane NE stating she had no objection to the request.

The public hearing was closed at 7:24 p.m.

Motion by Commissioner Ponds to recommend approval of Planning Case 18-0045 based on the following conditions:

Case 18-0045:

1. The applicant will need to plant one yard tree prior to obtaining a building

permit. The tree must meet the minimum sizing requirements of 2 ½ inch caliper for overstory trees or 6 feet in height for coniferous trees. The tree species planted must be one of the recommended species as determined by the City forester. The tree would best be planted along the east property line adjacent to the trail leading into Austin Park. The applicant may deposit an escrow in the amount of \$300 for the one required tree prior to obtaining a building permit.

2. The proposed building is to be generally located as shown on the attached sketch. The proposed building must meet the minimum 5-foot rear and side yard setbacks.

3. A building permit must be obtained prior to the start of any construction. The construction of the garage will be required to meet the requirements of the Uniform Building Code. The soffit and fascia of the overhang, if located closer than 5' to the property line, will need to have a fire-resistant rating.

4. The proposed building may not exceed 624 square feet. The total accessory building space may not exceed 1,188 square feet.

5. The existing and proposed garage space can be used for personal storage only, and it may not be used for a home occupation.

6. The materials and colors used on the addition will need to match those of the primary structure.

7. The proposed garage is limited to a one-story design so as to not exceed the height of the primary structure (split entry home).

8. There must be a hard surfaced driveway constructed of concrete or blacktop with a minimum width of 8-feet and a minimum setback of 3-feet from the property line.

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

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

Chair Ouellette noted this would be on the agenda of the August 2, 2018 City Council meeting.

4.3

Public Hearing Case File No. 18-0046 // Infinity Automotive // 611
109th Avenue NE

The applicant is requesting a Variance to allow for a freestanding sign that does not currently meet the monument style as required by section 34.00 of the zoning ordinance. The applicant is also requesting a 7-foot variance to the maximum 14-foot height requirement for monument signs. The variance, if granted would allow the sign to be 21 feet tall and would allow the sign to remain

as is, without meeting the monument style requirements as outlined in the zoning ordinance.

Attachments: [Infinity Auto - Attachments](#)
 [Public Comments](#)

The report to the Planning Commission was presented by Natasha Lukacs, Planning and Economic Development Technician. The public hearing for Case File 18-0046 was opened at 7:31 p.m.

Chair Ouellette noted for the record an email the Planning Commission received from Steve Hanson stating he objected to the requested variance. In addition, the Planning Commission received an email from Annette Haedtke at 10949 Jefferson stating she also objected to the requested variance.

Nancy Singh, 611 109th Avenue, stated her building was in rough shape and had undergone immense renovations to bring the site up to code. She explained she was willing to conform with the City's signage requirements but requested a variance to the sign location. She asked that she be allowed to have more time to work on the sign location, noting she had a sign already made for the existing sign.

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

Commissioner Goracke asked if staff was requiring the applicant to remove the existing sign.

Planning and Economic Development Technician, Natasha Lukacs stated the City was not requiring the sign to be removed, but would not allow the sign face to be changed without either the granting of a variance or the sign being brought into compliance.

Commissioner York questioned if the applicant could cover the existing sign and make it white.

Associate Planner, Lori Johnson stated the applicant could take this action but they could not reface the existing sign without a variance. She noted another option would be for the applicant to withdraw their application for a variance and leave the sign as is for now.

Commissioner York suggested the Commission table action on this item to allow the applicant to have more time to figure out how they wanted to proceed with the site signage.

Associate Planner, Lori Johnson explained she would not recommend the Commission tabling action on this item because it would not benefit the applicant or the City.

Commissioner Homan inquired if the applicant’s temporary sign permit had lapsed.

Planning and Economic Development Technician, Natasha Lukacs reported the applicants eight-week temporary sign permit has lapsed.

Commissioner Olson supported the applicant completely removing or covering the existing sign with a white material temporarily. The Commission was in agreement.

