



City of Blaine Anoka County, Minnesota Minutes

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, December 12, 2017

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, December 12, 2017. Vice Chair Goracke called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner
Tom Scott, Project Coordinator
Dan Schluender, Assistant City Engineer

Present: 5 - Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern

Absent: 2 - Chair Ouellette, and Commissioner Homan

2. Approval of Minutes

Approval of November 14, 2017 Planning Commission Minutes

Attachments: [111417 Unapproved.pdf](#)

Commissioner Olson questioned if the date at the bottom of Page 11 was correct.

Associate Planner, Shawn Kaye reported she thought the date was correct, but would double check.

Motion by Commissioner Halpern to approve the minutes of November 14, 2017, as presented. Motion seconded by Commissioner Olson. The motion passed 5-0.

Aye: 5 - Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern

3. Old Business

None.

4. New Business**4.1** Public Hearing Case File No. 17-0048 // Kwik Trip, Inc. // 12260 Fraizer Street NE

The applicant is requesting a Conditional Use Permit to allow for gasoline sales, a carwash, and outdoor dining in a PBD (Planned Business District) zoning district.

Attachments: [Kwik Trip 1014 - Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 17-0048 was opened at 7:13 p.m. As no one wished to appear, the public hearing was closed at 7:13 p.m.

Dean George, Kwik Trip representative, thanked staff for their thorough report and stated he was excited to be locating another store in Blaine. He believed this site would be a great addition to the City.

Vice Chair Goracke questioned how many new jobs would be created by this Kwik Trip.

Mr. George estimated there would be 25 to 30 new jobs created by this site and the jobs would be split equally between full and part-time positions.

Motion by Commissioner Olson to recommend approval of Planning Case 17-0048 based on the following conditions:

Case 17-0048:

- 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 agreement and covered by an acceptable financial guarantee.**
- 3. All site lighting to be down lit-style lamps to reduce glare and to meet the requirements of the Zoning Ordinance. Final site plan to include detailed lighting plan. Pole mounted lighting is limited to 20 feet in height.**
- 4. Applicant to install underground piping for future Stage I vapor recovery system.**
- 5. Storage or display of retail items not permitted in the parking area, pump**

islands, driveway surface. All display items must meet the outside display section of the Zoning Ordinance (Section 30.181).

6. All signage requires a separate permit meeting the requirements of the Zoning Ordinance. The site will be limited to three wall signs including convenience store/car wash building and canopy, any signage on the canopy will count as wall signage. One monument sign will be permitted with a maximum height of 14 feet and 140 square feet of signage.

7. The landscape plan must include 25% of the landscaping in the front yard adjacent to Lexington Avenue and Fraizer Street and those trees must be oversized. The following plantings will be required on site:

Overstory trees:	13 (2½" caliper) and 3 (3" caliper) = 16
Conifer trees:	6 (6' in height) and 2 (8' in height) = 8
Ornamental trees:	6 (2" caliper) and 2 (2 ½" caliper) = 8

8. Temporary signage to be regulated under Zoning Ordinance Section 34.13.

9. No exterior overnight storage of pallets or delivered products.

10. No overnight storage of semi-trailers or delivery vehicles.

11. The use of any speaker system at this gas pumps must be limited in volume so as to not create any off-site impacts.

12. The gas and diesel canopies must have columns, to a minimum height of five (5) feet, that are faced with brick that matches the building.

13. The outdoor seating area limited to 2 (two) tables with seating for a total of 8 seats.

14. Obtain all necessary permits from Anoka County Highway Department for proposed construction in their respective Right-of-Way.

15. A National Pollutant Discharge Elimination System Phase II permit required from the MN Pollution Control Agency. Building permits will not be issued until a copy of the permit is sent to the City.

16. A Rice Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the city.

17. To allow a greater setback than the existing 20 foot parking setback on the south side of the site (the 7 parking stalls on the southeast corner), the parking setback on the north side of the site should be reduced to 15 feet and this would allow the usable site to be shifted north. Also, the 7 parking stalls on the southeast corner of the site to be reduced to 18 feet in length to allow a greater setback for these parking stalls.

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 York. The motion passed 5-0.

Aye: 5 - Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern

Chair Ouellette noted this would be on the agenda of the January 4, 2018 City Council meeting.

4.2

Public Hearing Case File No. 17-0051 // Anoka-Hennepin School District #11 // 12555 University Avenue NE

The applicant is requesting a Conditional Use Permit to allow for modifications to the Blaine High School building and site in an R-1 (Single Family) Zoning District.

Attachments: [Blaine HS - Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 17-0051 was opened at 7:19 p.m. As no one wished to appear, the public hearing was closed at 7:19 p.m.

Motion by Commissioner York to recommend approval of Planning Case 17-0051 based on the following conditions:

Case 17-0051:

- 1. The improvements to Blaine High School shall be consistent with those described in the staff report for this item. This includes exterior site improvements and landscaping.**
- 2. All new signage must meet Zoning Ordinance requirements and permits must be obtained for new signage.**
- 3. All new lighting on site must be approved by the Planning Department prior to installation. Any new pole mounted lighting must match existing lighting and must be downlit and shielded to prevent glare or spill.**
- 4. Site plan approval is required for the improvements. A site improvement performance agreement will also be required prior to any work being performed on site. This agreement includes an escrow to cover all proposed work on site.**
- 5. A permit from Coon Creek Watershed District must be obtained prior to any work being performed on site.**
- 6. All trees being removed for the site improvements must be replaced and accounted for during the site plan approval process.**

Motion seconded by Commissioner Halpern. The motion passed 5-0.

Aye: 5 - Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern

Chair Ouellette noted this would be on the agenda of the January 4, 2018 City

Council meeting.

Adjournment

Motion by Commissioner Olson to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Halpern. The motion passed 5-0. Adjournment time was 7:21 p.m.

Aye: 5 - Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern