

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
February 13, 2018**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, February 13, 2018. Chair Ouellette called the meeting to order at 7:00 p.m.

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

Members Absent: Commission Members: Halpern and York.

Staff Present: Shawn Kaye, Associate Planner  
Lori Johnson, Associate Planner  
Natasha Lukacs, Planning and Economic Development Technician  
Dan Schluender, Assistant City Engineer

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**APPROVAL OF MINUTES**

**Motion by Commissioner Homan to approve the minutes of January 9, 2018, as presented.  
Motion seconded by Commissioner Ponds. The motion passed 5-0.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

Item 4.1 – Case File No. 18-0002 – Public Hearing – The applicant is requesting a Conditional Use Permit to allow for 1,152 square feet of total accessory detached garage space in the R-1 (Single Family) zoning district.  
JEFFREY CAHOW, 11215 7<sup>TH</sup> STREET NE.

The report to the Planning Commission was presented by Natasha Lukacs, Planning and Economic Development Technician. The public hearing for Case File 18-0002 was opened at 7:05 p.m.

Chair Ouellette noted for the record receipt of a letter from Sue Elias at 10232 Terrace stating she did not object to the request.

Karen Osen, 11220 7<sup>th</sup> Street NE, explained she lived across the street from Jeff Cahow. She stated all of the improvements Mr. Cahow has made to his property have been immaculate and

pristine. She commended Mr. Cahow on his efforts and stated she had no objections to the request.

Beverly King, 11238 Terrace Road NE, commented that whatever Jeff Cahow does, he does well and for that reason, she did not object to the request.

The public hearing was closed at 7:08 p.m.

**Motion by Commissioner Goracke to recommend approval of Planning Case 18-0002 based on the following conditions:**

Case 18-0002:

1. A building permit must be obtained prior to the start of any construction. The construction of the garage will be required to meet the requirements of the Uniform Building Code. The soffit and fascia of the overhang, if located closer than 5' to the property line, will need to have a fire-resistant rating.
2. The driveway will need to meet the three (3) foot setback requirement prior to the final building inspection, for the permit, being conducted and passed.
3. The existing shed will need to be removed prior to the final building inspection, for the permit, being conducted and passed.
4. The existing and proposed garage space can be used for personal storage only, and it may not be used for a home occupation.
5. The proposed addition is to be generally located as shown on the attached sketch, and will need to meet the five (5) foot setback requirement.
6. The materials and colors used on the addition will need to match those of the existing detached garage and also the materials used on the existing house.
7. To ensure that the driveway setback and removal of the shed are taken care of, a \$750 escrow needs to be established prior to issuance of a building permit for the new structure.

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

Chair Ouellette noted this would be on the agenda of the March 1, 2018 City Council meeting.

Item 4.2 – Case File No. 18-0001 – Public Hearing – The applicant is requesting the following:

- a.) Rezoning from FR (Farm Residential) to DF (Development Flex)
- b.) Preliminary Plat approval to subdivide approximately 28.05 acres into 61 single family lots and 2 outlots to be known as Springbrook Phase 2.

- c.) Conditional Use Permit to allow for construction of 60 new single family homes and standards for one existing home in a DF (Development Flex) zoning district.  
SPRINGBROOK LAND LLC, 13050 DUNKIRK STREET NE.

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 18-0001 was opened at 7:15 p.m. As no one wished to appear, the public hearing was closed at 7:15 p.m.

Heather Lorch, Capstone Homes, thanked the Commission for their time and for reviewing her request. She discussed the high-quality homes that were being proposed for this development. She commented on the trail connection between the two cul-de-sacs and hoped to have a cost share agreement in place with the City prior to the City Council meeting.

Commissioner Goracke asked if Harpers Street was the only way to access this development.

Assistant City Engineer, Dan Schluender reported this was the only access point at this time. He anticipated that as future phases are completed to the west, additional connections would provide access to the neighborhood.

Commissioner Goracke noted he lived in this area and stated the proposed development would be a nice fit for the neighborhood.

**Motion by Commissioner Olson to recommend approval of Planning Case 18-0001A a Rezoning from FR (Farm Residential) to DF (Development Flex) based on the following rationale:**

Case 18-0001A:

1. The DF zoning would permit single family development consistent with the intent of the Northeast Area Plan and the adopted LDR (Low Density Residential) land use designation.
2. The DF zoning would permit single family development consistent with the adjacent residential neighborhoods in the Harpers Street area.

