



City of Blaine Anoka County, Minnesota Minutes - Final

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, April 12, 2016

7:00 PM

Council Chambers

1. Roll Call - 2015/2016 Planning Commission

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, April 12, 2016. Chair Ouellette called the meeting to order at 7:00 p.m.

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

Present: 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Absent: 1 - Commissioner Ponds

2. Approval of Minutes

[TMP 16-0179](#)

Approval of March 8, 2016 Planning Commission Minutes

Motion by Commissioner Goracke to approve the minutes of March 8, 2016, as presented. Motion seconded by Commissioner Olson. The motion passed 5-0.

Aye: 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

2.1 Old Business

None.

2.2 2015/2016 Planning Commission Adjourns Sine Die

Motion by Commissioner Homan to adjourn the 2015/2016 Planning Commission Sine Die. Motion seconded by Commissioner York. The motion passed 5-0.

Aye: 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Chair Ouellette adjourned the 2015/2016 Planning Commission Sine Die to complete the Oath of Office at 7:02 p.m.

3.0 Administration of Oaths of Office - Alan Goracke, Jason Halpern, Terri Homan and Joe Ouellette

The Oath of Office was administered by the City Clerk to Commissioners Alan Goracke, Jason Halpern, Terri Homan and Chair Joe Ouellette.

3.1 Resumption of Adjourned Meeting

Chair Ouellette reconvened the meeting at 7:07 p.m.

3.2 Roll Call - 2016/2017 Planning Commission

4. New Business

4.1 [RES 16-077](#) GRANTING A VARIANCE TO THE 30-FOOT FRONT YARD PARKING SETBACK ALONG SPRINGBROOK DRIVE FOR A PROPOSED DRIVE THROUGH (PANERA BREAD) AT 8601 SPRINGBROOK DRIVE NW. CORE STATES GROUP. (CASE FILE NO. 16-0016/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner and Dan Huffman, Centennial School District. The public hearing for Case File 16-0010 was opened at 7:21 p.m.

Harold Hollander, 4896 103rd Lane NE, stated he owned one of the three homes that had not yet been purchased by the school district. He asked how he could get a hold of a copy of the Centennial Long Range Plan. He inquired if the long-range plan addressed these three homes.

Mr. Huffman reported this information was available on the school district's website. He indicated at present, the school district did not have any plans to acquire these three properties. He noted he has visited with Mr. Hollander and Barb Marson, another property owner adjacent to the school. These homeowners were told to contact the school district first, if interested in selling.

Mr. Hollander asked what the duration was of the long-range plan.

Mr. Huffman explained the plan would address the needs of the school district

for the next 25 years.

Mr. Hollander inquired if the City was proposing to improve 103rd with sidewalk, curb and gutter.

Dan Schluender, Assistant City Engineer indicated the City's pavement management program has not identified 103rd Lane for improvements in the next 10 years.

Al Halstead, 4915 103rd Lane NE, stated he has lived in his home for the past 30 years. He questioned why the school district was proposing to have its parking lot adjacent to the athletic fields. He feared how he would be impacted by all of the additional traffic coming and going to this site, noting he had a son in a wheelchair that was bound to the house for safety reasons. He recommended that further traffic control measures be taken on 103rd Lane. He feared how this traffic would safely enter and exit the site.

Barb Marson, 4906 103rd Lane NE, expressed concern with the drainage that would be running off from the new parking lot. In addition, she had concern with increased traffic and traffic safety.

Mr. Hollander asked if the City of Blaine had any plans for any future restrictions for 103rd Lane. He suggested that the roadway be posted with "No Parking" signs.

Dan Schluender, Assistant City Engineer supported the City reevaluating the parking restrictions in this neighborhood after the new parking lot was completed.

Rosemary Coon, 4845 103rd Lane NE, stated she lived across the street from the soccer field. She questioned where the new parking lot would be entered/exited.

Chair Ouellette reported the entrance would be just to the east of the soccer field.

Ms. Coon agreed parking was a concern for her neighborhood and recommended that "No Parking" signs be posted on one side of the street.

