



City of Blaine Anoka County, Minnesota Minutes - Final

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, June 13, 2017

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, June 13, 2017. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner
Lori Johnson, Associate Planner
Dan Schluender, Assistant City Engineer
Natasha Lukacs, Planning Intern

Present: 6 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Ponds, and Commissioner Halpern

Absent: 1 - Commissioner Olson

2. Approval of Minutes

[TMP 17-0323](#)

Approval of May 9, 2017 Planning Commission Minutes

Motion by Commissioner York to approve the minutes of May 9, 2017, as presented. Motion seconded by Commissioner Homan. The motion passed 6-0.

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

3. Old Business

None.

4. New Business

4.1 [RES 17-087](#)

GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT AN 11,200 SQUARE FOOT OFFICE/WAREHOUSE BUILDING WITH ONE (1) ACRE OF OUTSIDE STORAGE OF VEHICLES AND EQUIPMENT RELATED TO THE BUSINESS IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 10351 NAPLES STREET NE. ACS ASPHALT CONCRETE SOLUTIONS. (CASE FILE NO. 17-0017/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 17-0017 was opened at 7:06 p.m.

Chair Ouellette noted for the record a letter was received from Josh Pribyl at 10335 Naples Street asking what type of materials would be stored on the subject property, if the site would be emitting any fumes and requested that ACS follow the same requirements he had to follow.

The public hearing was closed at 7:06 p.m.

Commissioner Goracke questioned if any of the equipment on the site would be generating fumes.

Paul Humiston, representative for the applicant, stated the only items on the site that would be generating fumes would be the vehicles coming to and from the site. He reported no asphalt would be stockpiled on this property.

Chair Ouellette asked how the storage area would be used.

Mr. Humiston reported the storage area would house vehicles used to install asphalt and concrete and would be moved every day.

Motion by Commissioner Goracke to recommend approval of Planning Case 17-0017 based on the following conditions:

Case 17-0017:

1. This site is unplatted property and therefore park dedication has never been collected for this site. The City has the ability to collect park dedication fees upon development of unplatted property. Park dedication will be required for this lot in the amount of \$6,702 per acre. The City has been utilizing a policy that only requires park dedication for upland/useable portions of the property. The total site acreage is 4.76 acres. The usable upland portion of the property is 2.49 acres, so the total amount due prior to issuance of site plan approval is \$16,688.

2. A fence permit is required prior to construction of the fence and gates. It should be noted that the total height of the fence must be no greater than 7 feet, and the barbed wire portion of the fence should be included in the overall 7-foot height requirement.

3. The landscape plan that is provided for this application must be adhered to and the number of trees shown on the plan must be installed.
4. A Rice Creek Watershed permit is required prior to any site work being preformed.
5. Site plan approval is required prior to issuance of any work being performed on site and prior to issuance of building permits.
6. Signage is issued under a separate permit.
7. All four sides of the building must treated equally with regard to materials used on the building.

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

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

Chair Ouellette noted this would be on the agenda of the July 13, 2017 City Council meeting.

4.2 [RES 17-097](#)

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR THE CONSTRUCTION OF A 480 SQUARE FOOT DETACHED GARAGE IN A RF (RESIDENTIAL FLEX) ZONING DISTRICT, LOCATED AT 1097 98TH LANE NE. JOSEPH WEBER AND SUSSEL BUILDERS. (CASE FILE NO. 17-0020/NBL)

The report to the Planning Commission was presented by Natasha Lukacs, Planning Intern. The public hearing for Case File 17-0020 was opened at 7:12 p.m.

Chair Ouellette noted for the record a letter that was received from Erin Milliman, owner of an adjacent parcel, stating Ms. Milliman did not object to the request.

Dennis Jarnot, representative of the builder, thanked the Commission for their consideration and stated he has done a number of similar garage projects in the City of Blaine.

The public hearing was closed at 7:15 p.m.

Motion by Commissioner York to recommend approval of Planning Case 17-0020 based on the following conditions:

Case 17-0020:

1. The structure to match the color of the house.
2. A building permit must be obtained prior to construction of the building.
3. The new accessory building space to be used for personal storage only.

4. The accessory building to be generally located in the rear yard as shown on attached sketch and meeting all required setbacks.

5. If there are vehicles being consistently driven across the lawn, then a driveway access leading to the detached garage will need to be put in.

6. The new accessory building is limited to 480 square feet.

7. The proposed structure cannot be used for a home occupation.

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

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

Chair Ouellette noted this would be on the agenda of the July 13, 2017 City Council meeting.

4.3 [RES 17-086](#)

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A NINJA WARRIOR GYM AND TRAINING FACILITY IN A B-3 (REGIONAL COMMERCIAL) ZONING DISTRICT, LOCATED AT 1467 101ST AVENUE NE. CONQUER NINJA WARRIOR BLAINE LLC. (CASE FILE NO. 17-0021/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 17-0021 was opened at 7:18 p.m.

Jake Marshman, representative of Ninja Warrior, thanked the Commission for their consideration.

The public hearing was closed at 7:19 p.m.

Chair Ouellette questioned what side of the building would be worked on first.

Mr. Marshman stated the west side of the building would be completed first. He explained evenings and weekends would be busiest times for this facility.

Commissioner York asked how popular this site would be.

Mr. Marshman discussed the popularity of the Eden Prairie and Woodbury sites and explained these facilities were bringing fun to fitness for both children and adults.

Commissioner Goracke inquired how many individuals would be hired for this facility.

Mr. Marshman estimated there would be 10 to 15 new staff members hired for the Blaine site.