**Motion by Commissioner Olson to recommend approval of Planning Case 18-0001B a preliminary plat to subdivide approximately 28.05 acres into 61 single family lots and 2 outlots to be known as Springbrook Phase 2 based on the following conditions:**

Case 18-0001B:

1. All streets will follow the Anoka County street name grid system.
2. The developer has responsibility for financial participation in 125<sup>th</sup> Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations and roadway widening

improvements. Anoka County will specify required improvements as part of their review. The City has calculated the development potential of all the developable property lying north of 125<sup>th</sup> Avenue and within the current development scheduled provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The 2017 rate is \$1,494 per lot and will be indexed to the 2018 rate in February 2018. This plat will be charged the 2018 rate for the number of lots that are platted in 2018. Payment rate to be recalculated for plats approved in future years.

3. Development installed improvements shall include construction of all streets within the plat, also including sanitary sewer and water main, with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, six-foot concrete sidewalks along Flanders Court and 129<sup>th</sup> Lane NE, street lights, mailboxes, traffic control signals, street signs and all appurtenant items.
4. Plans and specifications must be approved by the City prior to start of construction.
5. Trunk sanitary sewer area charges become due with platting at the rate in effect at time of plat approval. The 2017 rate for Sanitary Sewer District 6-5 is \$5,917 per upland acre, this rate will be indexed in February 2018 to the 2018 rate. This plat will be charged the 2018 rate for the number of lots that are platted in 2018. Area charges to be recalculated for payments in future years as plat phases are approved.
6. Street and utility extensions are required to the edges of the plat for future connections to adjacent parcels.
7. Sidewalks (6-foot) will be constructed on one side of all streets with the exception of the short cul-de-sacs of Coral Sea Court and Dunkirk Circle.
8. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales and storm water management ponds.
9. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.
10. The Developer to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
11. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
12. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway and storm drainage plans. Supporting

- wetland delineation report, geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.
13. The development plan shall indicate all structures will be protected from flooding.
  14. CCWD permit is required prior to City approval for construction plans and specifications.
  15. As-built surveys shall be required to verify structure elevations, custom grading requirements and final lot grading elevations.
  16. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Services.
  17. 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.
  18. All development signage by separate review.
  19. Park dedication is required for this plat at the rate in effect at the time of each final plat. The 2018 rate is \$4,320 per lot, for a total park dedication requirement, based on 60 lots, of \$259,200. This payment must be made prior to release of final plat mylars for recording at Anoka County.
  20. All wells and septic systems to be properly abandoned per all local and state requirements.
  21. The existing detached accessory building located on proposed Lots 19 and 20 Block 2 will need to be removed prior to the phase of Springbrook 2<sup>nd</sup> Addition that records a final plat for Lots 19 and 20 Block 2 or no later than December 31, 2018, whichever comes first.
  22. The existing home on Lot 31 Block 2 will continue to use the well and septic that is located on proposed Lots 30 and 31 Block 2 and Flanders Street right of way. The existing house will be able to continue to use the existing septic until Flanders Street right of way and Lot 30 is platted in the future. The existing home will be required to connect to City water when the lots located on Dunkirk Circle are platted and Dunkirk Circle is constructed with utilities. A \$20,000 escrow is required to cover sewer installation in the event that the septic system fails. A letter from Springbrook Land, LLC and Mohs acknowledging the septic field is outside Lot 31 Block 2. The letter should also state estimated time of removal.
  23. Dunkirk Circle right-of-way and a lot (not an outlot) will need to be final platted in the 1<sup>st</sup> phase to provide legal street access for the existing home. A trail connection from Flanders Court to cul-de-sac to adjacent plat of Wagamon Rach will be required to provide pedestrian connectivity between plats. This trail connection will be required to be placed in a 20-foot Outlot between Lots 17 and 18 Block 2. The trail/boardwalk will

be required to be constructed with the addition of the plat that constructs Flanders Court cul-de-sac and/or the cul-de-sac to the north.

24. Execution and recording of a Development Agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
25. 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 Springbrook Addition.

