

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
March 9, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 9, 2021. Chair Ouellette called the meeting to order at 7:00PM. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Deonauth, Goracke, Halpern, Homan, Olson, Villella, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: None.

Staff Present:       Shawn Kaye, Associate Planner  
                          Lori Johnson, City Planner  
                          Elizabeth Showalter, Community Development Specialist  
                          Teresa Barnes, Project Engineer  
                          Patricia Robinson, Administrative Assistant

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**APPROVAL OF MINUTES**

**Motion by Commissioner Goracke to approve the minutes of February 9, 2021, as presented. Motion seconded by Commissioner Homan. A roll call vote was taken. The motion passed 7-0.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

Item 4.1 – Case File No. 21-0014 – Public Hearing – The applicant is requesting the following:

- a.) Preliminary plat to subdivide one lot into two lots to be known as Baltimore 2<sup>nd</sup> Addition.

b.) Conditional use permit to construct a 5,481 square foot multi-tenant restaurant building with 600 square feet of outdoor patio seating in a PBD (Planned Business District) zoning district with shared parking and accesses.

ELEVAGE DEVELOPMENT GROUP, 10650 BALTIMORE STREET NE.

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0014 was opened at 7:07PM. As no one wished to appear, the public hearing was closed at 7:08PM.

Commissioner Vilella asked what the other restaurant tenant would moving into this property.

Corey Burstad, Elevage Development Group, reported the other tenant has not been determined.

Commissioner Goracke questioned how many people would be employed by Crispin Green.

Mr. Burstad estimated somewhere between 18 and 30 employees would be hired for Crisp & Green.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0014A a preliminary plat to subdivide one lot into two lots to be known as Baltimore 2<sup>nd</sup> Addition, based on the following conditions:**

Case 21-0014A:

1. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Elevage Development Group.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0014B a conditional use permit to construct a 5,481 square foot multi-tenant restaurant building with 600 square feet of outdoor patio seating in a PBD (Planned Business District) zoning district with shared parking and accesses, based on the following conditions:**

Case 21-0014B:

1. The exterior building materials to match those on the submitted plans.
2. Site plan approval is required prior to issuance of building permits. All site improvements to be included in site improvement performance agreement and covered by an acceptable financial guarantee.
3. The site must meet the Highway 65 Overlay District requirements with regard to landscaping.
4. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
5. All signage requires a separate permit meeting the requirements of the zoning ordinance. This lot will be allowed two elevations of wall signage meeting the requirements of the sign ordinance. The lot is also allowed one monument sign not to exceed 140 square feet in size and 14 feet in height.
6. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
7. No exterior overnight storage of pallets or delivered products.
8. No overnight storage of semi-trailers or delivery vehicles.
9. 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.
10. Plans for amplified music or a public address system for the outdoor dining area to be reviewed by the City and approved by the management company prior to installation. Noise level of the music in the outdoor dining area is not to exceed normal conversation level.
11. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.
12. The outdoor dining area limited to the 600 square foot patio area identified on the site plan.

13. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
14. 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 Minnesota Building Code.
15. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
16. A copy of the shared access/parking agreement with the adjacent site must be submitted to the Planning Department prior to any work being allowed on site.
17. A Coon Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the City.
18. The uses permitted by this conditional use permit to be operated in accordance with all applicable city regulations and ordinance requirements. Violation of these standards or any conditions of the conditional use permit shall be enforceable, by the City as a misdemeanor violation.

**Motion seconded by Commissioner Vilella. A roll call vote was taken. The motion passed 7-0.**

Chair Ouellette noted this would be on the agenda of the March 15, 2021 city council meeting.

Item 4.2 – Case File No. 21-0013 – Public Hearing – The applicant is requesting a conditional use permit for 16 seats in an outdoor dining area in a B-2 (Community Commercial) zoning district. OLIVER'S (ELEVAGE DEVELOPMENT GROUP), 10901 BALTIMORE STREET NE, #100.

