

**APPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
May 11, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, May 11, 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, Olson, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: Commission Members Homan and Villella.

Staff Present: Lori Johnson, City Planner  
Teresa Barnes, Project Engineer  
Pat Robinson, Planning and Economic Development Assistant

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**NEW BUSINESS**

Item 4.4 – Case File No. 21-0028 – Public Hearing – The applicant is requesting a conditional use permit to construct a 50,150 square foot, two-story medical office building in a PBD (Planned Business District) zoning district.

LEXINGTON MEADOWS MEDICAL OFFICE BUILDING (TERRAIN HOLDINGS, LLC), 4181 108<sup>TH</sup> AVENUE NE.

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0028 was opened at 7:53PM. As no one wished to appear, the public hearing was closed at 7:54PM.

**Motion by Commissioner Olson to recommend approval of Planning Case 21-0028 based on the following conditions:**

Case 21-0028:

1. The site and buildings must be constructed in conformance with the plans presented for this conditional use permit. The site and building must meet the requirements of the zoning ordinance.

2. Administrative site plan approval is required prior to any work being performed on site. Site plan approval will not be granted until the City receives a signed site improvement performance agreement and the associated financial guarantee.
3. A final plat must be approved by the City Council and the mylars released for recording prior to issuance of any building permits.
4. Rice Creek Watershed District permit is required prior to any work being performed on site.
5. A lighting plan must be presented that indicates that the site will be meeting lighting ordinance requirements. All exterior fixtures must be downlit and shielded to prevent glare or spill. All light poles are limited to 20 feet in overall height.
6. All signage is issued under a separate permit.
7. It is unclear how trash will be handled on site and this information must be presented during the site plan approval process. If trash and recycling is going to be handled on the exterior of the building, an enclosure for the bins must be constructed with materials that match those on the building.
8. There is one location on the plan where the 10 foot side yard parking setback is not met, and the site plan must be changed to meet this requirement. This is on the western property line adjacent to the parking stalls. The parking setback shown is 8.2 feet, and this setback needs to be 10 feet. This change can be handled through site plan approval.
9. The landscape plan that has been submitted does not meet the ordinance requirements of the PBD and Highway 65 Overlay Sections. The landscape plan only takes into consideration one story of the building, therefore the following landscaping is required on the plans:

Overstory Trees:	38
Conifer Trees:	38
Ornamental Trees:	38

10. At least 25% of the total number of trees provided must be oversized, with overstory trees being at least 3-inch caliper, conifer trees being 8 feet in height, and ornamental trees being 2 ½-inch caliper. Location of the proposed landscaping will have to take into account the location of the existing overhead power lines, and if placed along 109<sup>th</sup> Ave NE, may require Anoka County approval.

**Motion seconded by Commissioner Goracke. A roll call vote was taken. The motion passed 5-0.**

Chair Ouellette noted this would be on the agenda of the June 7, 2021 city council meeting.