



**City of Blaine**  
**Anoka County, Minnesota**  
**Minutes - Final**  
**City Council**

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine, MN 55449

---

Thursday, February 2, 2017

7:30 PM

Council Chambers

---

**1. CALL TO ORDER BY THE MAYOR**

The meeting was called to order at 7:38 p.m. by Mayor Ryan followed by the Pledge of Allegiance and the Roll Call.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Quorum Present.

**ALSO PRESENT:** City Manager Clark Arneson; City Attorney Patrick Sweeney; Planning and Community Development Director Bryan Schafer; Public Services Manager Bob Therres; Finance Director Joe Huss; Police Chief/Safety Services Manager Chris Olson; Communications Technician Roark Haver; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

**Present:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

**Absent:** 1 - Councilmember Garvais

**4. APPROVAL OF MINUTES**

**4.-1 [MIN 17-04](#) RECENTLY HELD MEETINGS**

**Moved by Councilmember King, seconded by Mayor Ryan, that the Minutes of the Workshop Meeting of January 12, 2017 and the Minutes of the Regular Meeting of January 12, 2017 be approved.**

**Motion adopted 4-0-2. Councilmembers Swanson and Hovland abstained on the January 12, 2017 Workshop and Regular meeting minutes due to their absence.**

**Aye:** 4 - Mayor Ryan, Councilmember Clark, Councilmember King and Councilmember Jeppson

**Abstain:** 2 - Councilmember Swanson and Councilmember Hovland

**5. AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS**

None.

**None.**

**6. COMMUNICATIONS**

None.

**None.**

**7. OPEN FORUM FOR CITIZEN INPUT**

Mayor Ryan opened the Open Forum at 7:40 p.m.

Grace Schrunk, 113th Avenue NE, explained she has lived on 10 acres in Blaine for the past 65 years. She discussed her experience on the Natural Resources Board. She indicated she has people walking through her private property and expressed concern with the tree removal on the Blaine Wetland Sanctuary. She did not believe there was a need to removal all of these trees. She feared how the wildlife would be impacted in this area given the great tree loss.

Mayor Ryan stated the City Council would be meeting with the residents adjacent to the Wildlife Sanctuary on Wednesday, February 8th.

There being no input, Mayor Ryan closed the Open Forum at 7:48 p.m.

Councilmember King left at 7:48 p.m.

**8. ADOPTION OF AGENDA**

The agenda was adopted as presented.

**Adopted as presented.**

**9. 8:00 P.M. - PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME**

None.

**None.**

**10. APPROVAL OF CONSENT AGENDA:**

**Moved by Councilmember Swanson, seconded by Mayor Ryan, that the following be approved:**

**Motion adopted 5-0-1 (Councilmember King absent for vote).**

**Aye:** 5 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember Hovland and Councilmember Jeppson

**Abstain:** 1 - Councilmember King

**10.-1** [MO 17-19](#) SCHEDULE OF BILLS PAID

**Approved**

**10.-2** [MO 17-20](#) SQUAD VIDEO REPLACEMENT CAMERAS

**Approved**

**10.-3** [MO 17-21](#) AUTHORIZING PAYMENT IN THE AMOUNT OF \$13, 602 TO METRO CITIES FOR 2017 ANNUAL MEMBERSHIP DUES

**Approved**

**10.-4** [MO 17-22](#) PAYMENT TO SOFTWARE HOUSE INTERNATIONAL FOR MICROSOFT ENTERPRISE AGREEMENT ANNUAL LICENSING RENEWAL

**Approved**

**10.-5** [RES 17-011](#) APPROVE PREMISES PERMIT FOR CHARITABLE GAMBLING FOR CENTENNIAL HIGH SCHOOL FOOTBALL BOOSTERS AT GREEN MILL, 4355 PHEASANT RIDGE DRIVE NE, BLAINE

**Adopted**

**11. DEVELOPMENT BUSINESS**

**11.-1** [RES 17-012](#) GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 4.02 ACRES INTO ONE (1) LOT TO BE KNOWN AS TCO BLAINE ADDITION, LOCATED AT 11225 ULYSSES STREET NE. TWIN CITIES ORTHOPEDICS. (CASE FILE NO. 16-0050/SLK)

Planning and Community Development Director Schafer stated Twin Cities Orthopedics (TCO) is proposing to construct a 50,000-square foot, three-story medical office building at 11225 Ulysses Street NE. The proposed plat creates one lot. Lot 1 is 4.02 acres and is the site of the proposed TCO Medical Office Building. Staff reported the final plat was consistent with the

approved preliminary plat.

Councilmember King returned at 7:50 p.m.

**Moved by Councilmember Clark, seconded by Councilmember Hovland, that Resolution No. 17-0012, "Granting Final Plat Approval to Subdivide 4.02 Acres into One (1) Lot to be known as TCO Blaine Addition, located at 11225 Ulysses Street NE. Twin Cities Orthopedics," be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

**11.-2** [RES 17-013](#)

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 20 ACRES INTO 28 SINGLE FAMILY LOTS AND SIX (6) OUTLOTS TO BE KNOWN AS SPRINGBROOK, LOCATED AT 129TH AVENUE/DUNKIRK STREET NE. SPRINGBROOK LAND, LLC. (CASE FILE NO. 14-0038/SLK)

Planning and Community Development Director Schafer stated the final plat for Springbrook consists of a 1st phase subdividing approximately 20 acres into a subdivision with a total of 28 new dwelling units and six (6) outlots for drainage/ponding and future development. The preliminary plat for this 20 acres has a total of 49 single-family homes. Because the developer is proposing different housing styles with different design issues, platting requirements, lot sizes, markets and price ranges, the existing DF (Development Flex) zoning is proposed to establish the minimum standards for each of these areas. The flexibility provided by the DF zoning forms the basis of the Harpers Street Development Guide Plan.

Planning and Community Development Director Schafer reported the existing home located on the parcel to the north will need legal road access to right-of-way in the proposed plat. Plat will need to extend right-of-way north from 129th Lane NE right-of-way on the future alignment of the cul-de-sac that will serve the existing home. Because of the extensive grading effort required over almost all of the 20 acres to meet the market demand for walk-out and look-out style homes there is significant tree removal. Over 1000 trees will be removed with the only tree area preserved along the eastern edge of the plat (next to Harpers Park). Tree replacement, based on 20 acres, would require planting 140 trees (7 trees per acre). This is best achieved by requiring as part of the DF zoning approval the planting of 3 trees per lot (49 lots x 3=147 trees) as required by the landscape plan that was part of the CUP in 2015.

Councilmember King questioned what park would service this new neighborhood. Planning and Community Development Director Schafer stated there was a new park directly to the east called Harpers Park that would serve this development.

**Moved by Councilmember King, seconded by Councilmember Clark, that**

**Resolution No. 17-013, "Granting Final Plat Approval to Subdivide 20 Acres into 28 Single Family Lots and Six (6) Outlots to be known as Springbrook, located at 129th Avenue/Dunkirk Street NE," be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

**11.-3 [ORD 17-2371](#)**

**SECOND READING**

AMENDING SECTION 29.35 OF THE ZONING ORDINANCE OF THE CITY OF BLAINE TO ESTABLISH A 75-FOOT BUIDLING SETBACK FROM THE ORDINARY HIGH WATER OF PUBLIC WATERS IN THE R-1 (SINGLE FAMILY) ZONING DISTRICT. CITY OF BLAINE. (CASE FILE NO. 16-0056/BKS)

Planning and Community Development Director Schafer stated the City adopted a Local Surface Water Management Plan (LSWMP) several years ago, which contains many of the best practices for proper care and maintenance of the surface waters (lakes, ponds and wetlands) within the City. In particular, the plan refers to the Minnesota DNR standards for establishing setbacks from the edge of Public Waters. That standard varies depending on the DNR's classification of the lakes but in Blaine and in the case of Laddie Lake it is 75-feet from the Ordinary High Water (OHW) mark. The LSWMP indicates that the City should adopt a zoning standard that matches the DNR guidelines so that a consistent standard can be enforced in the review and issuance of building permits.

