

**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

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 2nd 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 Villella 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 2nd 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 Villella. 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.