

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 13, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, April 13, 2021. Vice Chair Goracke called the meeting to order at 7:00PM. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Goracke, Halpern, Homan, Olson, and Vilella. Also present was Adjunct Member Drew Brown.

Members Absent: Chair Ouellette and Commissioner Deonauth.

Staff Present: Shawn Kaye, Associate Planner
 Elizabeth Showalter, Community Development Specialist
 Teresa Barnes, Project Engineer
 Cathy Sorensen, City Clerk
 Patricia Robinson, Administrative Assistant

NEW BUSINESS

Item 4.5 – Case File No. 21-0020 – Public Hearing – The applicant is requesting the following:

- A. Comprehensive land use plan amendment from PI/PC (Planned Industrial/Planned Commercial) to HDR (High Density Residential).
- B. Conditional use permit to allow for the construction a four-story apartment building with 64 units on three levels and one level of parking in a PBD zoning district.

ARRIS II APARTMENTS, 9440 AND 9460 ULYSSES STREET NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0020 was opened at 8:04PM.

Vice Chair Goracke noted receipt of the neighborhood meeting minutes into the record.

Mark Ouellette, 1336 95th Avenue NE, reported staff has been very helpful to him. He explained he was not objecting to a lot of the components of this development. He believed that putting 64 units onto two acres was not in keeping with the terms of the high density residential zoning districts. He encouraged the planning commission to consider the differences between high density residential versus PBD. He discussed the vibration he experienced through the Berkshire development. He explained he was concerned about the vibration he would experience from the proposed development given the fact it was even closer to his home. He commented his other concern with how the new development would be accessed given the fact it was on a blind curve. He encouraged the city to reconsider the access point for safety purposes.

Project Engineer, Teresa Barnes stated staff understood Mr. Ouellette's concerns and explained staff would work with the developer to ensure the access was as safe as possible for this property through the preservation of sightlines. She noted the property was on the inside of a curve, and there was no ideal location for an access and the city is obligated to provide access to the property.

Mr. Ouellette requested further information regarding the location of the gas line.

Community Development Specialist, Elizabeth Showalter reported staff would investigate this further and would report back to Mr. Ouellette.

The public hearing was closed at 8:14PM.

Commissioner Olson thanked Mr. Ouellette for voicing his concerns. She was of the opinion the proposed development was a better use for the property than a commercial or industrial use.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0020A a comprehensive land use plan amendment from PI/PC (Planned Industrial/ Planned Commercial) to HDR (High Density Residential) based on the following rationale:

Case 21-0020A:

1. The proposed land use meets the goals of the land use chapter to recognize varied housing densities as a means of accommodating community growth

through the encouragement of appropriately designed and located townhomes and apartments.

2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities which meet the needs of all generations and income levels and supporting the development of housing that meets the needs of the population today as housing preferences change.
3. The proposed amendment is consistent with the existing apartments and manufactured homes adjacent to the property.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0020B a conditional use permit to allow for the construction of a three-story apartment with 64 units in a PBD zoning district based on the following conditions:

Case 21-0020B:

1. This site needs to meet the Highway 65 Overlay District requirements for exterior materials. The plans must be revised to incorporate the brick element on all four sides.
2. The storm water basin in front of the building will need to be maintained and kept free of weeds so as not to create an eyesore.
3. The landscaping on site needs to meet the Highway 65 Overlay District requirements and provide adequate screening to the existing residential property so the following trees must be provided on site:
 - Overstory trees - 20
 - Conifer trees - 30 (to be planted along the northern property line)
 - Ornamental trees - 18

In addition, 25% of the trees need to be oversized to meet the Highway 65 Overlay District standards. Oversized trees must be 3-inch caliper overstory trees, 8-foot conifer trees, and it is not recommended that ornamental trees be oversized. A revised landscape plan shall be submitted as part of the site plan approval process that shows the required 14 oversized trees and the additional and relocated conifer trees.

4. A lighting plan will need to be provided that illustrates that the lighting provided meets ordinance requirements. All lighting needs to be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. There shall be no lights installed on the rear of the building exterior (north side) except for individual patio lights as it is immediately adjacent to an existing residential area.
5. Park dedication has been paid for the site with the recording of the plat. The amount paid, however, was based on the commercial park dedication rate at the time of recording. The developer paid for 2 acres in 2007. Using the 2021 commercial rate that would have a credit value of \$17,408. The City's current residential rate for park dedication is \$4,449 per unit. The total park dedication amount that would be owed for the proposed 64 unit residential project is \$284,736. The City will credit the owner for the \$17,408 that has already been paid, so the total amount of park dedication required before a permit is issued is \$267,328.
6. SAC and WAC payments will also become due prior to the issuance of building permits.
7. The applicant will need to obtain a Coon Creek Watershed District permit prior to city approval of construction plans and specifications.
8. This building will need to be licensed under the City's annual Rental License Program.
9. The applicant shall combine the two parcels at Anoka County prior to issuance of a building permit.

Motion seconded by Commissioner Villella. A roll call vote was taken. The motion passed 5-0.

Vice Chair Goracke noted this would be on the agenda of the May 3, 2021 city council meeting.