Planning and Community Development Director Schafer explained Laddie Lake is completely surrounded by mostly developed land and City park that is zoned R-1 (Single Family). The proposed amendment to the R-1 zoning text would establish the 75-foot setback from the OHW of Laddie Lake consistent with the City's adopted plan and DNR guidelines. The City's other DNR classified lake is Lochness Lake which is entirely within the boundary of Lochness Park and has no private property touching the edge of the lake. Staff recommended the Council approve the Ordinance.

**Moved by Councilmember Swanson, seconded by Councilmember Hovland, that Ordinance No. 17-2371, "Amending Section 29.35 of the Zoning Ordinance of the City of Blaine to Establish a 75-foot Building Setback from the Ordinance High Water of Public Waters in the R-1 (Single Family) Zoning District," be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

**11.-4 [ORD 17-2370](#)**

**SECOND READING**

AMENDING SECTION 31.30 OF THE ZONING ORDINANCE OF THE CITY OF BLAINE TO ADD MOTORCYCLE SALES AND MAINTENANCE AS A USE ALLOWED BY CONDITIONAL USE PERMIT IN THE PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT. CITY OF BLAINE. (CASE FILE NO. 16-0055/BKS)

Planning and Community Development Director Schafer stated Harley Davidson has submitted a development proposal for a larger relocated dealership facility at 98th and Highway 65 (Ulysses Street). The proposal was reviewed by the City Council in August and it was the consensus that a code amendment should be initiated to add *Motorcycle Sales and Maintenance* as one of the allowed uses in the PBD zoning chapter. All uses in the PBD require CUP (Conditional Use Permit) review and approval. Harley Davidson has a CUP request that is being processed concurrently on this agenda.

**Moved by Councilmember Hovland, seconded by Councilmember King, that Ordinance No. 17-2370, "Amending Section 31.30 of the Zoning Ordinance of the City of Blaine to Add Motorcycle Sales and Maintenance as a Use allowed by Conditional Use Permit in the PBD (Planned Business District) Zoning District," be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

**11.-5** [RES 17-014](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 63,664 SQUARE FOOT RETAIL STORE FOR THE PURPOSE OF MOTORCYCLE SALES AND MAINTENANCE, LOCATED AT 9751 ULYSSES STREET NE. HARLEY DAVIDSON. (CASE FILE NO. 16-0053/LSJ)

Planning and Community Development Director Schafer stated DWR Holdings, LLC is requesting approval of a conditional use permit that would allow for the construction of a 63,664 square-foot Harley Davidson retail sales facility in the PBD (Planned Business District). Maintenance and repair would also be included in the proposed use. All uses in this district require a conditional use permit. The location of the facility is south of the U-Haul site on 99th Avenue and Highway 65.

Planning and Community Development Director Schafer reviewed elevations of the proposed 2-story facility stating this would replace the existing Harley Davidson facility on 85th Avenue and Highway 65. The first floor of the building includes the retail floor, showroom, offices and the service department. The second-floor mezzanine includes additional offices and motorcycle storage. It was noted the applicant has provided a site plan that includes 185 parking stalls on site. There will be 152 automobile parking stalls and 33 motorcycle stalls. A total of 106 parking stalls are required on site (one stall for 600 square feet) for this use, so the parking provided is

adequate. There are two proposed entrances to the site off of Ulysses Street. Staff believed the plan was very well thought out and it was recommended the Council approve the CUP.

Andy Brandl, ISG, introduced himself to the Council and thanked them for their consideration.

Councilmember Jeppson commented on the noise that comes from a Harley Davidson motorcycle and feared how the surrounding neighborhood could be impacted. Ron Diable, Manager for Harley Davidson, stated his goal would be to keep the wetlands and trees in place to provide a buffer between his facility and the adjacent neighborhood. He described the test route that would be used noting these motorcycles would be diverted away from the neighborhood and said it was his hope that Harley Davidson would be a good neighbor in the community.

Councilmember Jeppson questioned if a feasibility study had been completed on the increased traffic that would be generated by Harley Davidson. Planning and Community Development Director Schafer explained the proposed use would have a very low amount of traffic being generated at this facility.