Motion by Commissioner Olson to recommend denial of Planning Case 18-0046 based on the following rationale:

Case 18-0046:

1. **Exceptional or extraordinary circumstances do not apply to the property or to other properties in the same zone or vicinity. In fact, two properties in the same vicinity are meeting the current code requirements for freestanding signs.**
2. **Economic considerations alone shall not be considered a hardship.**
3. **That the granting of the variance requested will confer on the applicant special privileges that are denied by this ordinance to other owners of lands, structures or buildings within the same vicinity.**
4. **A variance, if granted, would be materially detrimental to the purposes of this ordinance, or to other property in the same zone.**

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

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

Chair Ouellette noted this would be on the agenda of the August 2, 2018 City Council meeting.

4.4

Public Hearing Case File No. 18-0042 // Lennar Corporation //
1130/1160/1170 113th Avenue NE

The applicant is requesting the following:

- a) Rezoning property from FR (Farm Residential) to DF (Development Flex)
- b) Preliminary Plat approval to subdivide 14.72 acres into 43 lots and 2 (two) outlots to be known as Wicklow Woods
- c) Conditional Use Permit to allow for the construction of 43

single family homes in a DF (Development Flex) Zoning
District

Attachments: [Wicklow Woods - Attachments](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0042 was opened at 7:49 p.m.

Phillip Vaughn, 11038 Buchanan Road, explained his property abuts the watershed ponds to the south of this development. He discussed the new drainage pond that would be created by Wicklow Woods and asked if this would be flowing into the pond on his property.

Assistant City Engineer, Dan Schluender reported the pond on the south end of the development had two functions. It would capture water from the development for holding and treatment purposes. He indicated the water within this pond would flow to the west to the ditch and was properly sized to manage the water within the development.

Mr. Vaughn stated he was opposed to any water from this development overflowing into his ponds or property. He expressed concern with the proposed 55-foot lots and explained he would rather see single family lots within this development.

Associate Planner, Lori Johnson clarified all lots within the plat were 60 feet wide.

Mr. Vaughn commented he would like to see this development have large lot widths.

Chair Ouellette reported there has been a trend within housing developments that are moving towards smaller lot widths.

The public hearing was closed at 7:53 p.m.

Motion by Commissioner Homan to recommend approval of Planning Case 18-0042A a rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 14.72 acres based on the following rationale:

Case 18-0042A:

- 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 multi-family 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 Homan to recommend approval of Planning Case 18-0042B a Preliminary Plat to subdivide 14.72 acres into 43 single family lots and 2 outlots to be known as Wicklow Woods based on the following conditions:

Case 18-0042B:

1. 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.
2. All streets will follow the Anoka County street name grid system.
3. Plans and specifications must be approved by the City prior to start of construction.
4. 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.
5. 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.
6. 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.
7. A 6-foot concrete sidewalk must be located on the east side of Pierce Street, the south side of Street A, the south side of Street B and the south side of the Pierce Street east/west connection. A 6-foot concrete sidewalk must also be constructed on 113th Avenue.
8. 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.
9. The development plan shall indicate all structures will be protected from flooding.
10. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
11. CCWD permits are required prior to City approval of construction plans and specifications.

12. Additional storm sewer will be required in the rear yards of Blocks 2 and 4, and at the west end of the three east-west streets to prevent runoff from going onto existing properties.

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

14. Park dedication will be required for the 43 new lots being constructed at the rate of \$4,320 per unit, for a total park dedication fee of \$185,760 if paid in 2018. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

15. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

16. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

17. 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.

18. The developer has proposed a modification to the design of the City's project to lower the elevation of the trunk line and thus eliminating the need for the lift station. The developer will be responsible for the extra cost to modify the trunk line. Costs and payment for the modification will be addressed in the Development Contract.

