



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

CITY OF BLAINE
RESOLUTION NO. 98-157
GRANTING A CONDITIONAL USE PERMIT
PER SECTION 29.80 OF THE ZONING CODE
OF THE CITY OF BLAINE
TPC OF THE TWIN CITIES AND EASTERN HEIGHTS BANK
109th AVENUE AND RADISSON ROAD

WHEREAS, an application has been filed by TPC of the Twin Cities and Eastern Heights Bank as Conditional Use Permit Case File No. 98-56A; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 9, 1998; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on June 25, 1998.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the zoning code to TPC of the Twin Cities and Eastern Heights Bank for the construction of the TPC clubhouse, golf course operation, and easements to cross public right-of-way with cart paths and irrigation piping at 109th Avenue and Radisson Road NE with the following conditions:

1. The applicant obtain site plan approval from the Community Development Department incorporating the following conditions or modifications prior to any site work:
 - a. Site lighting is to be provided. The applicant is to provide a lighting plan that provides downlit lighting details.
 - b. The applicant to ensure underground irrigation for landscaped areas.
 - c. A detail of the golf bag drop-off building shall be provided.
2. The PGA to provide a tournament operations plan 120 days prior to any tournament, including the element of parking, traffic management, security, refuse handling, etc.
3. WAC surcharge will be due with building permit.
4. The mowing of the golf course shall not begin prior to 6:00 a.m., and shall conclude no later than dusk.
5. No outdoor advertising associated with or on the patio railing.
6. No amplified music or public address system is to be utilized in the outdoor dining area.
7. The applicant must obtain a liquor license prior to serving any alcohol on site.

8. The hours of operation for food service for the outdoor dining area are limited to 8:00 a.m. to 11:00 p.m.
9. This Conditional Use Permit grants to applicant the right to: construct, maintain and operate pedestrian, maintenance equipment and golf cart crossings of Tournament Players Parkway, Kenyon Court and Palisades Court as established by the approved preliminary plat of TPC Addition; construct, maintain, repair and replace golf course drainage and irrigation facilities and piping, in substantially perpendicular crossings of Tournament Players Parkway, Kenyon Court and Palisades Court, as established by said preliminary plat; and construct, maintain, repair and replace a tunnel under Tournament Players Parkway, entrance walls on each end of that tunnel, and install, maintain, repair and replace electrical service into that tunnel, for purposes of pedestrian, golf cart and maintenance vehicle crossings under said Tournament Players Parkway.

The centerline of the cart path crossing of Palisades Court shall be at approximately Station 5+00. The centerline of the Kenyon Court cart path crossing shall be at approximately Station 5+50. Cart path crossing shall be constructed 20 feet in width of non-reinforced concrete, six inches thick. The concrete curb at the cart path crossing shall be "ramped" down to allow the smooth crossing of golf carts.

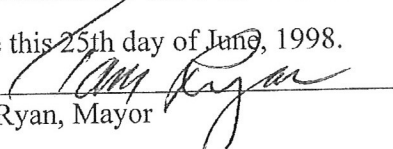
The tunnel under Tournament Players Parkway shall be located approximately at Station 39+00 and shall be of precast concrete construction and of a cross section of approximately 12 feet by 12 feet.

Irrigation crossings shall be at approximately Station 5+45 on Kenyon Court, approximately 0+50 on Palisades Court and approximately Station 33+00 on Tournament Players Parkway.

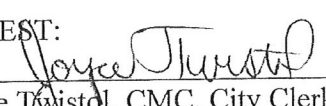
10. Developer installed landscaping along the Tournament Players Parkway and at the three development entrances to remain responsibility of the Deacon's Walk Homeowners' Association.
11. Developer (PGA) to install a severe weather-warning siren for the clubhouse and golf course operation.

NOW THEREFORE, BE IT FURTHER RESOLVED, by the City Council of the City of Blaine that the Conditional Use Permit hereby approved shall be applicable to Tournament Players Club of the Twin Cities, LLC, a Minnesota limited liability company, its successors and assigns, including all future owners of Outlots L, X, Z and AA, TPC First Addition, and Lot 1, Block 1, TPC East, provided the conditions in the Conditional Use Permit are observed.

PASSED by the City Council of the City of Blaine this 25th day of June, 1998.


Tom Ryan, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk

COUNCIL ACTION: 98-302



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

Resolution: RES 17-058

File Number: RES 17-058

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO
EXPAND THE OUTDOOR DINING AREA ADJACENT TO THE TPC
(TOURNAMENT PLAYERS CLUB) CLUBHOUSE IN A DF
(DEVELOPMENT FLEX) ZONING DISTRICT AT 11444 TOURNAMENT
PLAYERS PARKWAY. RETAIL CONSTRUCTION SERVICES, INC.
(CASE FILE NO. 17-0013/LSJ)**

WHEREAS, an application has been filed by Retail Construction Services, Inc. as Conditional Use Permit Case File No. 17-0013; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on January 11, 2000; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on April 20, 2017.

