

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
June 14, 2022**

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 14, 2022. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members: Deonauth, Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Homan.

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

NEW BUSINESS

Item 4.4 – Case File No. 22-0035 – Public Hearing – The applicant is requesting the following:

- 1.) Preliminary plat to subdivide approximately 5.6 acres into four (4) lots to be known as Blaine Square Third Addition.
- 2.) Conditional use permit to allow two buildings on one lot (Lot 2), outdoor dining (Lot 3), a car wash (Lot 4) and shared access/parking between lots in a B-3 (Regional Commercial) zoning district.

BLAINE SQUARE THIRD ADDITION (BLAINE SQUARE II LLC), 12301 ULYSSES STREET NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0035 was opened at 8:40PM.

Lora Olson, 12414 Johnson Street NE, stated she lives in the Heatherwood complex and has lived there for the past 14 years. She explained she received no notification regarding this project. She indicated she did not know about the meeting at the Johnson Library either. She commented she was also very upset about the 5G

tower that was installed and faces her property. She stated birds were leaving, trees were dying, her dog would no longer sleep in the front window, and she was having health concerns because of this tower. She indicated she was at this meeting to protest the tower, but just learned about the proposed project at Blaine Square. She did not believe the city needed more fast food restaurants but rather would like to see more upscale dining options. She feared the car wash would bring way too much noise and traffic to this property. She encouraged the city to have higher standards for this project.

Pat Richards, 1322 123rd Court, explained she was 25 feet off of Ulysses Street. She was surprised that the city was proposing to have more fast foods. She encouraged the city to consider a nice restaurant or Whole Foods instead. She anticipated the proposed use would put an excessive burden on the residents that live directly across the street. She indicated she objected to the traffic that will be brought to the area because of the new commercial development.

Cynthia Murphy, 12378 Johnson Street NE, explained she attended the meeting at the library. She expressed concern with when construction would start. She noted she did not get a letter for this meeting.

The public hearing was closed at 8:47PM.

Chair Goracke asked what the requirement was for notification from the city.

Planner, Shawn Kaye reported the city notifies properties that are 350 feet from the subject property.

Chair Goracke questioned why the site had semitrucks parked on it already.

Project Engineer, Teresa Barnes explained the city was in the process of vacating the existing right of way. She noted the public hearing for this matter would be held on July 6.

Alison Morgan, Blaine Square II representative, introduced herself to the commission and noted she was available for comments or questions. She reported she was agreeable to the conditions as recommended by staff.

Commissioner Swanson asked if this would be a full service car wash.

Ms. Morgan indicated this would be a tunnel car wash.

Commissioner Gorzycki requested further information regarding the lighting plan.

Ms. Morgan stated the submitted lighting plan was in conformance with all city requirements.

Commissioner Halpern asked if the signage on the building that would face the townhomes was in compliance with city code.

Planner, Shawn Kaye reported this was the case, noting this signage would be backlit and not down lit.

Motion by Commissioner Deonauth to recommend approval of Planning Case 22-0035A a preliminary plat to subdivide approximately 5.35 acres into 4 lots to be known as Blaine Square Third Addition with the following conditions:

Case 22-0035A:

1. All development signage by separate review.
2. The developer must meet the City's tree preservation requirements by planting 45 replacement trees for the 4 lots that are preliminary platted (5.6 disturbed acres). This requirement will be met with the landscape ordinance requirements.
3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
4. CCWD permit is required prior to city approval of construction plans and specifications.
5. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

6. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Motion by Commissioner Deonauth to recommend approval of Planning Case 22-0035B a conditional use permit to allow two buildings on one lot (Lot 2), outdoor dining (Lot 3), a car wash (Lot 4) and shared access/parking between lots in a B-3 (Regional Commercial) zoning district with the following conditions:

Case 22-0035B:

1. The uses for all lots will need to obtain a conditional use permit amendment if the use is not permitted by this conditional use permit including outdoor dining for Lots 1 and 2.
2. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.
3. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.
4. The hours of operation for the car wash are limited to 7AM to 7PM.
5. The carwash will need to meet the noise limits set by the Minnesota Pollution Control Agency (MPCA).
6. The exit carwash door (south door) to be shut immediately after the vehicle has exited the wash.
7. 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 Met Council to determine the amount required for this use.
8. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit.

9. The outdoor dining area will be limited to no more than five tables and 14 seats in the outdoor dining area.
10. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
11. No amplified outdoor music system is allowed.
12. 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.
13. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.

Motion seconded by Commissioner Olson. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 6, 2022 city council meeting.