Arden Gerber, 4741 103rd Lane NE, asked how traffic would flow out of the parking lot. He feared how the homes across the street from the parking lot would be adversely impacted by the light wash and high levels of traffic when sporting events let out. He was also concerned with the lighting that would be emitted from the parking lot.

Mr. Huffman reviewed the proposed location of the new parking lot

entrance/exit.

Mr. Gerber had concerns with children safety on 103rd Lane given the fact this roadway had no sidewalks. He indicated he had to walk on the grass with his five year old in order to keep his child safe on this roadway. He recommended the school district and City pursue a sidewalk for 103rd Lane. He asked if the school district would have any fencing along 103rd Lane.

Mr. Huffman stated the school district was not proposing to have any fencing along 103rd Lane. He reviewed the location of existing fencing on the school campus, noting there would be a chain link fence along this entire roadway except at the parking lot. It was noted the school district would be installing a 20-foot fence at the end of the soccer/lacrosse field to keep stray balls on the field.

Robert Pearson, 4825 103rd Lane NE, commented he lost a windshield from a stray ball. He supported the school district installing a higher fence but feared that 20 feet may not be enough. He also recommended the City look into putting a sidewalk along 103rd Lane.

Mr. Halstead asked who ran the sports leagues during the summer months at the high school.

Mr. Huffman reported the school campus was open to the public. This meant that the sports fields were available to local park departments and youth organizations, in addition to pick up games from Blaine residents.

The public hearing was closed at 7:45 p.m.

Chair Ouellette understood there were traffic concerns at every high school in the afternoon when school let out. He asked if the school district had considered any traffic control measures for 103rd Lane.

Mr. Huffman stated the school district has held conversations with the Blaine and Lino Lakes Police Departments to address this concern. He indicated the response the school district has received was that the current system was both chaotic and efficient. He was pleased with how the school has managed the traffic situation. He explained Centennial High School currently had a School Resource Officer from the Blaine Police Department. It was noted Mills City Security was contracted with for traffic supervision.

Chair Ouellette asked if student parking would now be allowed in two lots.

Mr. Huffman commented student parking would be moved to the new parking lot and the lot off North Road. The school districts intention was to turn the parking lot in front of the hockey arena into a staff parking lot.

Commissioner York questioned why the three remaining homes had not been purchased by the school district to date.

Mr. Huffman indicated he has had multiple conversations with two of the property owners and it was his understanding the property owners were not ready to move. He commented the school district was not going to require these property owners to move out. It was noted the school district wanted to be the first point of contact if these homeowners were interested in selling.

Commissioner Goracke thanked Mr. Huffman for answering all of the residents and Commission's questions. He was in favor of the Commission adding one more condition, which would require uniform road restrictions to be in place on 103rd Lane prior to the completion of the new parking lot.

Dan Schluender, Assistant City Engineer stated the Commission could include a condition addressing the road restrictions on 103rd Lane. He recommended that the neighborhood be allowed to meet with staff in order to create a comprehensive parking plan for the area.

Chair Ouellette supported the school district increasing the police presence at the Centennial as well.

Mr. Huffman explained how the school district was working to improve student safety and explained that parking permits have been taken away from students with poor driving habits.

Commissioner Homan recommended 103rd Lane be posted "No Parking" on at least one side of the street.

Moved by Commissioner Olson, seconded by Commissioner Goracke, that this Resolution be Recommended for Approval to the City Council and should be returned by 5/5/2016. The Motion was adopted unanimously.

Chair Ouellette noted this would be on the agenda of the May 5, 2016 City Council meeting.

4.2 [RES 16-081](#)

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW UP TO 1,675 SQUARE FEET OF GARAGE SPACE BY CONSTRUCTING A 907 SQUARE FOOT ADDITION ONTO THE EXISTING 768 SQUARE FOOT ATTACHED GARAGE AT 11453 MEADOW LANE NE. DANIEL WAIBEL AND JANET LOVEJOY. (CASE FILE NO. 16-0014/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 16-0016 was opened at 8:00 p.m. As no one wished to appear, the public hearing was closed at 8:00 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 16-0016 based on the following conditions:

Case 16-0016:

1. The applicant is not being given any special privilege by granting the variance, as many other existing sites in the City have been accommodated by variance approvals in order to properly use existing sites.