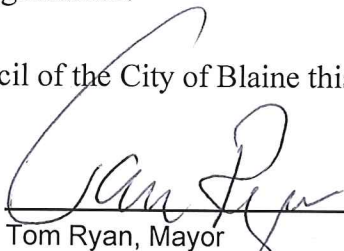
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Chapter 29.80 of the Zoning Ordinance to to expand the outdoor dining area adjacent to the TPC (Tournament Players Club) Clubhouse to include up to 46 seats on the south side of the building based on the following conditions:

1. All conditions of Resolution 98-157 to remain unchanged.
2. The number of seats in the outdoor dining area should not exceed 46 seats.
3. 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 Metropolitan Council to determine the amount required for this use.
4. Plans for amplified music or a public address system for the outdoor dining area to be reviewed and approved by the City. Noise level of the music in the outdoor dining area to not exceed the level of normal conversation.
5. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.

6. The outdoor dining area limited to the patio area identified on the attached site plan, and there can be no more than 46 seats in the outdoor dining area.
7. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
8. 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 Uniform Building Code.
9. Detail of all fencing to be installed must be approved by the Planning Department prior to installation.
10. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
11. The applicant to work with the City Clerk regarding any fencing provided in the outdoor dining area to ensure liquor license requirements are being met.
12. Site plan approval is required prior to installation. This will include the submission of a signed Site Improvement Performance Agreement and the associated financial guarantee.

PASSED by the City Council of the City of Blaine this 20th day of April, 2017.

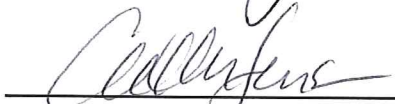
Signed by


Tom Ryan, Mayor

Date

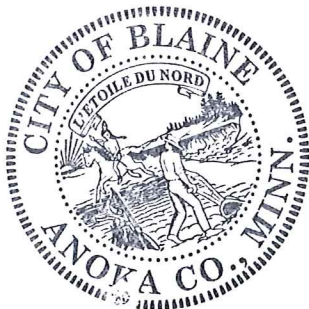
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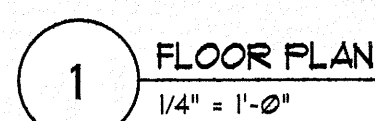
Attest by


