

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
December 8, 2020**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, December 8, 2020. Chair Ouellette called the meeting to order at 7:00 PM. Due to the COVID-19 pandemic this meeting was held virtually.

Members Present: Commission Members: Deonauth, Goracke, Halpern, Homan, Olson, Villella, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: None.

Staff Present: Elizabeth Showalter, Community Development Specialist
Pat Robinson, Administrative Assistant
Teresa Barnes, Project Engineer

NEW BUSINESS

Item 4.2 – Case File No. 20-0042 – Public Hearing – The applicant is requesting a Conditional Use Permit for 2,629 square feet of outdoor restaurant seating in a B-3 (Regional Commercial) zoning district.
WAGON WHEEL SALOON (JDA DESIGN ARCHITECTS INC.), 76 NORTHTOWN DRIVE NE.

The report to the Planning Commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 20-0042 was opened at 7:48 PM. As no one wished to appear, the public hearing was closed at 7:49 PM.

Motion by Commissioner Goracke to recommend approval of Planning Case 20-0042 based on the following conditions:

Case 20-0042:

1. Administrative site plan approval will be required prior to work being performed on site. This approval will include the requirement for a signed Site Improvement Performance Agreement and associated financial guarantee.
2. A copy of the lease outlining the applicant's available parking must be submitted to the City prior to any permits being issued for the site.

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 by the City and approved by the Northtown Mall management company prior to installation. Noise level of the music in the outdoor dining area to not exceed normal conversation level.
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 site plan attached to the staff report and a maximum of 2,629 square feet and 68 seats.
7. The outdoor dining area to meet all appropriate city regulations and license requirements for dispensing of alcohol in an outdoor setting.
8. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
9. 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.
10. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
11. Provide a detailed plan of fencing to surround patio and acquire a permit for construction of said fencing. Fencing shall be wrought iron or equivalent, subject to approval by the Zoning Administrator.
12. All signage by separate permit. Wall signage shall be permitted on a maximum of two walls and is limited to 10% of the wall area or 200 square feet, whichever is less. One freestanding sign is permitted up to 14 feet in height and 140 square feet, so long as no freestanding signage for the mall includes advertisement for the subject business.
13. The proposed decorative silo shall be regulated as a freestanding sign and must be constructed of masonry materials.

Motion seconded by Commissioner Halpern. A roll call vote was taken. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the December 21, 2020 City Council meeting.

The applicant's representative, John Anderson, thanked the Commission for their time and support for the request.