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

Chair Ouellette noted this would be on the agenda of the May 5, 2016 City Council meeting.

4.3 [RES 16-076](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION AND OPERATION OF A BREWER TAPROOM AS PART OF AN 8,474 SQUARE FOOT BREWERY LOCATED IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT, LOCATED AT 2025 105TH AVENUE NE. INVICTUS BREWING COMPANY. (CASE FILE NO. 16-0018/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 16-0014 was opened at 8:02 p.m. As no one wished to appear, the public hearing was closed at 8:02 p.m.

Chair Ouellette questioned what type of cars would be stored in the new garage.

Dan Waibel, 11453 Meadow Lane NE, explained he would be storing 1968 Ford Mustang and 1966 Thunderbird in the garage.

Motion by Commissioner Homan to recommend approval of Planning Case 16-0014 based on the following conditions:

Case 16-0014:

- 1. Total garage area not to exceed 1,675 square feet.**
- 2. The proposed attached garage addition to match the existing house and attached garage building construction in terms of architectural style, exterior color and materials.**
- 3. All other items referenced in Resolution No. 83-77 remain unchanged.**
- 4. The garage/accessory building shall be used for personal storage and use only.**
- 5. The new garage addition to maintain the 15-foot side yard setback consistent with the existing garage.**

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

Chair Ouellette noted this would be on the agenda of the May 5, 2016 City Council meeting.

4.4 [RES 16-072](#)

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR EXPANSION OF PARKING AREAS, LIGHTING OF CERTAIN PARKING AREAS, CHANGES TO BUS CIRCULATION FOR SAFER STUDENT PICK-UP, ADDITIONAL PLAY AND RECREATION FACILITIES, AND OTHER MINOR SITE CHANGES AT 4707 NORTH ROAD. CENTENNIAL SCHOOL DISTRICT NO. 12. (CASE FILE NO. 16-0010/BKS)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 16-0018 was opened at 8:07 p.m. As no one wished to appear, the public hearing was closed at 8:07 p.m.

Chair Ouellette supported the proposed brewer taproom and believed it would be a nice addition to the community.

Commissioner Goracke asked when the brewery would be open.

Previn Solberg, Invictus Brewing Company, hoped to begin brewing the beginning of October and would have the brewer taproom open late November if all licensing and construction was completed on time.

Commissioner Goracke questioned how many employees would be hired by Invictus.

Mr. Solberg estimated he would be hiring eight to eleven employees and noted the food service would be contracted out to another vendor.

Commissioner Halpern inquired if the food would be provided by food trucks.

Mr. Solberg commented the building had a designated kitchen space and Tasty Pizza was in talks with providing pizza, pasta, salads and sandwiches for the taproom. He explained the proposed canopy would be eight feet by five feet in size and requested the City allow him to proceed with this size.

Shawn Kaye, Associate Planner advised the City was requiring a more pronounced canopy given the fact this was a conditional use within an industrial area along a heavily traveled roadway.

Mr. Solberg noted hops vines would be growing up along one side of the building, which would break up and add to this elevation.

Commissioner Olson asked if lights could be added to the exterior of the building to highlight the door.

Shawn Kaye, Associate Planner commented on the strict requirements within the City's lighting code noting the building would have to be down lit.

Commissioner Goracke believed there was wisdom in dressing up the front of the building given the fact it faces 105th Avenue.

Chair Ouellette agreed stating 105th Avenue was a heavily traveled roadway.

Commissioner Olson believed the proposed building would be a huge improvement to the area.

Motion by Commissioner Goracke to recommend approval of Planning Case 16-0018 based on the following conditions:

Case 16-0018:

