

2. Fence permit is required prior to installation of rear yard fence.
3. All signage requires a separate permit, including temporary signage.
4. A certificate of occupancy is required prior to the applicant occupying the building.
5. Retail area inside the building is limited to not more than 10% of the floor area.
6. Outside activity of the dogs is limited to the fenced area in the rear of the building.
7. Any special outdoor events must be reviewed by the City prior to the event building held to determine if special event or tent permits are required.
8. Four conifer trees must be added to the rear of the site along 101st Avenue in the rear yard of the site to reduce the view into the outdoor play yard for the animals. These conifers must be at least 6 feet in height.
9. The area between the existing rear driveway and storm water pond will need to be seeded with native grasses.

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

Chair Ouellette noted this would be on the agenda of the June 5, 2014 City Council meeting.

4.2

Public Hearing Case File No. 14-0015 // Impact Outdoor // 8501
West I35W Service Road

The applicant is requesting a conditional use permit to install a
62-foot tall digital billboard.

Attachments: [Impact Door Billboard - Attachments](#)

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0015 based on the following conditions:

Case 14-0015:

1. All proper permits for the billboard are obtained including separate sign and building structure permits from the City.
2. Wood facing on bottom billboard edge to be replaced with stone to match base.
3. Applicant (with property owner) to remove current non-conforming business signage and erect (with separate sign permit) new monument style business signage for Jes Trailer Sales. New sign to be in place prior to billboard being completed and going live.

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

Chair Ouellette noted this would be on the agenda of the June 5, 2014 City Council meeting.

4.3

Public Hearing Case File No. 14-0019 // Paxmar, LLC // 4417
121st Avenue NE

The applicant is requesting a waiver of platting to divide a .80 acre parcel into a .59 acre parcel and a .21 acre parcel.

Attachments: [Paxmar Waiver - Attachments](#)

Motion by Commissioner Homan to recommend approval of Planning Case 14-0019 based on the following conditions:

Case 14-0019:

1. Tract B will not be permitted to have a building permit issued on the parcel until the property is re-platted with the property to the north.
2. Park dedication will be required for any future development/lots on Tract B.
3. Sanitary sewer and water services to serve the four future lots on Tract B must be installed prior to the wear course being installed on 121st Avenue.
4. Future connection charges for sanitary sewer lateral and service and water main lateral and service will become due from the future lots on Tract B at the City's typical rates at the time of platting.
5. Platting conditions for Woodland Village 5th Addition set forth in Resolution No. 13-089 shall apply to Tract A.

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

Chair Ouellette noted this would be on the agenda of the June 5, 2014 City Council meeting.

4.4

Public Hearing Case File No. 14-0020 // Blaine Central Plaza
(Classic Construction) // 1416 93rd Lane NE

The applicant is requesting a 22-foot variance to the 30-foot front yard parking setback resulting in an 8-foot setback to allow for 20 additional parking stalls along Highway 65.

Attachments: [Blaine Central Plaza - Attachments](#)

Motion by Commissioner King to recommend approval of Planning Case 14-0020 based on the following conditions:

Case 14-0020:

1. The City could eliminate the need to provide on street parking if a variance is granted for this property.
2. This is a non-conforming site in terms of parking requirements and the variance would come closer to meeting the Zoning Ordinance requirements for number of parking stalls on site.
3. The City can require the applicant to provide landscaping improvements along Highway 65 to mitigate the impacts of the variance if it is granted to ensure the site remains aesthetically pleasing. Landscaping to consist of 5-6 ornamental trees with shrub beds along the west edge of the new parking.

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

Chair Ouellette noted this would be on the agenda of the June 5, 2014 City Council meeting.

4.5

Public Hearing Case File No. 14-0021 // Anoka County
Community Action Program // 10931 - 11025 University Avenue
NE

The applicant is requesting the following:

- a) Comprehensive land use plan amendment from LDR (Low Density Residential) to HDR (High Density Residential).
- b) Rezoning from R-1 (Single Family) to DF (Development Flex).
- c) Preliminary plat approval to re-plot eight parcels (1.72 acres) into one lot to be known as Blaine University Avenue Townhomes Addition.
- d) Conditional use permit to allow for construction of five attached multi-family townhome buildings with a total of 30 units in a DF (Development Flex) zoning district.