Mayor Ryan asked if Harley Davidson would be holding outdoor events. Mr. Diable anticipated he would continue hosting these events.

Councilmember Clark inquired why the tower portion of the building had been removed from the plans. Mr. Diable indicated the plans were altered due to the close proximity of Harley Davidson to the Anoka County airport runway.

Mayor Ryan commented on the number of trees that would be added to this property in order to meet the Highway 65 corridor requirements. He thanked Harley Davidson for remaining in the City of Blaine and believed the plans for the new facility were very well done.

Councilmember Swanson questioned the hours of operation. Mr. Diable described the hours of operation in detail with the Council.

**Moved by Councilmember Hovland, seconded by Councilmember Clark, that Resolution No. 17-014, "Granting a Conditional Use Permit to allow for the Construction of a 63,664 Square Foot Retail Store for the purpose of Motorcycle Sales and Maintenance, located at 9751 Ulysses Street NE," be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

**11.-6** [RES 17-015](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN 18,483 SQUARE FOOT CHURCH BUILDING ON A 4.84 ACRE PARCEL IN AN R-1AA (SINGLE FAMILY) ZONING DISTRICT, LOCATED AT 9240 WEST I-35W SERVICE DRIVE. GREAT GRACE ASSEMBLY OF GOD CHURCH. (CASE FILE NO. 16-0046/SLK)

Planning and Community Development Director Schafer stated Great Grace Assembly of God Church, currently located in Minneapolis, is proposing to construct a new church building on the southwest corner of 93rd Avenue NE and West 35W Service Drive. The new church facility would accommodate a sanctuary/auditorium, fellowship hall, classrooms, kitchen, and offices. Churches are allowed in residential zoning districts with the issuance of a CUP. Great Grace Church proposes to occupy an 18,343-square foot building. The church would expect to hold services on Sunday and has provided seating for approximately 400 people. It was noted the church site would have a single access to the 35W Service Drive. Staff reviewed the CUP request in further detail with the Council and noted the Planning Commission recommended approval of the request.

Mayor Ryan requested further information on the lighting plan. Planning and Community Development Director Schafer reviewed the City's lighting requirements with the Council.

Councilmember Hovland asked if there would be other activities occurring at the church during the week. Planning and Community Development Director Schafer understood the church would have regular services on Sunday mornings along with prayer services on Wednesday mornings and Friday evenings. He indicated the church would conduct administrative work throughout the week from this location.

Pastor Louise of Great Grace Assembly of God Church stated his church was currently located in Minneapolis but has been looking for a new space. He described the services held on Sundays, Wednesdays and Fridays. He explained his church has lived peacefully in its current neighborhood and hopes to do the same in the City of Blaine, adding it was his hope the church would assist in meeting the needs of the community by offering food and clothing to those in need.

Councilmember Clark asked how many people would be expected each Sunday morning. Pastor Louise stated he had 100 adults and 75 children attending on Sunday mornings.

Councilmember Clark questioned how this church compared in size to other churches in the community. Planning and Community Development Director Schafer indicated this church was quite a bit smaller than St. Tim's Catholic



Church in Blaine.

Councilmember Swanson asked how church members would reach the church. Pastor Louise reported most of his members would use I-35W.

Councilmember Hovland inquired how many churches the City had and expressed concern with the number of churches and schools already located within the City. Planning and Community Development Director Schafer reported he had only seen four churches added to the City over the past 30 years. He discussed several other churches that were interested in coming into the community.

Mayor Ryan questioned when construction would begin on the new church. Pastor Louise said he hoped to have the church started in 2018.

Pat Flaherty, 9219 Harpers Court, expressed concern with the traffic, noise and lighting that would be generated by the new church. He stated he did not want to see the nature trail impacted by the church. He questioned why the entire neighborhood was not notified of the new church. He believed the City had a responsibility to notify further than the required 350 feet. He suggested the speed limit on the service drive be reduced given the increased traffic that will be flowing along this roadway. He feared how his neighborhood would be impacted by the heavy loss of trees and understood a sound wall was not being considered by MnDOT. He recommended that the City require more than 20 trees be replanted. He feared how his neighborhood would be impacted when the church has 400 parishioners given the fact the site would have only 118 parking stalls. He anticipated the traffic and parking from the church would spill over onto the adjacent streets. He questioned how the site would properly manage all of the water runoff. Lastly, he commented on the endangered plant species and wildlife that would be adversely impacted by the proposed church.