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0013 was opened at 7:15PM. As no one wished to appear, the public hearing was closed at 7:16PM.

Commissioner Halpern asked how the developer would be differentiating Oliver's from Brick's, which was another restaurant owned by the developer.

Corey Burstad, Elevage Development Group, explained he owns T-Box, Roadside, Brick's and now Oliver's. He reported Oliver's would have a completely different concept than these other restaurants. He indicated Oliver's would be a quaint woodfire based restaurant with only 65 seats. He was of the opinion this restaurant would fit nicely into the city of Blaine.

Commissioner Goracke stated he had visited each of Mr. Burstad's restaurants and all were great. He appreciated that Mr. Burstad worked to bring variety into the community within his restaurants. He asked how many people would be employed at Oliver's.

Mr. Burstad anticipated Oliver's would have six or seven highly skilled employees onsite every day.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0013 based on the following conditions:**

Case 21-0013:

1. Plans for amplified background music for the outdoor dining area to be reviewed and approved by the City prior to installation. Volume levels for the music to be limited to not more than "normal conversation" levels and shall not be discernable or cause a nuisance to other land uses.
2. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.
3. The outdoor dining area limited to the patio area identified on the attached site plan, and there can be no more than 16 seats in the outdoor dining area.
4. The outdoor dining area to meet all appropriate City regulations and license requirements for dispensing of alcohol in an outdoor setting.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.

6. Provide manufacturing specifications and requirements for propane heater use/gas fire pits and clearance to combustibles.
7. Exit doors on 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.
8. No public address system allowed in the outdoor dining area.
9. All signage is issued under a separate permit.
10. Site plan review and subsequent building permits are required for this site as new parking and building changes are being made.
11. The applicant to coordinate with the City's Building Inspection Department on obtaining a Met Council SAC determination for the restaurant/bar conversion and outdoor seating area. Payment of SAC to be applicant's responsibility.
12. The following landscaping must be provided on site, according to the Highway 65 Overlay District requirements:
  - Overstory Trees - 4
  - Conifer Trees - 4
  - Ornamental Trees - 4
13. The number of trees shown as existing or new on this plan is adequate.

**Motion seconded by Commissioner Homan. A roll call vote was taken. The motion passed 7-0.**

Chair Ouellette noted this would be on the agenda of the April 5, 2021 city council meeting.

Item 4.3 – Case File No. 21-0004 – Public Hearing – The applicant is requesting the following:

- 1.) Preliminary plat approval to subdivide approximately 28.8 acres into three lots to be known as Blaine 35 Business Park.

2.) Conditional use permit for the construction of three light industrial/office buildings totaling 317,400 square feet in a PBD (Planned Business District) zoning district and an 8-foot fence on the western edge of the project. BLAINE 35 BUSINES SPARK (ARTIS REIT), 85<sup>TH</sup> AVENUE NE (COUNTY ROAD J) AND I-35W SERVICE DRIVE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0004 was opened at 7:29PM.

Paul Becker, 8601 Edison Street, explained his property directly backs up to the subject property. He recommended a berm be built on the back side of the property. He discussed the trees that were wrongfully taken out in 2008 noting he contacted the city forester regarding this matter. He explained only underbrush and dead trees were supposed to be removed, but all trees were cleared. He requested an eight foot berm be installed along the rear property line with staggered pine trees planted on top.

Community Development Specialist, Elizabeth Showalter reported a berm was not proposed, but stated buffering would be achieved through an eight foot tall board on board fence and a mix of eight foot conifer and deciduous trees. She indicated a berm would not be possible without redesigning the site substantially due to the location of a stormwater swale.

Mr. Becker stated he would rather see a natural berm in place than an eight foot high fence.

Community Development Specialist, Elizabeth Showalter explained the trees would be planted on the residential side of the fence to soften the appearance.