Attachments: [ACCAP Rezone - Attachments](#)
[ACCAP - Public Comment](#)

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0021A approving a comprehensive plan land use amendment from LDR (Low Density Residential) to HDR (High Density Residential) based on the following rationale:

Case 14-0021A:

1. High density residential development is often seen in areas that abut major roadways and commercial development.
2. Some of the homes that were located in this area are somewhat run down and neglected, and removing the homes and constructing attractive high density residential buildings makes sense and is welcomed in this area.
3. At least four of the homes were owned by ACCAP currently and being used in much the same manner as the new high-density homes will be used.

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0021B approving the rezoning from R-1 (Single Family) to DF (Development Flex) based on the following rationale:

Case 14-0021B:

1. High density residential development is often seen in areas that abut major roadways and commercial development.
2. Some of the homes that were located in this area were somewhat run down and neglected, and removing the homes and constructing attractive high density residential buildings makes sense and is welcomed in this area.
3. At least four of the homes were owned by ACCAP currently and being used in much the same manner as the new high-density homes will be used.

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0021C approving a preliminary plat of Blaine University Avenue Townhomes Addition based on the following conditions:

Case 14-0021C:

1. Park dedication will be required for the 30 new units being proposed. The 2014 park dedication rate is \$3,094 per unit, but the preliminary plat may not be finalized until a later date. Therefore, park dedication will be required based on the rate in effect at the time of final plat approval.
2. Anoka County review of development is required.

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0021D approving a conditional use permit to allow for construction of five attached multi-family townhomes with a total of 30 units in a DF (Development Flex) zoning district based on the following conditions:

Case 14-0021D:

1. Site plan approval is required prior to any work beginning on site. In order to receive site plan approval, the developer will need to submit acceptable plans, a site improvement performance agreement and a financial guarantee that covers the cost of the exterior improvements on site. This financial guarantee for the cost of the site work must be in the form of 10% cash and the remainder of cost must be covered by an acceptable bank issued Letter of Credit.

2. All landscaping on site must be installed as shown on the drawings attached to this report. Underground irrigation must be provided for the entire site.
3. All exterior building elevations must be constructed as shown on the drawings attached to this report. All lap siding must be either LP siding or James Hardie siding.
4. An 8-foot high board on board fence must be constructed along the entire length of the east side of the site. Permits are required for this fence and the fences installed around the play areas.
5. All lighting on site must meet the requirements of the Zoning Ordinance. A lighting plan must be submitted that indicates foot candle readings throughout the site and that all lights are downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. There shall be no lights installed on the rear of the building (east side) and there shall be no freestanding lighting on the east side of the site.
6. All signage is issued under a separate permit.
7. SAC and WAC payments will be due prior to issuance of first building permits for each building.
8. The buildings construction and components to meet the Noise Abatement Standards outlined by Zoning Section 33.22 based on the site's proximity to University Avenue.
9. This building will need to be licensed under the City's annual Rental License Program.
10. Coon Creek Watershed review and permit is required prior to any activity occurring on site.
11. The site plan must accommodate existing drainage flow patterns from the properties adjacent to the east property line. Storm water runoff must not be trapped in the rear yards.
12. CUP approval extends for a period of two years and must be extended to be valid if the project does not commence construction within that timeframe.
13. Permission from Anoka County must be obtained to utilize the storm water pond that will be constructed as a part of the University Avenue reconstruction project adjacent to the north side of the site.

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

Chair Ouellette noted this would be on the agenda of the June 5, 2014 City Council meeting.

4.6

Public Hearing Case File No. 14-0022 // Nationals Sports Center //
1661 105th Avenue NE

The applicant is requesting the following:

- a) Comprehensive land use plan amendment from LI (Light Industrial) to RR (Regional Recreational).
- b) Rezoning from I-1 (Light Industrial) to RR (Regional Recreational).
- c) Conditional use permit to develop 10 soccer fields, 4 rugby fields, 6 lacrosse fields and parking lot facilities on 75 acres.

Attachments: [NSC - Attachments](#)

Motion by Commissioner York to recommend approval of Planning Case 14-0022A approving the comprehensive land use amendment from LI to RR to allow the property to be guided consistent with the balance of their site.

Motion by Commissioner York to recommend approval of Planning Case 14-0022B approving the rezoning from I-1 to RR to allow the property to be zoned and regulated consistent with the balance of their site.

Motion by Commissioner York to recommend approval of Planning Case 14-0022C approving the conditional use permit to develop 10 soccer fields, 4 rugby fields, 6 lacrosse fields and parking lot facilities on 75 acres based on the following conditions:

Case 14-0022C:

1. This CUP approval, based on the current conceptual plan, will allow general zoning approval for the intended uses but will require that more detailed site plan be prepared for City review, and provided they meet City and CCWD expectations, to be reviewed for approval by the City Council in final form prior to commencement of any site work.