Michael Batty, architect with Dennis Batty & Associates, explained he has been working on this project with the church. He reported he had recently walked the nature path and understood it had thick cover. He estimated that 225 trees would be removed for the parking lot and church building site and noted 67 trees would be replanted.

Councilmember Swanson understood water runoff was a concern for this neighborhood and requested further information on how the drainage would be addressed. Kevin Off, Larson Engineering, described how the water runoff would be managed on the site through underground containment areas and stormwater ponds. He reported the site would have more space for water runoff than it currently does.

Councilmember Swanson expressed concern with the clogging of the ditch in

this neighborhood.

Councilmember Clark reported this was a City responsibility and was not a concern for the applicant.

Councilmember Hovland questioned if the City had a ditch maintenance plan in place. Public Services Director Therres reported the City had a program in place to inspect and clean its ditches on a routine basis.

Councilmember Clark asked if more water would be leaving the site once the church and parking lot were built. Mr. Batty was uncertain. Planning and Community Development Director Schafer discussed the watershed requirements and noted no more water could flow off the site than was previously done. He understood through the proposed plan more water would be retained on the site and the water would be slowed down.

Councilmember Hovland inquired if the site would be clear cut. Mr. Batty reported the site would not be clear cut, but rather every effort would be made to protect the trees on the site. Planning and Community Development Director Schafer reviewed the two areas of the property that would have no tree removal. He noted a line of conifers was being requested along the west property line.

Dan Zwiers, 3120 93rd Avenue NE, explained he lived directly to the west of the proposed church. He understood he would be able to see the church building from his home and stated he could think of a lot of worse things that could locate on this property.

Councilmember Clark addressed the proposed down-lit lighting on the church property and requested further information on the style of lighting that would be used. Planning and Community Development Director Schafer said the light container would shoot the light down and not out, and that the light posts would only be 20 feet in height. He stated the City would not be requiring LED lighting but would be a great option for this site.

Councilmember Clark questioned where the nature trail would run on this property. Planning and Community Development Director Schafer explained the trail would run on the west side of the ditch. He indicated a 75-foot tree buffer will remain in place along the trail.

Councilmember Clark understood an endangered plant species inventory had been taken that included Pioneer Park and Lochness Park. He asked if the endangered plant question had been asked and answered regarding this property. Councilmember Swanson understood there was nothing endangered on this site.

Councilmember Clark questioned how the site would handle 200+ vehicles. Mr. Batty reported the site would be able to handle the size of the congregation and would have an excess of 10 spaces.

Councilmember Clark asked if the I-35W Service Road could be posted “No Parking”. Planning and Community Development Director Schafer commented this roadway was already posted “No Parking”.

Councilmember Swanson recommended the City ditch be cleaned prior to the construction of the church in order to ensure the water drains properly from this site.

Jenny Heinzy, Harpers Court NE, stated she had concerns with the loss of trees and how the noise from the freeway would impact her property. She also feared how the wildlife would be impacted. She questioned how tall the steeple on the church would be. Mr. Batty reported the church design was one-story and would be residential in nature. He believed the church would blend in with the rest of the neighborhood as it would have similar design elements. He commented the steeple would be approximately 50 feet in height.

Councilmember Hovland asked if there was any intent to light the steeple at night. Mr. Batty commented there may be several low watt lights on the steeple. He provided further comment on the church properties lighting plan.

Mayor Ryan stated he did not recall the City setting lighting restrictions on any building or church steeple in the past and explained lighting at night was a security issue.

Councilmember Hovland questioned if the church would have bells or chimes. Mr. Batty reported the church would not have a bell or chimes.

Councilmember Swanson inquired if there were any concerns from the airport. Planning and Community Development Director Schafer stated the applicant would have to comply with the airport standards.