1. All site and landscaping improvements must be constructed as shown on these plans with all required staff changes included on the plans.
2. Sod must be placed over 4 inches of black dirt containing no more than 35% sand over the entire site. Underground irrigation system is also required for the entire site and boulevard.
3. Payment of SAC (Sewer Access Charge) will be required with building permit as calculated by Metro Council Wastewater.
4. All signage will be issued under separate permits. The site is allowed one monument style sign that is no more than 10 feet in height and no greater than 80 square feet. All freestanding signage must be 10 feet from all property lines. Temporary signage also requires a permit.
5. All lighting must be downlit and shielded to prevent glare or spill. 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.
6. To enhance the front (south) elevation, a more pronounced canopy be constructed over the main entrance.
7. Any proposed gardens will be required to be 5 feet from all property lines.
8. The building and outdoor dining area will be subject to a SAC review and payment.
9. The site will require a WAC (Water Access Charge) as part of the building permit. The current WAC rate is \$4,284 per acre. Based on the 1.77-acre site WAC would be \$7,582.
10. Applicant is required to obtain a Coon Creek Watershed permit prior to any site work.
11. Applicant to obtain and adhere to all required City or State licensing

requirements.

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.

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. Site plan approval with execution of a Site Improvement Performance Agreement (SIPA) and acceptable financial guarantee is required prior to issuance of a building permit or commencement of any site work.

19. A Park Dedication fee will be required as a part of the Site Plan/Building Permit approval as the site has never paid or met this requirement. The Park Dedication required will be \$10,784.61 (1.77 acres x \$6,093/acre).

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

Chair Ouellette noted this would be on the agenda of the May 5, 2016 City Council meeting.

4.5 TMP 16-0138

Public Hearing Case File No. 16-0015 // CSM Equities, LLC // XXX Pheasant Ridge Drive NE

The applicant is requesting the following:

- a) Preliminary Plat approval to subdivide 21.59 acres into one (1) lot and two (2) outlots to be known as CSM Lexington Fourth Addition.
- b) Conditional Use Permit to allow for construction of a 71,862 square foot office/industrial building (Streamworks) and associated parking to be located in a PBD District.

The report to the Planning Commission was presented by Lori Johnson. The public hearing for Case File 16-0015 was opened at 8:21 p.m. As no one wished to appear, the public hearing was closed at 8:21 p.m.

Motion by Commissioner Olson to recommend approval of Planning Case 16-0015A a Preliminary Plat approval to subdivide 21.59 acres into one (1) lot and two (2) outlots to be known as CSM Lexington Fourth Addition based on

the following conditions:

Case 16-0015A:

1. Park dedication would be due for the platted lot, which is 8.74 acres, at the industrial rate in effect at the time of final plat approval. Payment would be required prior to release of final plat mylars for recording. Outlots will be subject to park dedication fees at the time in which they are developed. The current industrial rate for park dedication is \$6,093 per acre for a total amount due of \$53,253 in 2016.
2. City Council approval of this development shall be contingent upon RCWD approval. No site work will be allowed until a RCWD permit has been obtained.
3. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency.
4. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins, and storm water sediment ponds.
5. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
6. Dedication of utility and drainage easements along lot lines, over delineated wetlands and created wetlands, storm water sediment ponds, and sanitary sewer service extending to southern property line.
7. Developer is responsible for constructing and financing the proposed extension of Pheasant Ridge Drive and associated cul-de-sac.
8. 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 CSM Lexington Fourth Addition plat.

Motion by Commissioner Olson to recommend approval of Planning Case 16-0015B a Conditional Use Permit to allow for construction of an 88,435 square foot office/industrial building (Streamworks) and associated parking to be located proposed Lot 1A and Lot 1B in CSM Lexington Fourth Addition and in a PBD District based on the following conditions:

Case 16-0015B:

1. The following landscaping must be provided on site:

Overstory Trees:	31
Conifer Trees:	31
Ornamental Trees:	31
Shrubs are also required	
2. Underground irrigation must be provided for the entire site.
3. All site lighting shall be downlit and shielded. Pole-mounted lights are limited to 20 feet in height.
4. Site plan approval is required.
5. No outside display or storage of products is allowed at any time within the development.