Jeff Gates, 8674 Edison Street, asked if the site would be regraded or would the fence be elevated.

Community Development Specialist, Elizabeth Showalter reported the entire site would be mass graded and on the western side there would be a swale where the trees and fence would be installed. She indicated the fence would be installed at the same grade as the parking lot.

The public hearing was closed at 7:35PM.

Chair Ouellette explained the city has been working on this parcel for the past four or five years. He asked if Building C would be more conducive to office design.

Community Development Specialist, Elizabeth Showalter explained Building C was potentially a build to suit building. She anticipated this space would house light manufacturing.

Commissioner Olson questioned if tenants have been identified for the site.

Community Development Specialist, Elizabeth Showalter reported one tenant was anticipated and the other two buildings were proposed to be spec buildings and would be occupied at a later date. She noted there was a demand for this type of space in Blaine.

Chair Ouellette discussed how this development would nicely clean up this area of Blaine.

Commissioner Villella questioned what type of discount was being offered on the wetland credits and whether they were from the city wetland bank.

Community Development Specialist, Elizabeth Showalter indicated the EDA owns a wetland bank which was constructed many years ago that was set aside to provide financial assistance by discounting wetland credits. She noted the city council approved a 50% discount for the developer.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0004A a preliminary plat to subdivide approximately 28.8 acres into three lots to be known as Blaine 35 Business Park, based on the following conditions:**

Case 21-0004A:

1. Park dedication for the platted lots becomes due at final plat approval, based on the industrial rate in effect at the time of development for the 24.49 total acres of upland within the plat. If final platted in 2021, the industrial rate of \$6,702 per acre, will result in a total park dedication payment of \$164,132. Park dedication must be paid prior to release of final plat mylars for recording.



2. Dedication of utility and drainage easements along lot lines, over delineated wetlands, and storm water treatment features.
3. No site work will be allowed until a RCWD permit has been obtained.
4. Grading may not begin until the City has approved a final grading plan. Soil boring information a geotechnical report is required.
5. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency. Building permits or site plan approval will not be issued until a copy of the application is received by the City.
6. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, paved driveways and parking areas. Plans and specifications require approval by the City prior to start of construction.
7. All internal utilities shall be maintained privately by the development association, including storm water treatment features.
8. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit. WAC will be due for 7.51 acres for Building A, 7.08 acres for Building B, and 9.9 acres for Building C.
9. The Mayor and City Manager are hereby authorized to sign and execute any and all documents, agreements and releases necessary for the approval, recording and administration of the Blaine 35 Business Park.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0004B a conditional use permit for the construction of three light industrial/office buildings totaling 317,400 square feet in a PBD (Planned Business District) zoning district, based on the following conditions:**

Case 21-0004B:

1. Approved uses are office, office/showroom, light manufacturing and warehouse. Any warehouse use requires a minimum of 25% of the square footage be used for office or manufacturing.

2. No outside storage or display is allowed, other than one truck or trailer per dock door.
3. Permanent signage requires a separate permit approval process.
4. A cross access agreement is required between Lot B and Lot C.
5. The following landscaping must be provided:
  - a. Ornamental Trees (2"): 159
  - b. Conifer Trees (8'): 60
  - c. Overstory Trees (2.5"): 53
  - d. Overstory Trees (3"): 53
6. Underground irrigation must be provided for the entire site.
7. All site lighting shall be downlit and shielded. All lighting within the development must meet requirements established by Section 33.02 of the Zoning Ordinance.
8. Site plan approval is required including execution of a Site Improvement Performance Agreement and associated financial guarantee.
9. The developer to construct an 8-foot high solid board on board fence between the Building C parking lot/dock and the western property line.
10. The developer shall address any comments from MnDOT and Anoka County.
11. Overhead doors are limited to 20 for Building A, 16 for Building B, and 17 for Building C.
12. Buildings must meet the architectural standards of 30.54 (e), which may be met by incorporating the dark concrete panels on all four elevations. Building design is subject to staff approval.

