

**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 4.3 – Case File No. 21-0074 – Public Hearing – The applicant is requesting the following:

- 1.) Rezoning from PBD (Planned Business District) to DF (Development Flex).
- 2.) Conditional use permit to allow for the construction of an approximately 14,235 square foot, 24 unit memory care facility in a DF (Development Flex) zoning district.

BEEHIVE BLAINE, 4313 BALL ROAD NE.

The report to the planning commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 21-0074 was opened at 7:25PM. As no one wished to appear, the public hearing was closed at 7:25PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 21-0074A a rezoning from PBD (Planned Business District) to DF (Development Flex) based on the following conditions:

Case 21-0074A:

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 Halpern to recommend approval of Planning Case 21-0074B a conditional use permit to allow for the construction of an approximately 14,235 square foot, 24 unit memory care facility in a DF (Development Flex) zoning district based on the following conditions:

Case 21-0074B:

1. The site is to meet the Highway Overlay District requirements for exterior materials and landscaping. The plans that have been submitted for this proposal meet this requirement.
2. A lighting plan is 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.
3. SAC and WAC payments are due prior to the issuance of building permits.
4. The applicant must obtain a Rice Creek Watershed District permit prior to city approval of construction plans and specifications.
5. Underground irrigation is required for the entire site.
6. If trash and recycling are to be accommodated outside the building an enclosure must be constructed that matches the materials of the building. This is required as part of the site plan review.
7. Signage will be considered under a separate permit.
8. Site plan approval is required prior to any work being performed on site.
9. Noise Reduction Standards must be incorporated into the residential building.
10. 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 (2.47 acres) of \$21,498 is required for the entire plat.

11. Final plat approval is required prior to any building permits being issued for the site.

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

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