6. Permanent signage requires a separate permit approval process.
7. Developer shall explore the use of created ponds, existing wells, or new wells as a source water supply for landscaping systems with a moisture sensor. The developer must obtain City concurrence before connection to the public water system.
8. RCWD permit is required prior to City approval of construction plans and specifications.
9. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins, and storm water sediment ponds.
10. Obtain written acknowledgement and appropriate drainage and utility easement from adjacent property to the south for the proposed grading and construction of the biofiltration system.
11. Separate fire lines and domestic water services are required for each structure from the water lateral lines.
12. Trunk sanitary sewer charges become due with platting on upland areas. The 2016 rate is \$3,798 per acre on 7.51 upland acres, for a total charge of \$28,523.
13. The original EAW prepared for the CSM development anticipated that at some point traffic levels from the business park would require capacity improvements at the intersection of Pheasant Ridge Drive and Lexington Avenue. The City will be evaluating this intersection in the next year as part of a 2017 project to resurface Pheasant Ridge Drive. This evaluation will not only determine what intersection changes or improvements are needed for better levels of service but how those costs will be financed and shared including possible assessments to business park property.
14. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.

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

Chair Ouellette noted this would be on the agenda of the April 21, 2016 City Council meeting.

4.6 [RES 16-078](#)

GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 25.75 ACRES INTO 18 SINGLE FAMILY LOTS AND THREE (3) OUTLOTS TO BE KNOWN AS WOODS AT QUAIL CREEK 4TH ADDITION, LOCATED AT MAIN STREET AND XYLITE STREET NE. MG MAIN STREET PROPERTIES. (CASE FILE NO. 15-0058/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0058 was opened at 8:26 p.m.

Dan Markus, 12674 Xylite Street NW, questioned why this type of construction would be allowed in an area that has been deemed wetland. He discussed issues that have occurred in his neighborhood concerning the wetlands and did not see how an additional 18 lots would fit on this area.

Dan Schluender, Assistant City Engineer reported the applicant has met with the wetland unit of government, the Coon Creek Watershed District, in order to receive approval to develop and maximize the use of the upland area.

Chair Ouellette reported this was fairly common in Blaine.

Mr. Markus asked why additional development was being allowed when it lacked a secondary access point.

Dan Schluender, Assistant City Engineer understood an alternate access point was to be looked at for this neighborhood in the past. However, since Xylite has been reconstructed with full access, an alternate access point was no longer a concern for the City.

Mr. Markus understood that the intersection at Xylite Street had improved but feared how the neighborhood would be adversely impacted by the additional traffic that would flow through the streets. He encouraged the City to consider an additional access point to this neighborhood. He explained he was assured by the City Council on May 5, 2013 that future phases in this neighborhood would be required to have a secondary access point. However, the City has changed their stance on this.

Chair Ouellette recommended Mr. Markus to bring this concern to the City Council.

Mr. Markus questioned what would prevent the continual expansion of this neighborhood without a secondary access point.

Dan Schluender, Assistant City Engineer stated there was no condition. He reported the Harper Street neighborhood has many times more homes.

Chair Ouellette believed that eventually a connection would be made.

Rob Hangartner, 2725 128th Avenue NE, explained his property abutted Outlot B. He expressed concern with the 40-foot deep pit that would be on Outlot B. He believed the open water would be a safety risk for the numerous children in his neighborhood, and would be a large breeding ground for mosquitos. He questioned if there were any other alternatives to the 40-foot pit.

Dan Schluender, Assistant City Engineer explained the 40-foot pit would be

mined for sand, which would then be used for the home pads. He commented there were similar ponds in the adjacent neighborhoods, one being 30 feet in depth on 128th. He indicated the proposed pit would also be used as a stormwater pond.

Mr. Hangartner questioned if the existing trees would remain in place. He believed these trees would assist in creating a natural barrier around the pit.

Dan Schluender, Assistant City Engineer reviewed the bands of trees would be saved on Outlot B. He noted the DNR would be responsible for treating the City's wetlands for mosquitos.

Commissioner York discussed how the stormwater pond in his neighborhood had become a community asset.

Chris Krebsbach, 2769 128th Avenue NE, was disappointed he would have a pond in his backyard. He did not believe he moved into the "pits" or "weeds" of Quail Creek, rather the Woods of Quail Creek. He understood some trees would remain, but was disappointed that many of the trees would be removed and would not be replaced. He encouraged the developer to not disturb the wildlife as much as possible.

The public hearing was closed at 8:47 p.m.

Chair Ouellette asked if the City had a concept plan for this area.

