



City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Dr.
Blaine MN 55449

Planning Commission

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Blaine City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may, for other reasons, postpone final action on an application.

For each item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss and act on the application.

Tuesday, October 8, 2013

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, October 8, 2013. Vice Chair Lahti called the meeting to order at 7:00 p.m.
Staff Present: Shawn Kaye, Associate Planner
Tom Scott, Project Coordinator

Present: 6 - Vice Chair Lahti, Goracke, Bergstrom, Radtke, York, and King

Absent: 1 - Chair Ouellette

2. Approval of Minutes

[TMP 13-1251](#) August 13 Planning Commission Minutes

Attachments: [August 13 PC Minutes.doc](#)

Moved by York, seconded by King, that the Minutes be Approved. The Motion was adopted unanimously.

3. Old Business

None.

4. New Business

4.1 [RES 13-179](#)

Public Hearing Case File No. 13-0053 // Melanie Backman // 12068
Radisson Road NE

The applicant is requesting a conditional use permit to allow 1,182 square feet of garage space in an R-1 (Single Family) zoning district. The existing attached garage is 542 square feet and the proposed detached garage is 640 square feet.

Attachments: [Backman CUP - Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 13-0053 was opened at 7:05 p.m. As no one wished to appear, the public hearing was closed at 7:05 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 13-0053 based on the following conditions:

Case 13-0053:

1. **The materials and color used on the detached garage to match the materials and color used on the exterior of the home.**
2. **The applicants' existing and proposed garage space must be used for personal storage space only and it may not be used for a home occupation.**
3. **A building permit is required prior to start of construction.**
4. **The detached garage access drive will be required to be surfaced with a hard surface 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.**
5. **The temporary structure located in the rear yard shall be removed prior to a certificate of occupancy being issued for the detached garage.**

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

Vice Chair Lahti noted this would be on the agenda of the November 7, 2013 City Council meeting.

4.2 [RES 13-178](#)

**Public Hearing Case File No. 13-0055 // White Pines Senior Living //
123rd Lane/Jamestown Street NE**

The applicant is requesting a conditional use permit to allow for construction of a 44-unit assisted living facility.

Attachments: [White Pines - Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 13-0055 was opened at 7:10 p.m.

Jamey Bowe, River Valley Architects, thanked the Commission for considering his request this evening. He asked if wall signage could be placed on additional facades of the building.

Associate Planner, Shawn Kaye explained this condition was consistent with the building constructed to the north and was staff’s recommendation. She encouraged the applicant discuss this matter further with staff prior to the Council meeting.

The public hearing was closed at 7:12 p.m.

Commissioner Goracke questioned the occupancy rates of the first building. He asked how many new employees would be hired for the second building.

Mr. Bowe explained that 58 of the 63 units were occupied.

Gigi Chollett, White Pines Senior Living, commented that an additional 25 employees would be hired for the proposed assisted living facility.

Commissioner York inquired if the site would have adequate parking for holidays and special events.

Ms. Chollett explained the parking lot would be full for special events but there had been no issues with parking at the current building.

Motion by Commissioner Bergstrom to recommend approval of Planning Case 13-0055 based on the following conditions:

Case 13-0055:

1. **Site development and building construction to be generally guided by the CUP approval and consistent with the site and building plans that are attached to this application. The developer must install all site improvements in accordance with City Performance Standards and zoning code Section 27.09, including the financial guarantee and site improvement agreement.**
2. **The building and landscaping for the site must meet the Highway Overlay District requirements.**
3. **The following landscaping is required on site:**
 - **Overstory Trees 13**
 - **Conifer Trees 13**
 - **Ornamental Trees 13**
4. **Underground irrigation is required for the entire site.**
5. **A trash enclosure must be constructed that matches the materials of the building.**
6. **Signage will be issued under a separate permit. Wall signage is limited to the front door elevation.**

7. All lighting on site must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill and pole mounted lighting is limited to 20-feet in height.
8. Site plan approval is required prior to any work being performed on site.
9. Building floor elevations must meet the requirements in the City's Comprehensive Water Resource Management Plan.
10. Noise Reduction Standards must be incorporated into the building.
11. Coon Creek Watershed District permit is required prior to start of site work.
12. Anoka County review of project and access management is required prior to start of site work.

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

Vice Chair Lahti noted this would be on the agenda of the November 7, 2013 City Council meeting.

5. Adjournment

Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner York. The motion passed 6-0. Adjournment time was 7:17 p.m.