**Motion seconded by Commissioner Vilella. A roll call vote was taken. The motion passed 7-0.**

Chair Ouellette noted this would be on the agenda of the April 5, 2021 city council meeting.

Item 4.4 – Case File No. 21-0009 – Public Hearing – The applicant is requesting the following:

- 1.) Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 26 acres.
- 2.) Preliminary plat to subdivide 26 acres into 66 single family lots and one outlot to be known as Lexington Woods.
- 3.) Conditional use permit to allow for the construction of 66 single family lots in a DF (Development Flex) zoning district. These single family homes will be rental units and governed by an association that handles all maintenance.

LEXINGTON WOODS (D.R. HORTON), 12621, 12691, 12701 LEXINGTON AVENUE NE.

The report to the planning commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 21-0009 was opened at 7:47PM.

Associate Planner, Shawn Kaye stated for the record the planning commission had received written comments from two individuals one noting concerns with the proposed build to rent community and the other had concerns with a dedicated city park.

The public hearing was closed at 7:48PM.

Chair Ouellette explained he has seen developments like this in other communities. He reported this development would be filled with professionals that are new to the area or may be moving from the area within several years. He indicated this would not look like a rental community.

Commissioner Goracke stated there was nothing like this development in Blaine.

Chair Ouellette noted the park in this area was at the school.

Commissioner Olson asked if the neighborhood would have covenants in place.

Associate Planner, Shawn Kaye explained the rental units would have a rental agreement for the site regulations.

Reid Schulz, D.R. Horton representative, thanked staff for all of their efforts on this planning case. He explained rental agreements and covenants would be put in place for this development in order to keep the property neat and orderly.

Commissioner Halpern questioned if D.R. Horton had a management company selected for this development.

Mr. Schulz stated he had several different management companies that he works with in the Twin Cities metro area, but noted one had not been selected for this project just yet.

Chair Ouellette requested further comment on the type of individuals who were locating in these types of rental neighborhoods.

Mr. Schulz explained these rental communities have recent college grads, people who were saving to buy their own home, and baby boomers that are looking for a second home.

Commissioner Halpern asked how long tenants were staying in these rental communities.

Mr. Schulz stated he did not have a lot of information on renters for Minnesota because this was a new housing concept for this area.

Chair Ouellette inquired if the rental agreement would allow for outdoor storage of snow mobiles and boats.

Mr. Schulz reported the rental agreement would put restrictions on what can be stored outside the residence and would require compliance with city ordinances.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0009A a rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single-family homes on 26 acres based on the following conditions:**

Case 21-0009A:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments. The standards will create an attractive benchmark of quality homes with desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0009B a preliminary plat to subdivide 26 acres into 66 single-family lots and one outlot to be known as Lexington Woods based on the following conditions:**

Case 21-0009B:

1. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
2. All streets will follow the Anoka County street name grid system.
3. Plans and specifications must be approved by the City prior to start of construction.
4. 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.
5. 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.
6. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA

permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

7. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, sidewalks, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
8. Sidewalks will be required on the east side of street 2 and the west side of street 3.
9. Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2021 rate of \$6,747/acre for Sanitary Sewer District 7 will apply to all upland acreage if platted in 2021.
10. The development plan shall indicate all structures will be protected from flooding.
11. A 20-foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
12. RCWD permit is required prior to City approval of construction plans and specifications.
13. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits for any portion of the development that is within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. Park dedication will be required for the 66 new lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$293,634 if paid in

2021. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
16. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
  17. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
  18. 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.
  19. All development signage by separate review.
  20. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with extra plantings on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue. This landscaping will also help to meet tree preservation requirements. Approximately 17.4 acres will be disturbed during construction and the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. This would mean that 139 trees would be required for tree replacement purposes. The developer has proposed, and will be required to install, a total of 217 trees within this development, including individual lot landscaping and screening along Lexington Avenue.
  21. A 6-foot maintenance free fence must be provided along the west side of the lots on Lexington Avenue to enhance the landscape screening along this roadway. A site plan with fence details is required prior to mylars being released for recording with Anoka County.
  22. The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue. If/when the fence needs replacement; the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.