**Motion by Commissioner Olson to recommend approval of Planning Case 18-0001C a Conditional Use Permit to allow for construction of 60 new single family homes and standards for one existing home in a DF (Development Flex) zoning district based on the following conditions:**

Case 18-0001C:

#### **Single Family - DF Development Standards**

##### Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

##### Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Chapter 18 Article IX Swimming Pools.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

##### Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

##### Standards

1. Front yard setback - 25 feet
2. Side yard setback - 10 feet for house and 5 feet for garage.
3. Corner side yard setback - 20 feet.

4. Rear yard setback - 30 feet.
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be:
  - One story with basement: 1,500 square feet
  - Multi-level dwellings: 1,500 square feet.
8. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
9. All homes shall have a minimum depth and width of 24 feet.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
13. Each lot shall contain three new trees with one boulevard overstory tree and two yard trees. One yard tree must be overstory and be placed in the front yard. The second yard tree can either be in the front yard or the rear yard and may be a conifer or overstory. Minimum size for overstory tree is 2.5-inch caliper and 6-foot height on conifer.

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

Chair Ouellette noted this would be on the agenda of the March 1, 2018 City Council meeting.

Item 4.3 – Case File No. 18-0005 – Public Hearing – The applicant is requesting a 15-foot variance to the 30-foot front yard parking setback for the west and south sides of the site.

STEPHEN LINN, 10501 UNIVERSITY AVENUE NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0005 was opened at 7:25 p.m.

Don Bohnenkamp, 10496 6<sup>th</sup> Street, stated he lived directly south of the proposed laundromat. He reported he has lived in his home for the last 44 years. He asked if the laundromat would be open 24 hours a day.

Steve Linn, Linn Companies, reported the laundromat would be open from 5:00 a.m. to 1:00 a.m.

Mr. Bohnenkamp questioned if dry cleaning would occur at this location.

Mr. Linn stated this would be a self-serve laundromat and would not offer dry cleaning services.

Mr. Bohnenkamp commented he was pleased to see this property being redeveloped, however, he had concerns with the types of people that would be in this establishment given the hours of operation. He questioned if the City needed another laundromat. He asked why the City was proposing to have a six-foot fence replacing the existing eight-foot fence.

Associate Planner, Lori Johnson explained the City could not dictate where uses go if they are permitted uses in that zoning district. She indicated City Code does not allow for eight-foot fences in the Commercial zoning district and for this reason a six-foot fence was being recommended.

Mr. Bohnenkamp inquired if the back of the building would be lit and shining into the adjacent residential homes.

Associate Planner, Lori Johnson reported the back of the building would not be lit.

Mr. Linn discussed how the fencing and tree plantings would assist in screening the building from the adjacent homeowners.

Jeff Hartgers, 10500 6<sup>th</sup> Street, stated he lived behind the proposed laundromat and noted his mother was quite concerned about the removal of the existing eight-foot fence. He feared that the riff-raff visiting the laundromat would impact his mother and commented on the crime that has occurred at a nearby laundromat. He requested an eight-foot wooden fence remain in place and be allowed by the City in order to further protect his mother.

Mr. Linn indicated the existing fence would not be repaired because of the landscaping that would be installed. He reported the fence height was dictated by the City and he was proposing to follow City Code. He discussed how his laundromat was different from stereotypical laundromats noting it would be cleaner and brighter. He explained he has not had any serious

crime or petty vandalism at his laundromats. He commented his laundromat would be well lit and monitored by cameras at all times. He provided further comment on the high quality, large capacity washers that would be installed at this facility.

As no one wished to appear, the public hearing was closed at 7:40 p.m.

Commissioner Olson asked if there would be any staff onsite.

Mr. Linn reported staff would be onsite to clean and maintain the laundromat several times throughout the day.

**Motion by Commissioner Goracke to recommend approval of Planning Case 18-0005 based on the following conditions:**

Case 18-0005:

1. The applicant is not being given any special privilege by granting the variance, as many other existing older sites in the City have been accommodated by variance approvals in order to properly reuse existing sites.
2. The variance is critical for the redevelopment of this site which is a goal of the community and beneficial to the adjacent area.
3. The granting of the variance will not be detrimental to the ordinance because the variance is being used a redevelopment tool.

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

Chair Ouellette noted this would be on the agenda of the March 1, 2018 City Council meeting.

**ADJOURNMENT**

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Ponds. The motion passed 5-0. Adjournment time was 7:44 p.m.

Respectfully submitted,

Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*