2. Detailed plans be developed by the NSC that incorporates and addresses the following site and operational issues:

- Extent and nature of NSC financial participation in 105th Avenue reconstruction.
- Details and timing of the maintenance facility (building and yard) relocation and construction.
- Site specific and "overall" pedestrian movement plan to increase mobility as well as pedestrian safety.
- Site specific and "overall" vehicle access plan including construction of driveway connection to the west fields with first phase of new field construction.
- Turn lane on 109th Avenue for proposed access with ACHD concurrence on location and access design.
- Comprehensive storm water management plan and phasing plan with CCWD.
- Definition of private drive access to Nassau Street.
- Landscape and aesthetic treatments for 109th Avenue and 105th Avenue frontages.
- Appropriate playing field and parking property setbacks.
- Appropriate location for property line fencing.
- Location and details of open space.

3. All development to meet the City of Blaine's Performance Standards (Chapter 33 of the Zoning Ordinance) for site development as well as the zoning standards contained in the RR (Regional Recreational) zoning text.

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

Chair Ouellette noted this would be on the agenda of the June 5, 2014 City Council meeting.

4.7

Public Hearing Case File No. 14-0024 // Glimcher Northtown
Venture // 301 Northtown Drive NE

The applicant is requesting preliminary plat approval to subdivide approximately 12.50 acres into two lots to be known as Glimcher Northtown Mall 5th Addition.

Attachments: [Northtown 5th Addition - Attachments](#)

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0024 based on the following conditions:

Case 14-0024:

1. Any development on Lot 2 will require a conditional use permit for shared parking and access.

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

Chair Ouellette noted this would be on the agenda of the June 5, 2014 City Council meeting.

4.8

Public Hearing Case File No. 14-0025 // Brick's Pub // 10673
Baltimore Street NE

The applicant is requesting a conditional use permit to allow for construction of a 5,764 square foot restaurant, a zero lot line, shared access and outdoor dining in a PBD (Planned Business District) zoning district.

Attachments: [Brick's Pub - Attachments](#)
[Brick's Pub - Public Comment](#)

Motion by Commissioner King to recommend approval of Planning Case 14-0025 based on the following conditions:

Case 14-0025:

1. The dumpster enclosure will need to be constructed of masonry materials.

2. No outside display or storage of products is allowed at any time on

site. Site, buildings, and landscaping to be constructed consistent with submitted materials made part of this Conditional Use Permit application.

3. The buildings constructed to be consistent with the Highway 65 Overlay District.
4. Temporary signage regulated under Zoning Ordinance Section 34.13.
5. Permanent signage requires a separate permit approval process.
6. No overnight storage of delivery vehicles unless approval is received from the Zoning Administrator.
7. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures limited in height to not more than 20 feet.
8. The developer is required to apply for a National Pollutant Discharge Elimination System (NPDES) Phase II permit from the MN Pollution Control Agency. A copy of the permit application and Storm Water Pollution Prevention Program must be sent to the City. Site approval will not be granted and no work can be performed on site until receipt of this information.
9. Site plan should be submitted to Coon Creek Watershed District for review and permit.
10. Typical water availability charges (WAC) and sewer availability charges (SAC) become due with the building permit.
11. The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.
12. Plans for amplified music or a public address system for the outdoor dining area to be reviewed by the City and approved prior to installation. Noise level of the music in the outdoor dining area to not exceed normal conversation level.
13. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.
14. The outdoor dining area limited to the patio area identified on the attached site plan, and there can be no more than 44 seats in the outdoor dining area.
15. The outdoor dining area to meet all appropriate City regulations and license requirements for dispensing of alcohol in an outdoor setting.
16. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
17. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Uniform Building Code.

18. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.

19. Prior to issuance of site plan approval, the City will need a copy of the cross access and cross parking agreement for the site.

20. The submitted landscape plan is close to meeting the requirements of the Zoning Ordinance. However, the following landscaping must be provided on site to meet Highway Overlay District requirements:

- Overstory trees: 10 (2 ½ " caliper) and 4 (3" caliper) = 14
- Conifer trees: 4 (6' in height) and 2 (8' in height) = 6
- Ornamental trees: 4 (2" caliper) and 2 (2 ½" caliper) = 6

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

Chair Ouellette noted this would be on the agenda of the June 5, 2014 City Council meeting.

Adjournment Adjournment

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Bergstrom. The motion passed 7-0. Adjournment time was 8:56 p.m.