Lori Johnson, Associate Planner reported the City did have a concept plan in place. However, the property owner to the east was not willing to develop at this time and therefore the City could not force a road through for a connection.

Motion by Commissioner Homan to recommend approval of Planning Case 15-0058A the preliminary plat of The Woods at Quail Creek 4th Addition containing 18 lots and 3 outlots based on the following conditions:

Case 15-0058A:

- 1. All streets will follow the Anoka County street name grid system.**
- 2. Developer installed improvements shall include construction of lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks, 8 foot bituminous trail, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.**
- 3. Trunk sanitary sewer area charges become due with platting for upland acreage. The 2016 rate for Sanitary Sewer District 6-5 is \$ 5,742 per upland acre.**

4. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcel.
5. 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.
6. Hydrant locations must be reviewed and approved by the Fire Department.
7. 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.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity (MN R100001) 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.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheet(s). Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City Engineer review and approval. Plans and specifications must be approved by the City prior to start of construction.
10. Sidewalks improvements must be soil corrected to full depth. Driveway subgrades must be fully corrected or provide a geotechnical report designing an alternate section. Driveways not having fully corrected subgrades shall have an extended warranty to protect future property owners. The development contract shall set forth the length and details of the warranty.
11. The development plan shall indicate all structures will be protected from flooding.
12. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
13. CCWD permit is required prior to City approval of construction plans and specifications.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. Home construction prior to the installation and acceptance of developer installed improvements will be subject to longer response times from public safety responders. Certificates of Occupancy will not be issued until the developer installed improvements are accepted and private utility service available.
16. The plat to meet the City's Tree Preservation requirements by planting 84 replacement trees. To replace these trees, the developer will be required to plant three trees per lot (57 trees). The developer will also need to submit a landscape plan prior to final plat approval that indicates where the remaining

27 replacement trees will be located.

17. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape or development signage improvements along and within the right-of-way except for typical individual lot boulevard sod and tree plantings.

18. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

19. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds, existing wells, or new wells as source of water supply with a moisture sensor installed.

20. 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.

21. Sidewalks will be constructed along the east side of Xylite Street and the south side of Xylite Court. A 10-foot paved trail must be constructed by the developer in Outlot C and extended to the paved trail in Pioneer Park. Outlot C to be deeded to the City after improvements are completed. The developer will not be reimbursed for this work.

22. All development signage issued under a separate permit.

23. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions and park development as well as other responsibilities for the development of this plat.

24. Park dedication will be required for the 18 lots in the plat in the amount of \$3,744 per unit for a total of \$67,392. This amount is due prior to release of final plat mylars for recording purposes.

25. Outlots A and B are being established to allow City access to storm water features and wetlands for maintenance purposes and should be deeded to the City once the plat is recorded.

26. 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 the Woods at Quail Creek 4th Addition plat.

Motion by Commissioner Homan to recommend approval of Planning Case 15-0058B the conditional use permit to allow for the construction of 18 single family homes in a DF (Development Flex) zoning district in the Woods at Quail Creek 4th plat based on the following conditions:

Case 15-0058B:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

- 1. Private garages-attached. 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 as regulated by Zoning Chapter 33.11 (d) (3).

Standards

- 1. Setbacks shall be as follows:

Front Yard	25 Feet
Rear Yard	25 Feet
Side Yard Interior	7.5 Feet (Garage and Living Space)
Side Yard Corner	25 Feet

- 2. Maximum building height - 2 1/2 stories or 35 feet.
- 3. 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. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
- 4. The minimum finished floor area above grade for all homes shall be 1,650 square feet. All homes shall have a minimum depth and width of 24 feet.
- 5. All 19 homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP amendment. Use of premium materials such as brick, natural stone, stucco, cementitious siding, engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the front elevations when at least two of these other components are used.
- 6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
- 7. 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.

8. 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.

9. Each lot shall contain three trees per lot. The developer must submit a landscape plan indicating where the three trees per lot will be planted and where 27 replacement trees will be planted within the plat.

10. 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 and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

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

Chair Ouellette noted this would be on the agenda of the May 5, 2016 City Council meeting.

Adjournment

Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Olson. The motion passed 6-0. Adjournment time was 8:51 p.m.

Aye: 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson