

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
May 10, 2016**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, May 10, 2016. Chair Ouellette called the meeting to order at 7:00 p.m.

Members Present: Commission Members: Goracke, Halpern, Homan, Olson, Ponds, and Chair Ouellette

Members Absent: Commission Member York

Staff Present: Shawn Kaye, Associate Planner
Tom Scott, Project Coordinator

APPROVAL OF MINUTES

Motion by Commissioner Homan to approve the minutes of April 12, 2016, as presented. Motion seconded by Commissioner Olson. The motion passed 5-1. (Ponds abstained.)

OLD BUSINESS

None.

NEW BUSINESS

Item 4.1 – Case File No. 16-0022 – Public Hearing – The applicant is requesting a conditional use permit to allow 1,199 square feet of garage space in an R-1 (Single Family) zoning district. The existing attached garage is 431 square feet and the proposed detached garage is 768 square feet.
CLIFFORD AND KARI WILSON, 10277 FRAIZER STREET NE.

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 16-0022 was opened at 7:02 p.m. As no one wished to appear, the public hearing was closed at 7:03 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 16-0022 based on the following conditions:

Case 16-0022:

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 applicant's existing and proposed garage space must be used for personal residential 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 total width of all paved driveways beyond the public right-of-way not to exceed thirty-six (36) feet.
5. The detached garage to be generally located as shown on attached sketch and meeting all required setbacks.
6. 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.
7. The existing shed located in the rear yard to be removed prior to a Certificate of Occupancy being granted for the new detached garage.

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

Chair Ouellette noted this would be on the agenda of the June 2, 2016 City Council meeting.

Item 4.2 – Case File No. 16-0024 – Public Hearing – The applicant is requesting the following:

- a.) Preliminary Plat approval to subdivide 4.43 acres into 20 lots and one (1) outlot to be known as The Lakes of Radisson 62nd Addition.
- b.) Conditional Use Permit to allow for construction of 20 single family homes in a DF (Development Flex) zoning district.
PRICE CUSTOM HOMES, LAKES PARKWAY/HARPERS STREET.

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 16-0024 was opened at 7:07 p.m.

Bob Phaneuf, resident in The Lakes townhomes, discussed how the area around him has developed. He expressed concern with the traffic levels in his neighborhood and questioned if the existing infrastructure could handle additional traffic. He asked if there were other options for this property.

Chair Ouellette believed the density for this area was lower than was anticipated. He stated if the applicant met the City's guidelines, the Planning Commission would have to offer their support.

Project Coordinator, Tom Scott reported this was the case, noting several of the surrounding properties were originally zoned commercial.

Commissioner Goracke discussed the traffic counts that would be generated by the new housing.

John Stiepel, President of the Lakes of Radisson Master Association, discussed the requirements and architectural control within the Master Declaration. He reported a letter had been delivered to Mr. Schafer requesting the developer work with the Architectural Control Committee within the Lakes of Radisson Master Association. He discussed an area within his development that was in need of street lights.

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

Commissioner Halpern believed the proposed architectural colors and elements would be very consistent with the surrounding neighborhoods. He had some concern with the density of the proposed development along with the price point.

Commissioner Goracke asked if the Master Association superseded City Code.

Associate Planner, Shawn Kaye explained this document would not supersede City Code. She reported staff would pass along the Master Association Declaration to the City Council for consideration.

Chair Ouellette clarified the declaration for the Master Association was enforced by the neighborhood and not the City.

Commissioner Olson questioned if the City consider additional street lights for this development.

Project Coordinator, Tom Scott reported the City's lighting plan focused on lighting intersections and not entire roadways or cul-de-sacs. He explained the developer or association could opt to install additional lighting.

Motion by Commissioner Halpern to recommend approval of Planning Case 16-0024A a Preliminary Plat to subdivide 4.43 acres into 20 lots and one (1) outlot to be known as The Lakes of Radisson 62nd Addition at Lakes Parkway/Harpers Street, requesting the street light concerns be addressed and based on the following conditions:

Case 16-0024A:

1. Park dedication for this plat has been previously addressed through the agreement for credit and payment as outlined in the approved *Park Development Agreement* and based on the platting of up to 3,300 housing units and 11 acres of commercial/retail.
2. A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control and tree preservation details shall be included on the grading plan. Lot grading to be consistent with Lakes Water Management Plan.
3. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.

4. A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding.
5. Coon Creek Watershed District permit is required prior to the approval of any work being done onsite.
6. As-built surveys will be required to verify structure elevations and lo grading for each structure constructed.
7. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. A six foot wide concrete sidewalk must be installed along North Marina Circle. Plans and specifications must be approved by the City prior to start of construction.
8. The private street shall be signed for no parking on one side. The street name shall be Flanders Street NE.
9. Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Developer to provide access to existing power lines in plat. The Developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
10. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way for all of the parkway style developed streets. Utilities (sanitary sewer, water main, storm sewer) and streets are private and shall be maintained by a homeowners association.
11. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service. Maintenance of the mailboxes to be the responsibility of the homeowner's association.
12. Execution of a Site Plan Performance Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat. Site work cannot commence until after execution of a SIPA (Site Improvement Performance Agreement), establishment of required financial guarantees and formal Site Plan Approval from the City.
13. Soil boring information is required for determination of lowest floor elevations.
14. Standard water and sanitary sewer access 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. 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, decks, and porches and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
17. Landscaping for The Lakes of Radisson 62nd Addition common areas and along the streets to be completed as shown on the approved Site Plan.
18. 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 Lakes of Radisson 62nd Addition.

Motion by Commissioner Halpern to recommend approval of Planning Case 16-0024B a Conditional Use Permit to allow for construction of 20 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 16-0024B:

1. The Lakes of Radisson 62nd Addition-Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
2. 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 - 18 feet
2. Side yard setback - 5 feet for house and garage. Minimum distance between homes - 10 feet.

3. Corner side yard setback - 18 feet.
4. Rear yard setback - 20 feet for house and garage, 5 feet for at grade patios.
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 are not permitted.
7. The minimum finished floor area above grade for:
 - Single Level: 1,550 square feet
 - Two Story: 2,000 square feet
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single family homes built within the development do not have the same exterior color or architectural elevations. The proposed homes to be consistent with the elevations attached to this report.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. All homes, within the development to incorporate Airport Noise Abatement Standards with Central Air conditioning to mitigate noise impacts.
12. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
13. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand) with full yard underground irrigation.
14. Each lot shall contain one front yard tree and one rear yard tree with a minimum of 2½-inch caliper. The required rear yard tree may be an ornamental tree. Corner lots shall each have one additional boulevard tree.

15. No side patio or entrance doors are permitted.
16. Fences constructed on site are required to be picket style, maintenance free, and a maximum of 4 feet in height.
17. Outlot A to be maintained by the Homeowners Association.
18. The landscape plan to be approved through a site plan approval process. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way for all of the parkway style developed streets.
19. 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, decks, and porches and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

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

Chair Ouellette noted this would be on the agenda of the June 2, 2016 City Council meeting.

ADJOURNMENT

Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting.
Motion seconded by Commissioner Ponds. The motion passed 6-0. Adjournment time was 7:22 p.m.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.