Motion by Commissioner Ponds to recommend approval of Planning Case 17-0021 based on the following conditions:

Case 17-0021:

- 1. The business to operate in terms of hours and class size as described in the attached narrative.**
- 2. The applicant will need to manage his parking demand by limiting class size and time slots as necessary so as to not create a parking issue for other building tenants.**
- 3. No activity/training is to be conducted outside the building.**
- 4. The interior tenant finish work to be completed with review and permits meeting all Building and Fire Code requirements.**
- 5. A Certificate of Occupancy is required prior to occupying the space.**
- 6. All business signage by separate review and permit.**

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

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

Chair Ouellette noted this would be on the agenda of the July 13, 2017 City Council meeting.

4.4 [RES 17-089](#)

GRANTING A COMPREHENSIVE LAND USE AMENDMENT TO CHANGE THE EXISTING LAND USE OF THE PROPERTY FROM HDR (HIGH DENSITY RESIDENTIAL) TO CC (COMMUNITY COMMERCIAL) AT 126TH AVENUE NE & CENTRAL AVENUE NE. EMBERWOOD LLC. (CASE FILE NO. 14-0002/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 14-0002 was opened at 7:25 p.m. As no one wished to appear, the public hearing was closed at 7:25 p.m.

Motion by Commissioner York to recommend approval of Planning Case 14-0002 based on the following conditions:

Case 14-0002:

- 1. The proposed land use of CC (Community Commercial) is consistent with the stated City Council vision for development for this property.**
- 2. The proposed land use of CC (Community Commercial) is consistent with adjacent commercial uses to the south of this property.**
- 3. The commercial land use will accommodate development that would be beneficial to the high density apartment use immediately to the north of this site.**

4. Recommendation to approve is contingent upon review and approval by the Metropolitan Council.

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

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

Chair Ouellette noted this would be on the agenda of the July 13, 2017 City Council meeting.

4.5 [ORD 17-2379](#)

SECOND READING

GRANTING A REZONING FROM FR (FARM RESIDENTIAL) TO R-1AA (SINGLE FAMILY) AT QUAIL CREEK PARKWAY WEST EXTENSION AND 132ND AVENUE WEST EXTENSION FOR QUAIL CREEK 10TH ADDITION. PAUL GAGNON. (CASE FILE NO. 16-0030/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0030 was opened at 7:30 p.m.

Chair Ouellette noted for the record a letter that was received from Luke Haaven, who lives on Taconite Court. Mr. Haaven expressed concern about the wildlife and increased traffic and noted he does not offer his support of the proposed development.

Greg Schutte, 13001 Waconia Court NE, explained he has two young children and requested construction not be allowed past 7:00 p.m. He recommended that construction parking not be allowed in the adjacent neighborhood. He asked that the developer work to save the large oaks within the new development.

Chair Ouellette reported the new neighborhood would require balancing of soils, which would mean a large portion of the property would have to be graded.

Paul Evenson explained he has been a resident of Blaine for one month. He indicated he moved to Blaine to be closer to his grandchildren. He stated he was speaking on behalf of several of his neighbors and requested the City consider having a larger park within Quail Creek.

Chair Ouellette thanked Mr. Evenson for his comments.

Associate Planner, Lori Johnson reviewed the trail connections that would be made to adjacent parks. She stated the City had no additional parks planned for the Quail Creek 10th Addition.

The public hearing was closed at 7:39 p.m.

Commissioner Homan stated she liked to hear that the local parks were being utilized and requested the City Council consider another park within Quail Creek.

Commissioner Goracke questioned how much a park cost.

Assistant City Engineer, Dan Schluender explained the value of a park varied depending on the value of the land and the equipment, along with the long-term maintenance costs. He reported the City had approximately 67 parks at this time.

Motion by Commissioner Goracke to recommend approval of Planning Case 16-0030A a Rezoning from FR (Farm Residential) to R-1AA (Single Family) based on the following rationale:

Case 16-0030A:

1. The rezoning is consistent with the zoning designation of the overall Quail Creek development and the lot sizes proposed are consistent with the R-1AA (Single Family) district requirements.

Motion by Commissioner Goracke to recommend approval of Planning Case 16-0030B a Preliminary Plat to subdivide 111 acres into 96 lots and three (3) outlots to be known as Quail Creek 10th Addition, requesting the City Council consider the exploration of a park, based on the following conditions:

Case 16-0030B:

1. Park dedication for this plat is required prior to release of the plat for recording at Anoka County. The park dedication fee, if paid in 2017, is \$4,114 per lot or \$394,944 for 96 new lots. Future phases of the 96 lots will pay park dedication at the rate in effect of each final plat.
2. A NPDES and Coon Creek Watershed District permits are required prior to any grading work on site.
3. An approved grading, street and utility plan will be required prior to any construction activity on site. Plan will need to include a six-foot wide concrete sidewalk along the north side of 132nd Avenue along with an eight-foot bituminous trail on the south side.
4. Plans and specifications must be approved by the City prior to start of construction.
5. Street and utility extensions are required to the east edge of the plat for future connection to adjacent parcels.
6. 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.
7. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.
8. 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.

9. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).

10. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. 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 development plan shall indicate all structures will be protected from flooding.

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

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

14. 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.

15. All development signage by separate review.

16. 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.

17. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Quail Creek 10th.

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

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

Chair Ouellette noted this would be on the agenda of the July 13, 2017 City Council meeting.

Adjournment

Motion by Commissioner Halpern to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Homan. The motion passed 6-0. Adjournment time was 7:44 p.m.

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