

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
December 14, 2021**

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 14, 2021. Chair Ouellette called the meeting to order at 7:00PM.

Members Present: Commission Members: Deonauth, Halpern, Olson, Vilella, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: Commission Members: Goracke and Homan.

Staff Present: Shawn Kaye, Associate Planner  
Elizabeth Showalter, Community Development Specialist  
Teresa Barnes, Project Engineer  
Sheila Sellman, City Planner

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**NEW BUSINESS**

Item 4.2 – Case File No. 21-0071 – Public Hearing – The applicant is requesting the following:

- 1.) Rezoning from B-2 (Community Commercial) to DF (Development Flex).
- 2.) Conditional use permit to allow for the construction of an approximately 21,000 square foot, 32 unit assisted living and memory care facility in a DF (Development Flex) zoning district.

SUITE LIVING OF BLAINE (HAMPTON COMPANIES), 9280 BALTIMORE STREET NE.

The report to the planning commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 21-0071 was opened at 7:18PM. As no one wished to appear, the public hearing was closed at 7:19PM.

Jeremy Larson, Hampton Companies representative, introduced himself to the Commission. He explained he had seven facilities up and running in the twin cities and six more were under construction.

**Motion by Commissioner Vilella to recommend approval of Planning Case 21-0071A a rezoning from B-2 (Community Commercial) to DF (Development Flex) based on the following:**

Case 21-0071A:

1. The DF zoning has been used in the majority of assisted living projects over the past several years within the City of Blaine as it provides the City with the greatest flexibility and control over the aesthetic and livability elements within the development.
2. The DF zoning allows the City the opportunity to apply standards consistent with other recent developments. The standards will create an attractive benchmark for a quality project.

**Motion by Commissioner Villella to recommend approval of Planning Case 21-0071B a conditional use permit to allow for the construction of an approximately 21,000 square foot, 32 unit assisted living and memory care facility in a DF (Development Flex) zoning district based on the following conditions:**

Case 21-0071B:

1. This site is to meet the Highway Overlay District requirements for exterior materials, and the plans that have been submitted for this proposal meet this requirement.
2. The landscaping on site meets the Highway Overlay District requirements for the number of trees provided. However, 25% of the trees need to be oversized to meet the Highway 65 Overlay District standards. Oversized trees must be 3-inch caliper overstory trees and 8-foot conifer trees. It is not recommended that ornamental trees be oversized. These plans are required as part of the site plan review.
3. The following landscaping is required on site:
  - Overstory Trees: 17
  - Conifer Trees: 16
  - Ornamental Trees: 16
4. A lighting plan will need to be provided that illustrates that the lighting provided meets ordinance requirements. All lighting needs to be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. These plans are required as part of the site plan review.
5. SAC and WAC payments are due prior to the issuance of building permits.

6. The applicant must obtain a Coon Creek Watershed District permit prior to city approval of construction plans and specifications.
7. Underground irrigation is required for the entire site.
8. If trash and recycling are to be accommodated outside the building, an enclosure must be constructed that matches the materials of the building. This will be required on the plan as part of the site plan review.
9. Signage will be considered under a separate permit.
10. Site plan approval is required prior to any work being performed on site.
11. Noise Reduction Standards must be incorporated into the residential building.
12. Park dedication is required for the lot prior to site plan approval/building permit being issued for the site. The park dedication fee is based on the rate in effect at the time of final platting. The current commercial park dedication rate (2021) is \$8,704 per acre, for a total park dedication fee (1.79 acres) of \$15,580 which is required for the entire plat.

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

Chair Ouellette noted this would be on the agenda of the January 3, 2022 city council meeting.