23. 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.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0009C a conditional use permit to allow for the construction of 66 single family lots in a DF (Development Flex) zoning district based on the following conditions:**

Case 21-0009C:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.10.

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 5 feet for house and 5 feet for garage.



3. Corner side yard setback - 20 feet.
4. Rear yard setback
  - a) 25 feet
  - b) 50 feet (Lexington Avenue lots)
  - c) 30 feet- (pre-plat Lots 5-10 Block 2)
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 above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,300 square feet.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations. 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.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. 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.
12. 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). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
  13. Each lot shall contain one front yard tree and one rear yard tree with a minimum of 2½-inch caliper. Corner lots shall contain an additional yard tree.
  14. Developer to execute and record, where deemed appropriate by the City Engineer, with the sale of single family lots, 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 and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
  15. All development entrance signage by separate permit.
  16. A rental license from the City must be obtained for all rental homes.

**Motion seconded by Commissioner Villella. A roll call vote was taken. The motion passed 7-0.**

Chair Ouellette noted this would be on the agenda of the April 5, 2021 city council meeting.

Item 4.5 – Case File No. 21-0011 – Public Hearing – The applicant is requesting a conditional use permit to allow for the construction of two apartment buildings totaling 152 units in a DF (Development Flex) zoning district.

GLENFIELD PARK ESTATES (KEUPERS INC.) NORTHWEST CORNER OF 85<sup>TH</sup> AVENUE AND 93<sup>RD</sup> AVENUE (AIRPORT ROAD).

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0011 was opened at 8:05PM.

Rosemary Bonnet, 1873 86<sup>th</sup> Lane NE, explained she lived on the western border of the proposed complex. She questioned if the trees would be removed in April.

Steve Kuepers, Kuepers, Inc., reported construction would start on the roads and townhomes first. He explained the apartment buildings would begin later. He anticipated the townhome construction would impact Ms. Bonnet the most.

Chair Ouellette questioned when work would begin on the townhomes.

Community Development Specialist, Elizabeth Showalter indicated this would hinge on the townhome developer receiving approval from the Metropolitan Council for the comprehensive plan amendment, which would likely not be completed in April.

Ms. Bonnet expressed concern with the number of trees that would be taken out by the developer, and that the townhome developer said the trees north of the wetland would remain and they will actually be removed.

Community Development Specialist, Elizabeth Showalter explained there may have been miscommunication between the developer and Ms. Bonnet. She noted the plan and staff reports that were reviewed by the planning commission and was approved by the city council include the construction of a stormwater pond on the north side of the wetland with the removal of the trees to facilitate this.

Ms. Bonnet stated again she was frustrated that all of the trees would be decimated for the proposed holding pond.

City Planner, Lori Johnson commented the items that Ms. Bonnet was discussing do not pertain to the proposed apartment complex and these comments should be brought to staff. She indicated she would be happy to work with Ms. Bonnet.

The public hearing was closed at 8:12PM.

Commissioner Vilella stated his only concern with this project was traffic and how this development would impact the surrounding area.