19. All development signage by separate review.

20. Each lot in the development will have the three trees per lot, with one boulevard tree, one front yard tree and one rear yard tree. Please note, the landscape plan provided indicates that two trees will be in the rear yard and one tree in the front yard, but it has been the City's practice to establish trees in the boulevard/front yards for the last several years. Since most of the acreage in the plat will be disturbed during construction, the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. This would mean that 117 trees would be required for tree replacement purposes. The individual lot landscaping, at three trees per lot, will provide the required replacement trees.

21. Delays due to right-of-way acquisition with the City Trunk Sewer project could cause delays with utility construction and building permits in the plat.

22. 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.

Motion by Commissioner Homan to recommend approval of Planning Case 18-0042C a Conditional Use Permit to allow for the construction of 43 single family lots in a DF (Development Flex) zoning district based on the following conditions:

Case 18-0042C:**Single Family - DF Development Standards****Permitted Uses**

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

Accessory Uses

1. Private attached 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 7.5 feet for garage.
3. Corner side yard setback - 20 feet.
4. Rear yard setback - 30 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. 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 for a single level.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP. An element of brick or stone must be included on all front building elevations of the homes. 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 overstory tree, one boulevard overstory tree and one rear yard tree with a minimum of 2½-inch caliper. Corner lots shall contain an additional yard tree.

14. Developer to execute and record, where deemed appropriate by the City Engineer, with the sale of single family lots, 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.

15. All development entrance signage by separate permit.

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

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

Chair Ouellette noted this would be on the agenda of the August 2, 2018 City Council meeting.

4.5

Public Hearing Case File No. 18-0041 // Accent Homes, Inc. //
113th Avenue NE/Ulysses Street NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex).
- b) Preliminary Plat approval to subdivide 11.48 acres into 40 lots and 2 outlots to be known as Meadow Place.
- c) Conditional Use Permit to allow for construction of 40 single family homes in a DF (Development Flex) zoning district.

Attachments: [Meadow Place - Attachments](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0041 was opened at 7:59 p.m.

Char DePew, 11343 Pierce Street NE, asked where the easement was located between the two properties.

Assistant City Engineer, Dan Schluender reported there was an easement between the two properties, he noted a 10-foot drainage and utility easement was in place for both developments.

Ms. DePew requested further information regarding the trees that would be planted in the rear yards.

Associate Planner, Lori Johnson explained each lot was required to have two front yard trees.

Phillip Vaughn, 11038 Buchanan Road, discussed how the neighborhood would be impacted by the additional traffic that would be created by the new development and asked if this was a concern to the City.

Assistant City Engineer, Dan Schluender commented 113th Avenue was considered a collector street that served the neighborhood. He reported 113th Avenue currently served 1,200 cars a day and could handle 8,000 to 9,000 cars per day. He explained Ulysses Street had 6,000 cars per day and will continue to grow as this corridor develops. He indicated Ulysses Street could handle 12,000 cars per day. He noted both of these roadways had plenty of capacity at this time.

Denise Moreland, 11417 Pierce Street NE, thanked the Commission and staff for their public service. She asked if the entire development would be clear cut in order to make way for the new development.

Assistant City Engineer, Dan Schluender reported most of the lots had to be graded and raised, which meant most of the trees would be eliminated from the site.

Ms. Moreland requested the three trees within the easement behind her home be moved to her property.

Steve Bona, Capstone Homes, stated he would work with Ms. Moreland to ensure the trees remain or are moved.

John Stong, 11411 Pierce Street, questioned why this development shows only three parcels being involved when in fact four parcels were being included. He asked what the plans were for extending the sidewalk to properties not yet

developed. He explained that 113th Avenue was a very busy roadway.

Assistant City Engineer, Dan Schluender reported an internal trail would take pedestrians into the Hidden Ponds Park and open space onto the trail system. He commented additional sidewalk connections may be considered in the future, when or if additional properties develop.

Erv Schoppe, 11389 Pierce Street, Hidden Acres resident, expressed concern with the fact that the entire property would be clear cut. He requested additional trees be planted between the two developments in order to buffer the existing development from the new development.