Catherine Sorensen, CMC, City Clerk


Date

4-20-17



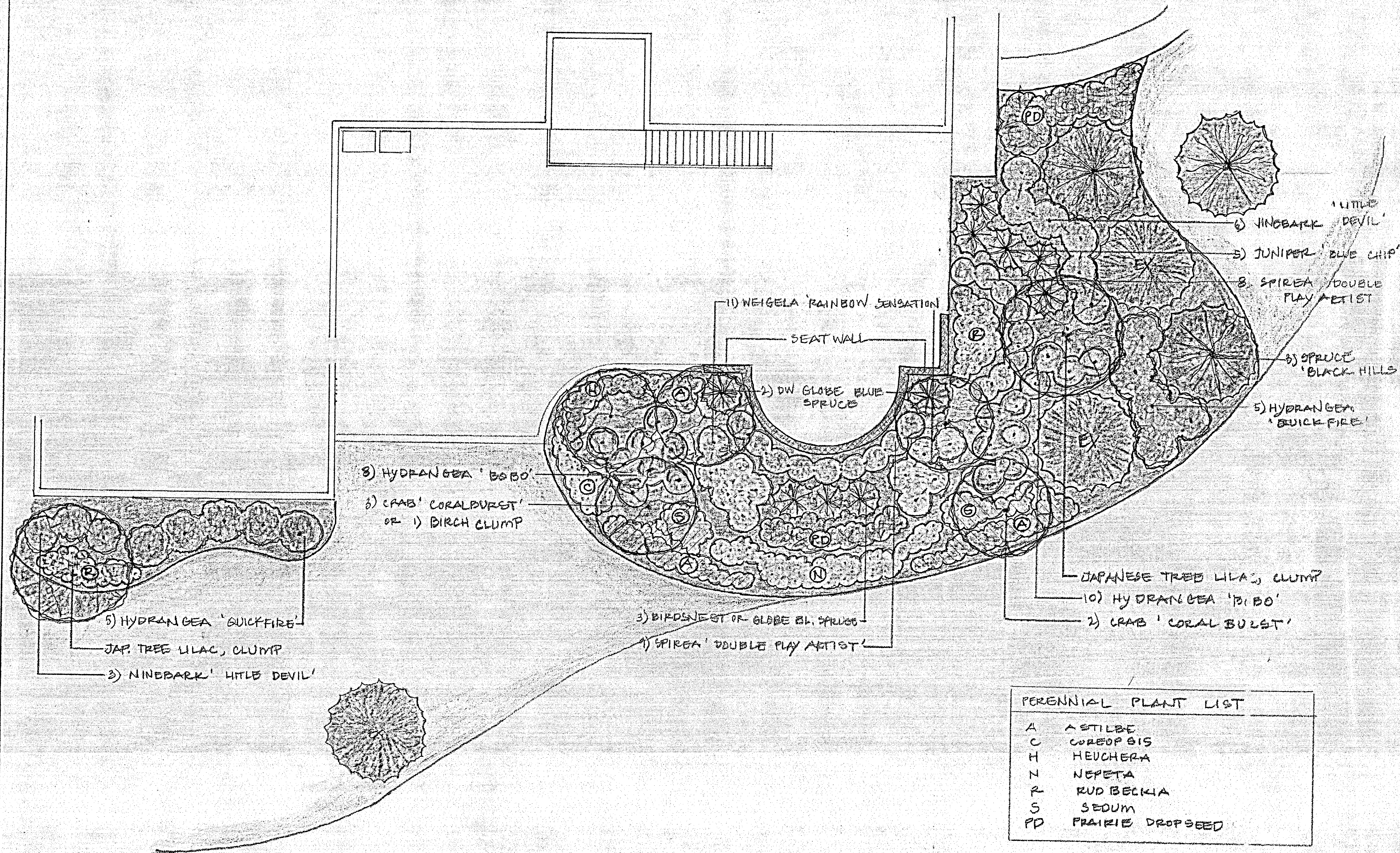


NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half is labeled 'NORTH' and the bottom half is labeled 'SOUTH'. The left half is labeled 'WEST' and the right half is labeled 'EAST'. There are small tick marks on the outer edge of the circle at the 12, 3, 6, and 9 o'clock positions.

- 1 DEMO EXISTING SIDEWALK
- 2 RELOCATED STONE WALL
- 3 BAR AND COOKING PREP COUNTERTOP - SEE ENLARGED PLANS
- 4 UNDERBAR REFRIGERATOR - BY OWNER
- 5 UNDERBAR SINK - BY OWNER
- 6 6'-0" HIGH CEDAR FENCE - COORDINATE INSTALLATION WITH OWNER
- 7 PIZZA OVEN - BY OWNER
- 8 GRILL - BY OWNER
- 9 POWER/USB
- 10 POURED CONCRETE SLAB - STAIN TO MATCH ADJACENT PATIO SLAB - EXTENTS INDICATED BY DASHED LINE
- 11 EXISTING SIDEWALK
- 12 ELECTRICAL BOXES ON INSIDE BOTTOM PORTION FOR LED LIGHTING AND TRANSFORMER

1. FIELD VERIFY ALL EXISTING CONDITIONS AND IDENTIFY DISCREPANCIES WITH PLANS AS SHOWN.
2. FIELD VERIFY LOCATION OF ALL EXISTING BUILDING EXPANSION JOINTS. VERIFY THAT EXISTING CAULKING IS IN GOOD CONDITION.
3. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE OWNER BEFORE PROCEEDING.
4. ALL ANY PENETRATIONS INTO FIRE-RATED ASSEMBLIES MUST BE PROPERLY SEALED TO MEET ALL LOCAL, STATE AND NATIONAL CODES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
6. ROUGH CARPENTRY ALL LUMBER (PLYWOOD BLOCKING, ETC.) USED IN EXTERIOR CONSTRUCTION SHALL BE EXTERIOR EXPOSURE PRESSURE TREATED.
7. MISCELLANEOUS WOOD BLOCKING, GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WOOD BLOCKING AND NAILERS FOR ALL WALL-SUPPORTED ACCESSORIES, PANELS, EQUIPMENT, ETC. PER THE MANUFACTURER'S RECOMMENDATIONS.



Signature

Abrahamson LANDSCAPE ▲ DESIGN ▲ NURSERY Beauty Since 1928		LANDSCAPE PLAN	
		DRAWING FOR:	
20021 St. Croix Tr. N. Scandia, MN 55073 (651) 433-2431		ITC CLUBHOUSE 1444 TOURNAMENT PLAYERS PKWY BLAINE	
		DATE: FEB 2017	
		SCALE: 1" = 10'	
2100 Tower Dr. Stillwater, MN 55082 (651) 439-2140		1257 State Road 35 St. Croix Falls, WI 54024 (715) 483-3040	