



City of Blaine
Anoka County, Minnesota
Minutes
Planning Commission

10801 Town Square Dr.
Blaine MN 55449

Tuesday, March 11, 2014

7:00 PM

Council Chambers

1.0 Roll Call - 2013-2014 Planning Commission

2.0 Approval of Minutes

Tabled

2.1 Old Business

2.2 2013/2014 Planning Commission Adjourns Sine Die

Motion by Commissioner Goracke to adjourn the 2013/2014 Planning Commission Sine Die. Motion seconded by Commissioner Bergstrom. The motion passed 6-0.

Chair Ouellette adjourned the 2013/2014 Planning Commission Sine Die to complete the Oath of Office at 7:03 p.m.

3.0 Administration of Oaths of Office - Terri Homan

3.1 Resumption of Adjourned Meeting

3.2 Roll Call - 2014/2015 Planning Commission

4.0 New Business

**4.1 Public Hearing Case File No. 14-0008 // Kayak Remodeling and
Redevelopment // 8845 Baltimore Street NE**

The applicant is requesting the following:

- a) Rezoning for a portion of the property from R-2 (Two Family) to R-1 (Single Family).
- b) Preliminary plat approval to subdivide 2.39 acres into six (6) lots to be known as Madelyn Cove. The existing multi-family home will remain and five (5) new single family lots would be created.

Attachments: [Madelyn Cove - Attachments](#)
[Madelyn Cove - Public Comment](#)

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0008A the Rezoning of Lots 2-6, Madelyn Cove, to R-1 (Single Family) based on the following conditions:

Case 14-0008A:

- 1. The rezoning is required because single family homes, rather than duplexes, are proposed to be constructed on these lots.**
- 2. The rezoning is consistent with the other single family lots in the surrounding neighborhood.**

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0008B the Preliminary Plat to subdivide 2.39 acres into six (6) lots to be known as Madelyn Cove based on the following conditions:

Case 14-0008B:

- 1. Park dedication will be required for the 5 new lots being proposed within Madelyn Cove. Please note the developer does not need to pay park dedication for the Lot 1 as it is an existing structure that has already paid this fee. The City's current park dedication rate for single family lots is \$3,094 per unit. A total park dedication fee of \$15,470 would become due prior to final plat mylars being released to the developer for recording at Anoka County.**
- 2. Most of the site's 59 trees will be removed as part of site grading. Based on the City's tree preservation requirements 15 of those will need to be replaced. This should be accomplished by planting three (3) overstory trees per lot (Lots 2-6).**
- 3. Developer to obtain all required permits from Minnesota Department of Transportation prior to any site work.**
- 4. Developer to obtain a permit from Coon Creek Watershed District prior to any site work.**
- 5. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.**
- 6. Execution and recording of a Development Agreement outlining the developer responsibilities for grading and development of the property.**

Motion seconded by Commissioner King. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the April 3, 2014 City Council meeting.

4.2

**Public Hearing Case File No. 14-0007 // Verizon Wireless //
12555 University Avenue NE.**

The applicant is requesting a conditional use permit to install a 109 foot monopole cell tower on the Blaine High School property.

Attachments: [Verizon Wireless - Attachments](#)

Motion by Commissioner Bergstrom to recommend approval of Planning Case 14-0007 based on the following conditions:

Case 14-0007:

1. Applicant to obtain a building permit for slab, equipment installation, and tower construction.
2. Location of proposed facility to be constructed as outlined in the attached site plan.
3. The design of the tower to be monopole as stated and shown in the application.
4. The facility must be capable of at least one co-locate with another user.
5. All trees 8 inches and larger that are removed must be replaced on the site. A landscape plan must be submitted with this information.

Motion seconded by Commissioner York. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the April 3, 2014 City Council meeting.

4.3

Public Hearing Case File No. 14-0002 // Kason, Inc. // 126th Avenue/Central Avenue NE

The applicant is requesting the following:

- a) Comprehensive land use amendment for a portion of the project from CC (Community Commercial) to HDR (High Density Residential).
- b) Rezoning for a portion of the project from B-2 (Community Commercial) to DF (Development Flex).
- c) Preliminary plat approval to subdivide 6.97 acres into three (3) lots to be known as Emberwood Apartments Addition.
- d) Conditional use permit to allow for construction of a three (3) building apartment complex of up to 141 units (in three (3) different phases for each lot) in a DF (Development Flex) zoning district, and to allow shared accesses between lots.

Attachments: [Emberwood - Attachments](#)

Case 14-0002A:

Motion by Commissioner York to recommend denial of Planning Case 14-0002A the Comprehensive Land Use Amendment for a portion of the project from CC (Community Commercial) to HDR (High Density Residential). The Planning Commission did not provide rationale for denial.

Case 14-0002B:

Motion by Commissioner York to recommend denial of Planning Case 14-0002B the Rezoning for a portion from B-2 (Community Commercial) to DF (Development Flex). The Planning Commission did not provide rationale for denial.

Case 14-0002C:

Motion by Commissioner York to recommend denial of Planning Case 14-0002C to Subdivide 6.97 acres into three (3) lots to be known as Emberwood Apartments Addition. The Planning Commission did not provide rationale for denial.

Case 14-0002D:

Motion by Commissioner York to recommend denial of Planning Case 14-0002D the Conditional Use Permit to allow for construction of a three (3) building apartment complex of up to 141 units (in three (3) different phases for each lot) in a DF (Development Flex) zoning district. The Planning Commission did not provide rationale for denial.

Motion seconded by Commissioner Goracke. The motion passed 7-0.

Adjournment Adjournment

Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Bergstrom. The motion passed 7-0. Adjournment time was 8:11 p.m.