**Moved by Councilmember Clark, seconded by Mayor Ryan, that Resolution No. 17-015, “Grant a Conditional Use Permit to allow for the Construction of an 18,483 Square Foot Church Building on a 4.84 Acre Parcel in an R-1AA (Single Family) Zoning District, located at 9240 West I-35W Service Drive,” be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

GRANTING A REZONING FROM FR (FARM RESIDENTIAL) TO R-1AA (SINGLE FAMILY) AT 11983 LONDON STREET NE. WOODLAND DEVELOPMENT CO. (CASE FILE NO. 16-0054/SLK)

Planning and Community Development Director Schafer stated Woodland Development is proposing to develop a small infill plat (9 lots) on a 3.7-acre property that is on the southeast corner of London Street and Cloud Drive NE. The proposal requires a rezoning of the property and approval of a preliminary plat.

Byron Westlund, Woodland Development, stated he has been discussing the two proposed infiltration basins with the Coon Creek Watershed District. He explained the watershed district wanted to see him enter into an operation and maintenance agreement. He stated either the lot owner would have to care for this or an association would have to be created. He noted he sits on the Coon Creek Watershed board and staff understands the difficulty of managing this down the road. He reported the driveway situation had been worked out with the adjacent property owner.

Mayor Ryan thanked Mr. Westlund for working through the issues with the neighbors.

Luther Gerlach, Blaine, expressed concern with how his property would be impacted by increased traffic and construction vehicles. He discussed the importance of the deer habitat being reduced and how the deer were ruining his trees and landscaping.

Mayor Ryan commented there were too many deer in the City at this time and anticipated a controlled hunt would be conducted to reduce the size of the herd.

Councilmember Jeppson asked if the nine properties would be developed at the same time or in separate phases. Mr. Westlund reported the homes would be completed in a single phase.

Gail Brown, 1931 Cloud Drive NE, requested further information on the two wetland areas close to her property. Mr. Westlund reviewed the pond and infiltration basin locations.

**Declared by Mayor Ryan that Ordinance No. 17-2372, "Granting a Rezoning from FR (Farm Residential) to R-1AA (Single Family) at 11983 London Street NE," be introduced and placed on file for second reading at the March 18, 2017 Council meeting.**

11.-8 [RES 17-016](#)

GRANTING A COMPREHENSIVE PLAN AMENDMENT TO THE CITY'S 2030 SANITARY SEWER SERVICE AREA MAP. CITY OF BLAINE. (CASE FILE NO. 16-0057/TS)

Planning and Community Development Director Schafer stated the residents of Fox Court have requested that City sanitary sewer service be extended to serve their four (4) lots. This area was included in the Metropolitan Urban Service Area (MUSA) in the City's 2030 Comprehensive Plan. Included in the Comprehensive Plan is a Sanitary Sewer System map that was prepared in 2005. This sewer map shows the Fox Ridge area outside of the MUSA, creating a discrepancy. The Met Council conditioned its permit for the Fox Ridge sewer connection requiring that the map be changed and a Comprehensive Plan Amendment be applied for by the City. It was noted this map change does not have any implications for other plan elements or planning documents associated with the Comprehensive Plan as this area had already been placed in to the MUSA. Staff requested the Council approve this housekeeping item.

**Moved by Mayor Ryan, seconded by Councilmember Hovland, that Resolution No. 17-016, "Granting a Comprehensive Plan Amendment to the City's 2030 Sanitary Sewer Service Area Map," be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

**11.-9** [RES 17-017](#)

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW A MINIMUM SQUARE FOOTAGE REQUIREMENT OF 1,500 S.F. FOR RAMBLER STYLE HOMES IN PARKSIDE NORTH 4TH ADDITION, PARKSIDE NORTH 7TH ADDITION, AND OUTLOT E PARKSIDE NORTH 7TH ADDITION, LOCATED AT 125TH AVENUE NE/LEVER STREET NE. D.R. HORTON, INC. (CASE FILE NO. 17-0001/SLK)

Planning and Community Development Director Schafer stated in 2014 the City Council approved a conditional use permit that set up the standards for development of 170 single family homes in Parkside North. Parkside North is at the southeast corner of Lexington Avenue and 125th Avenue and is being developed by Paxmar Development and has several different home builders.

Planning and Community Development Director Schafer explained Resolution 14-240 was approved by the City Council with a minimum square footage for all homes of 1,900 square feet. As DR Horton began the development and reviewed homes with potential buyers, they realized that they have a Rambler product that was in demand with a minimum square footage of 1,575 square feet. Therefore, they are requesting that the standards be amended to include this Rambler square footage. The Rambler plan includes three bedrooms above grade with an option for a fourth bedroom on the main floor.

Planning and Community Development Director Schafer indicated the current homes in the development range from 2,308 s.f. to 3,084 s.f. These homes have a price range starting point of \$358,900 to approximately \$395,000. The proposed

rambler will have a price point starting at approximately \$340,000. The applicant anticipates that the rambler plan will consist of about 5-10 percent of the lots they have available in Parkside North 4th and 7th Addition. It was noted all other standards will remain unchanged in Resolution 14-240. Staff fully supported the square footage change for the rambler.

Ron Mullenbach, DR Horton, requested the square footage be changed from 1,575 to 1,500. He explained this rambler home product would allow for buyers to have a three-car garage, three-bedroom home with main floor laundry within the Parkside North neighborhood. He discussed the variety of home builders in this area and looked forward to the future of this development.

Councilmember King said he understood the City has approved this type of reduction in the past however he has not offered his support. He said he did not believe the proposed square footage would fit with the surrounding homes in the neighborhood and therefore would not be supporting the proposed CUP amendment.

Mr. Mullenbach discussed the expense of building rambler homes noting these were more costly than other homes and explained only 5% to 10% of the homes would be 1,500 square feet.

Councilmember King stated he also did not believe a single-story home would fit in well with the numerous two-story homes in this neighborhood.

Councilmember Clark asked how DR Horton would manage a small home next to the larger homes. Mr. Mullenbach explained he has not had a lot of push back from other developments as the rambler homes offer additional housing variety.

**Moved by Councilmember Clark, seconded by Mayor Ryan, that Resolution No. 17-017, "Granting a Conditional Use Permit Amendment to Allow a Minimum Square Footage Requirement of 1,500 S.F. for Rambler Style Homes in Parkside North 4th Addition, Parkside North 7th Addition, and Outlot E Parkside North 7th Addition, located at 125th Avenue NE/Lever Street NE," be approved.**

**Motion adopted 5-1 (Councilmember King opposed).**

**Aye:** 5 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember Hovland and Councilmember Jeppson

**Nay:** 1 - Councilmember King

11. [RES 17-018](#)  
-10

GRANTING APPROVAL OF A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR CONSTRUCTION OF ONE (1) 248,816 SQUARE FOOT OFFICE/WAREHOUSE BUILDING, AN EIGHT (8) FOOT SOLID FENCE ON NORTH PROPERTY LINE AND FOR SHARED PARKING AND ACCESS, IN A PBD (PLANNED

BUSINESS DISTRICT) ZONING DISTRICT FOR BLAINE BUSINESS PARK FOURTH ADDITION AT 3705 95TH AVENUE NE. UNITED PROPERTIES INVESTMENT, LLC. (CASE FILE NO. 15-0062/SLK)

Planning and Community Development Director Schafer stated on September 7, 2006 Blaine Ponds, LLC received Preliminary Plat and Master Development Plan approval for a business park development to be known as Blaine Preserve Business Park. In November 2015, United Properties received approval to construct a 201,600-square foot office/warehouse building. At this time, United Properties Investment, LLC is requesting approval of a conditional use permit amendment for the development of a larger building (248,816 square feet), a zero lot line for a shared access, and an 8-foot fence on the north property line.

Planning and Community Development Director Schafer reported the original Master Plan approved in 2006 proposed three buildings in the location where the current building is being proposed. The three buildings proposed in the original Master Plan in 2006 were 63,500 square feet and two were 79,500 square feet for a square foot total of just over 220,000 square feet. In November of 2015 the City Council approved an amendment to the CUP to allow a single building of 201,600 square feet. The plans associated with that approval were developed but not built as the developer continued to work with the proposed tenant(s). Based on more recent discussions with possible tenant(s) with stronger degree of interest the building has grown in size to 248,816 square feet. Staff reviewed the request in further detail with the Council and recommended approval.

Councilmember Swanson asked if the City had any other buildings that were close to this size. Planning and Community Development Director Schafer explained the Aveda building was close to this same size.

**Moved by Councilmember Swanson, seconded by Councilmember Hovland, that Resolution No. 17-018, "Granting Approval of a Conditional Use Permit Amendment to allow for Construction of One (1) 248,816 Square Foot Office/Warehouse Building, an Eight (8) Foot Solid Fence on North Property Line and for Shared Parking and Access, in a PBD (Planned Business District) Zoning District for Blaine Business Park Fourth Addition at 3705 95th Avenue NE," be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

11. [RES 17-019](#)

-11

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 14.03 ACRES INTO ONE (1) LOT TO BE KNOWN AS BLAINE PRESERVE BUSINESS PARK FOURTH ADDITION, LOCATED AT 3705 95TH AVENUE NE. UNITED PROPERTIES INVESTMENT, LLC. (CASE FILE NO. 15-0062/SLK)

Planning and Community Development Director Schafer stated the proposed final plat consists of one lot. A new building is proposed on Lot 1 of the plat. Because the property was previously platted as an outlot, park dedication has never been paid for the property. Park dedication would be due for the platted lot, which is 14.03 acres, at the industrial rate in effect at the time of final plat approval. Payment would be required prior to release of final plat mylars for recording. The current industrial rate for park dedication is \$6,702 per acre for a total amount due of \$94,029 in 2017. Staff reported the final plat was consistent with the preliminary plat.

**Moved by Councilmember Swanson, seconded by Councilmember Clark, that Resolution No. 17-019, "Granting Final Plat Approval to Subdivide 14.03 Acres into One (1) Lot to be known as Blaine Preserve Business Park Fourth Addition, located at 3705 95th Avenue NE," be approved.**

**Motion adopted unanimously.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

## 12. ADMINISTRATION

### 12.-1 [RES 17-020](#)

#### SUPPLEMENT TO JOINT POWERS AGREEMENT FOR PROVISION OF FIRE SERVICES WITH THE CITIES OF MOUNDS VIEW AND SPRING LAKE PARK

Finance Director Huss stated during the 2017 budget process, Council was presented with the SBM Fire Capital Plan that included the purchase of a "Quint" Ladder Truck as well as a grass unit and a staff vehicle. It was during the budget process that the Blaine City Council and the Councils of Spring Lake Park and Mounds View agreed to finance the acquisition of the equipment with the issuance of equipment certificates. The certificates will be issued through the City of Spring Lake Park, with a pledge of repayment from Blaine and Mounds View.

Finance Director Huss reported pursuant to the existing JPA, in order to issue bonds or other debt instruments, a supplement to the JPA, approved by all members and specifying each of the joint power member cities' obligations to the particular debt issue, is required. Therefore, a supplement to the Joint Powers Agreement has been prepared by Spring Lake Park's bond counsel for approval.

Mayor Ryan supported the purchase of the new fire truck and other vehicles.

**Moved by Councilmember Jeppson, seconded by Mayor Ryan, that Resolution 17-020, "Supplement to Joint Powers Agreement for Provision of Fire Services with the Cities of Mounds View and Spring Lake Park," be approved.**

**Motion adopted unanimously.**



**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson

### 13. OTHER BUSINESS

City Clerk Sorensen reported the City Council Workshop meeting for Thursday, February 9th would begin at 5:30 p.m. where board and commission applicants will be interviewed.

Councilmember Clark requested a workshop meeting be scheduled to review the community notification process.

**Discussed.**

### 14. ADJOURNMENT

**Moved by Councilmember Hovland, seconded by Mayor Ryan, to adjourn the meeting at 9:47 p.m.**

**Aye:** 6 - Mayor Ryan, Councilmember Swanson, Councilmember Clark, Councilmember King, Councilmember Hovland and Councilmember Jeppson