

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
September 13, 2016**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, September 13, 2016. Chair Ouellette called the meeting to order at 7:00 p.m.

Members Present: Commission Members: Goracke, Halpern, Homan, Olson, Ponds, York and Chair Ouellette

Members Absent: None.

Staff Present: Lori Johnson, Associate Planner

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**APPROVAL OF MINUTES**

**Motion by Commissioner York to approve the minutes of August 10, 2016, as presented. Motion seconded by Commissioner Ponds. The motion passed 4-0-3 (Goracke, Halpern and Homan abstained).**

**OLD BUSINESS**

None.

**NEW BUSINESS**

Item 4.1 – Case File No. 16-0040 – Public Hearing – The applicant is requesting a Conditional Use Permit to allow for more than two accessory structures on the lot which is zoned R-1 (Single Family). The applicant currently has three accessory structures in the rear yard of the lot that total 980 square feet in size. The conditional use permit would bring the lot into conformance with zoning ordinance requirements by allowing the three structures (detached garage and two sheds) to remain in place.  
BEVERLY FOLSTROM, 249 OAK PARK DRIVE NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0040 was opened at 7:08 p.m.

Arlon Hitzemann, 257 Oak Park Drive NE, expressed concern with the placement of the lean-to shed. He believed the view of the numerous sheds on Ms. Folstrom's property was adversely impacting his property value. He noted the lean-to was not on a cement slab and was illegally built. It was his opinion the lean-to was a fire hazard as wood was being stored within this structure. He discussed the location of the sheds and believed that the lean-to was illegally

constructed with the knowledge that it would not have been built if a permit had been requested. He recommended the shed be moved to a proper location within the City required setbacks.

Deb Murphy, 248 118<sup>th</sup> Avenue NE, stated she has lived across the fence from Bev Folstrom for the past 30 years. She explained she had no problem with the shed on Ms. Folstrom's property and believed it was well constructed. She indicated Ms. Folstrom's rear yard was well maintained and meticulous. She did not object to the conditional use permit request.

The public hearing was closed at 7:16 p.m.

Commissioner Goracke asked if the accessory structure would be brought into compliance if the four conditions were met.

Associate Planner, Lori Johnson reported this was the case. She believed this case was a simple misunderstanding that Ms. Folstrom did not understand the shed required a building permit.

Commissioner York questioned if the structure required a concrete slab.

Associate Planner, Lori Johnson was uncertain of this requirement. She explained Ms. Folstrom would have to work with the Building Inspector to bring the lean-to up to code.

Commissioner Olson inquired if the applicant was willing to move the shed.

Beverly Folstrom, 249 Oak Park Drive NE, stated she could jack up the posts and move the lean-to if this was required by the City. She reported the shed had a cement block floor.

Commissioner York asked if the City had approved any other conditional use permits retroactively.

Associate Planner, Lori Johnson stated this has been done in the past.

Ms. Folstrom indicated she viewed her structure as a lean-to and not a shed given the fact there was only three sides.

**Motion by Commissioner Olson to recommend approval of Planning Case 16-0040 based on the following conditions:**

Case 16-0040:

1. A permit must be obtained for the lean-to structure and the structure must meet the five-foot side and rear yard setback. This may require the structure to be moved slightly if it currently does not meet the setback requirements.
2. No home occupations can be conducted within any of the structures.
3. The accessory structures to be used for personal storage only.

4. No other accessory structures can be constructed and there shall be no further additions to any existing structure.

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

Chair Ouellette noted this would be on the agenda of the October 6, 2016 City Council meeting.

### **ADJOURNMENT**

Motion by Commissioner Halpern to adjourn the Regular Planning Commission meeting.

Motion seconded by Commissioner Homan. The motion passed 7-0. Adjournment time was 7:23 p.m.

Respectfully submitted,

Heidi Guenther

*TimeSaver Off Site Secretarial, Inc.*