

**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, Villella, 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

NEW BUSINESS

Item 4.1 – Case File No. 21-0076 – Public Hearing – The applicant is requesting preliminary plat approval to subdivide a 4.92 acre parcel into nine single family lots to be known as Jefferson Ridge.

JEFFERSON RIDGE (CARLSON MCCAIN), 741 113TH AVENUE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0076 was opened at 7:06PM.

Chair Ouellette stated for the record he had received a letter from Michael Erie at 11312 Quincy Street noting Mr. Erie opposed the project.

Lori Schwangler, 690 114th Lane, explained she was the second house from the new proposed development. She understood the road would be going through which meant she no longer would be living on a cul-de-sac. She questioned if she would be assessed for the new road.

Chair Ouellette reported the cost of the new road construction would be borne by the developer.

Ms. Schwangler asked when construction would start on the proposed development.

Project Engineer, Teresa Barnes anticipated the project would begin construction in the spring of 2022.

Judy Greiner, 721 113th Avenue, explained she lives right next door to this project and inquired why the developer had contacted her.

Chair Ouellette stated it was up to the private developer to determine which property to purchase.

The public hearing was closed at 7:11PM.

Commissioner Deonauth indicated she would like to see the developer meeting the minimum tree requirements instead of donating to the reforestation fund.

Community Development Specialist, Elizabeth Showalter explained city code allows for both the planting of trees within the development and donating to the reforestation fund. She noted it was the developer's intention to plant trees within the development area.

Commissioner Olson asked if she should abstain from voting on this matter because she did an assignment on this property.

Community Development Specialist, Elizabeth Showalter stated Commissioner Olson could abstain and she did not anticipate this would have an impact on the project moving forward.

Chair Ouellette discussed how tough it was to see infill projects approved because they impact the surrounding and existing residents.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0076 based on the following conditions:

Case 21-0076:

1. Park dedication will be required for the 8 new lots being proposed within the plat. The city's current park dedication rate for single family lots is \$4,449 per unit (2021 rate). A total park dedication fee of \$35,592 is due prior to final plat mylars being released to the developer for recording at Anoka County.

2. Developer to obtain a permit from Coon Creek Watershed District prior to city plan approval.
3. At least one of the two trees must be placed in the front yard. Overstory trees shall be a minimum of 2.5 caliper inches and conifers shall be a minimum of 6 feet high. Twelve additional trees must be planted. A landscape plan meeting this requirement or a payment into the reforestation account is required prior to release of mylars for recording.
4. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.
5. Execution and recording of a Development Agreement outlining the developer responsibilities for grading and development of the property is required.
6. The existing home proposed to remain is required to connect to city water and sewer within 6 months of recording the final plat.
7. All accessory buildings on the remaining existing house lot, beyond the two allowed by code, must be removed prior to recording the final plat.
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 Jefferson Ridge.

Motion seconded by Commissioner Villella. The motion passed 5-0.

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