

**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 Villella. 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

Item 4.4 – Case File No. 21-0003 – Public Hearing – The applicant is requesting the following:

- A. Comprehensive land use amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for townhome development.
 - B. Rezoning from FR (Farm Residential) to DF (Development Flex) for lots not previously zoned (DF) Development Flex.
 - C. Preliminary plat to subdivide 28.5 acres into 40 single family lots, 112 townhome lots, 6 common lots and 6 outlots for private roads, and stormwater ponding to be known as Harpers Landing.
 - D. Conditional use permit to allow for the construction of 112 townhomes and 40 single family homes in a DF (Development Flex) zoning district.
- HARPERS LANDING (HARPERS GROVE, LLC), NW CORNER OF HARPERS STREET AND 125TH AVENUE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0003 was opened at 7:46PM.

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

Aaron Briske, 3890 Pheasant Ridge Drive, explained he worked for the engineering company that designed this project and noted he was available for comments or questions.

The public hearing was closed at 7:47PM.

Vice Chair Goracke questioned how this project would impact traffic. He asked if Harpers Street would be able to handle the increased traffic.

Project Engineer, Teresa Barnes reported Harpers Landing and Meadowlands Estates will feed through Harpers Street. She noted Harpers Street was designed as a boulevard with a stop light and would be able to manage this traffic volume.

Kelly Olsen, 3066 Island View Drive in Mound, thanked the commission for reviewing her request. She explained this weekend, following the neighborhood meeting, she met with the property owners to the north at 12650 Harpers Street and she now has a contract to move forward with them in a future phase. She requested that a fence not be required along the backyard of the townhouse property.

Community Development Specialist, Elizabeth Showalter explained it has been the city's policy to provide some level of buffering between single family detached uses and townhouses. She recommended that the proposed fencing and conifer trees remain in place.

Ms. Olsen reported the homes that would be built to the north would be the same or similar to the homes they would be abutting.

Community Development Specialist, Elizabeth Showalter indicated this was something staff could explore with the applicant, but noted staff did not have any plans before them at this time.

Vice Chair Goracke questioned if the applicant supported the changes to the landscaping plan, which would require an additional 44 trees.

Ms. Olsen stated she supported this change.

Commissioner Olson asked how the commission should proceed with this item.

Community Development Specialist, Elizabeth Showalter recommended the commission leave the conditions as stated and staff could work with the applicant prior to the city council meeting in order to better understand the future plans for the property to the north.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0003A a comprehensive land use plan amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) based on the following rationale:

Case 21-0003A:

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, a variety of single-family detached homes with clustering varying lot sizes, and shared open space.
2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities that 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 development pattern to the south and east by placing townhomes adjacent to 125th Avenue and transitioning to lower densities further from the main roadway.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0003B a rezoning from DF (Development Flex) and FR (Farm Residential) to DF (Development Flex) based on the following conditions:

Case 21-0003B:

1. The DF (Development Flex) zoning district is a widely used zoning district for new townhome and apartment developments in Blaine and it provides the

City and the developer flexibility to create the best product and site plan for the community.

2. The DF zoning allows the City the opportunity to apply standards consistent with recent master planned developments. The standards will create an attractive benchmark for quality homes with a variety of housing products.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0003C a preliminary plat to subdivide 28.5 acres into 40 single family lots, 112 townhome lots, 6 common lots and 6 outlots to be known as Harpers Landing based on the following conditions:

Case 21-0003C:

1. The applicant will be required to pay park dedication for the 107 new lots within this plat. If paid in 2021 the amount will be \$4,449 per lot, for total due of \$476,043. This fee must be paid prior to release of the final plat mylars for recording at Anoka County. The applicant should be aware that this fee may be increased in the future if the property is final platted in a different year.
2. Developer will need to obtain a Coon Creek Watershed District permit prior to any site work.
3. The applicant will be responsible to pay for Sanitary Sewer Trunk for District 6. The District 6 sewer rate is \$6,338 per upland acre.
4. Site plan and grading approval is required prior to any construction activities occurring on site.
5. A development agreement that outlines all of the developer's responsibilities for Developer Installed Public Improvements will be required prior to any work being performed on site.
6. Execution of Site Improvement Performance Agreement and associated financial guarantee required for private improvements.
7. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

8. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street with concrete curb and gutter, street lights, mailboxes, traffic control signs, street signs, and all appurtenant items. The City shall approve plans and specifications prior to start of construction. Hydrant locations will need to be reviewed by the Fire Department.
9. A six-foot wide concrete sidewalk is required along the south side of Street A and along the west side of the remaining portion of Flanders Street.
10. Standard utility and drainage easements must be dedicated along all lot lines. The Developer is to provide access for inspection and maintenance of this storm water infrastructure.
11. The developer will be required to obtain the approval of Anoka County, for any work within the county right-of-way.
12. Signs stating “City of Blaine property”. No mowing, alteration or removal of vegetation. No filling, construction, or application of chemicals is allowed. State of MN § 609.605 (1).” are to be installed at all property corners or easement boundaries around the infiltration basins, stormwater ponds, and wetlands at the edge of single home lots or easement boundaries, as applicable.
13. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Harpers Landing.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0003D a conditional use permit to allow for the construction of 152 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 21-0003D:

Single Family -DF Development Standards

Permitted Uses

1. Single family detached dwellings

2. Group family daycare

Accessory Uses

1. Private garages, attached - one detached accessory structure, with area less than 120 square feet, will be permitted
2. Keeping of not more than two (2) boarders and/or roomers per dwelling unit

Standards

1. Front yard setback- 25 feet
2. Side yard setback (home and garage)- 7.5 feet
3. Side corner setback-20 feet
4. Rear setback-30 feet
5. Maximum building height - 2 ½ 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 and accessory space is limited to one thousand (1,000) square feet for all lots except Lot 8, Block 1, which is limited to one thousand three hundred (1,300) square feet of garage and accessory space. Detached garages or accessory buildings larger than 120 square feet are not permitted. One detached accessory building no larger than 120 square feet is permitted with a 5-foot side and rear yard setback and shall be located in the rear yard.
7. The minimum finished floor area shall be 1,300 square feet.
8. All homes shall have a minimum depth of 24 feet.
9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval. Maintenance free materials must be used on all units. 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.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Residential 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. Due to the small lot sizes, the driveways, except on Lot 8, Block 1 are not subject to the maximum front yard coverage requirement of 33.13(j)(2) of the zoning code.
12. It is required that all yards of new single family dwellings be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35% sand). Yards may be seeded over 4 inches of topsoil if underground irrigation is installed with the home.
13. Each lot shall contain one front yard overstory tree and one rear yard overstory tree with a minimum of 2 1/1 inch caliper. Corner lots shall contain an additional tree.
14. A total of 44 conifer trees shall be planted south of the single family home area to provide a sound buffer from 125th Avenue.
15. Homeowner's association must be responsible for maintenance of the private road, buffer landscaping and water reuse system if applicable.
16. All homes in the plat regardless of distance to 125th Avenue to meet noise abatement standards as required and outlined in Section 33.21.

Townhomes - DF Development Standards

1. The construction of all townhomes to be generally guided by the approved conditional use permit resolution and consistent with all the depictions, drawings and information on the plans attached to the staff report including a masonry element on all front elevations.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed on site. All site work to meet all requirements of Section 33.00 (Performance Standards) of the Zoning Ordinance.
3. Developer to install grouped mailboxes with design and location approved by the City and the US Postal Service.
4. Minimum floor area above ground for each unit shall be 1,600 sq. feet.

5. The following trees are required on site: 112 overstory trees, 112 conifer trees, and 112 ornamental trees. These are in addition to the 84-yard trees and 44 buffer trees required for the single family homes. Landscape plan shall be revised to include conifer trees along the north edge of the development.
6. Underground irrigation must be used for all landscaped areas.
7. Sod shall be required on all disturbed areas and placed over 4 inches of black dirt that contains no more than 35% sand.
8. No detached accessory structures allowed except if needed to house underground irrigation controls.
9. Any entrance signage for the development requires a separate permit.
10. All units must contain an automated fire suppression system.
11. WAC (Water Access Charge) and SAC (Sewer Access Charge) will be due on each permit.
12. All driveways and on site utilities are considered private and are the maintenance responsibility of the homeowner's association for the 112 units.
13. A landscaped buffer shall be provided at the north property edge, east of Flanders including a 6-foot tall privacy fence, constructed of maintenance free materials, and conifer trees.
14. All homes in the plat must meet the noise abatement standards as required and outlined in Section 33.21 of the Zoning Code.
15. CUP approval is contingent upon the Metropolitan Council review and approval of the request comprehensive plan amendment.

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

Vice Chair Goracke noted this would be on the agenda of the April 19 and May 3, 2021 city council meeting.