Project Engineer, Teresa Barnes stated traffic has been a concern for the area. She noted a traffic study was completed and this study was reviewed by the city, county and MNDOT. She explained at this time a four-way intersection would be installed

with a stop control from the north and south with County Road J remaining free flowing.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0011 based on the following conditions:**

Case 21-0011:

1. This site needs to meet the Highway 65 Overlay District requirements for exterior materials, and the plans that have been submitted for this proposal meet this requirement.
2. The landscaping on site needs to meet the Highway 65 Overlay District requirements and the plan provided meets those requirements with one exception. At least 25% of the trees need to be oversized to meet the Highway 65 Overlay District standards. Oversized trees must be 3 inch caliper overstory trees, 8-foot conifer trees, and it is not recommended that ornamental trees be oversized. The required quantities are:
  - a) Lot 1:
    - Overstory: 31
    - Conifer: 25
    - Ornamental: 25
  - b) Lot 2:
    - Overstory: 25
    - Conifer: 22
    - Ornamental: 22
3. A lighting plan will need to be provided that illustrates that the lighting provided meets ordinance requirements. All lighting needs to be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height.
4. SAC and WAC payments will also become due prior to the issuance of building permits.
5. The applicant will need to obtain a Coon Creek Watershed District permit prior to City approval of construction plans and specifications.

6. A fence permit must be obtained for the fence around the pool and the fence must be wrought iron or equivalent.
7. This building will need to be licensed under the City's annual Rental License Program.
8. All signage is issued under a separate permit.
9. The applicant will need to obtain administrative site plan approval that will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.
10. This approval is contingent upon approval of the Land Use Map Amendment by the Metropolitan Council from PI/PC to HDR.
11. The developer of the Groveland Village plat shall be required to address comments from MnDOT, Anoka County, and Ramsey County. See the attached letter from MnDOT.

**Motion seconded by Commissioner Goracke. A roll call vote was taken. The motion passed 7-0.**

Chair Ouellette noted this would be on the agenda of the April 5, 2021 city council meeting.

Item 4.6 – Case File No. 21-0007 – Public Hearing – The applicant is requesting the following:

- 1.) Comprehensive land use amendment for HI (Heavy Industrial) to LI (Light Industrial).
- 2.) Rezoning from I-2 (Heavy Industrial) to I-1 (Light Industrial).  
CITY OF BLAINE, 10201 XYLITE STREET NE.

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0007 was opened at 8:23PM.

Mark Roar, 10325 Xylite Street and 2660 103<sup>rd</sup> Court, explained both of his properties back up to the subject property. He indicated the zoning on this

property goes against the League of Minnesota Cities guidance for zoning transitions. He understood the property needed to be developed and appreciated the fact that the city was proposing a compromise that would take into consideration the concerns of the adjacent neighborhood.

The public hearing was closed at 8:25PM.

Chair Ouellette stated at one time the Sanctuary property was zoned FR (Farm Residential).

City Planner, Lori Johnson reported this was the case.

Commissioner Olson asked if property owner had plans for the site.

City Planner, Lori Johnson explained this was a city initiated rezoning.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0007 a rezoning and land use amendment of 10201 Xylite Street to I-1 (Light Industrial) and LI (Light Industrial) based on the following rationale:**

Case 21-0007:

1. Given this site's proximity to the residential homes to the north, the heavy industrial uses of the I-2 (Heavy Industrial) zoning district and corresponding land use of HI (Heavy Industrial), are not compatible with or conducive to the welfare of the residential neighborhood.
2. The I-1 (Light Industrial) zoning and the LI (Light Industrial) land use provides the opportunity for the property to be developed with no outside storage uses and uses that are more compatible with the residential neighborhood to the north.
3. The light industrial development market is strong right now in Minnesota and there are likely to be interested developers that do not need the heavy industrial uses of the current zoning district and land use classification.

**Motion seconded by Commissioner Halpern. A roll call vote was taken. The motion passed 6-0-1 (Commissioner Villella abstained).**

Chair Ouellette noted this would be on the agenda of the April 5, 2021 city council meeting.

**ADJOURNMENT**

Motion by Commissioner Villella to adjourn the regular planning commission meeting. Motion seconded by Commissioner Olson. A roll call vote was taken. The motion passed 7-0. Adjournment time was 8:30PM.

Respectfully submitted,

Heidi Guenther

*Minute Maker Secretarial*