Ms. Moreland suggested only one tree be planted in the front yard and that the developer be allowed more flexibility to plant two trees in the rear yard.

The public hearing was closed at 8:16 p.m.

Chair Ouellette asked if the City could make a change to the tree requirements.

Associate Planner, Lori Johnson, commented the City Council has wanted two trees in the front yard in order to assist in reestablishing boulevard trees.

Mr. Bona stated he did have a hard time installing two front yard trees on the cul-de-sac lots. He indicated he could speak with the developer to see if the trees for these lots could be redistributed to the rear lots.

Associate Planner, Lori Johnson stated staff would be willing to work with the developer on this matter.

Motion by Commissioner Ponds to recommend approval of Planning Case 18-0041A a rezoning from FR (Farm Residence) to DF (Development Flex) based on the following rationale:

Case 18-0041A:

- 1. The rezoning allows the developer and the City to have more flexibility in zoning standards to create a nice product and development that fits in with the existing neighborhood.**
- 2. The rezoning and proposed project density fits with the existing land use of LDR (Low Density Residential) on the property.**

Motion by Commissioner Ponds to recommend approval of Planning Case 18-0041B a Preliminary Plat approval to subdivide 11.48 acres into 40 lots and two (2) outlots to be known as Meadow Place based on the following conditions:

Case 18-0041B:

1. The applicant will be required to pay park dedication for this plat in the amount of \$ 4,320 (2018 rate) per lot, for total due of \$172,800. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.
2. Coon Creek Watershed District permit is required prior to any site work. The Developer shall be responsible for the construction, maintenance, and repair of storm water features.
3. All roads require the dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width.
4. A development agreement and grading approval is required prior to any construction activities occurring on site.
5. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
6. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street with concrete curb and gutter, 6 foot concrete sidewalks, 8 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and all appurtenant items. The City shall approve plans and specifications prior to start of construction.
7. All Streets will follow the Anoka County street name grid system. The proposed street shall be named Johnson Street NE and Lincoln Court NE.
8. Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.
9. In addition to the sidewalk and trail sections required along public streets (Street A, B and 113th) an 8-foot bituminous trail is required on Outlot B. Credit towards park dedication will not be given for this construction.
10. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Meadow Place.
11. The developer will work with City staff regarding tree placement on the lots.

Motion by Commissioner Ponds to recommend approval of Planning Case 18-0041C a Conditional Use Permit to allow for construction of 40 single family homes (detached townhomes) in a DF (Development Flex) zoning district based on the following conditions:

Case 18-0041C:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private garages-attached. 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 as regulated by Zoning Chapter 33.11 (d) (3).

Standards

1. Setbacks shall be as follows:

Front Yard 25 Feet

Rear Yard 25 Feet

Side Yard Interior 7.5 Feet (Garage and Living Space)

Side Yard Corner 20 Feet

2. Maximum building height - 2 1/2 stories or 35 feet.
3. 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 (1,200) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted.
4. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
5. The minimum finished floor area above grade for all homes shall be 1,587 square feet for single level (rambler). All homes shall have a minimum depth and width of 24 feet.
6. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations presented with this CUP.
7. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
8. 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.

9. 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).

10. Each lot shall contain two front yard trees with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree (four total trees).

11. Underground irrigation is required for all lawn and landscaped areas, including the landscaping along Ulysses Street.

12. Development to meet the landscape plan elements submitted and made part of this approval with 150 yard and perimeter trees.

13. Homeowners Association to be formed and provide maintenance of all private drives, lawn landscaping, underground irrigation and landscaping along Ulysses Street NE.

14. 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.

15. Fences are not permitted per intent of developer and Homeowner's Association Documents.

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

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

Chair Ouellette noted this would be on the agenda of the August 2, 2018 City Council meeting.

Adjournment

Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Olson. The motion passed 7-0. Adjournment time was 8:21 p.m.

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