

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
September 14, 2021**

The Blaine planning commission met in the City Hall Chambers on Tuesday, September 14, 2021. Chair Ouellette called the meeting to order at 7:00PM.

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

Members Absent: Commission Members: Deonauth and Homan.

Staff Present: Shawn Kaye, Associate Planner
Teresa Barnes, Project Engineer

NEW BUSINESS

Item 4.2 – Case File No. 21-0026 – Public Hearing – The applicant is requesting the following:

1. Rezoning from PBD (Planned Business District) to I-1 (Light Industrial) for the land being proposed to be added to the parcels with existing buildings on Lots 1 and Block 1.
 2. Preliminary plat approval to subdivide 46.26 acres into four (4) lots and one (1) outlot to be known as The Blaine Back 40.
- THE BLAINE BACK 40 (AEROJET LLC), 104TH LANE & FLANDERS STREET NE.

The report to the planning commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 21-0026 was opened at 7:10PM.

John Ryan, 2868 108 Lane NE, explained he owns property adjoining to the proposed project. He asked if there would be a lot of lighting or noise to the rear of the property. He indicated he would like to see a berm or buffer on the north side of the proposed property.

Associate Planner, Shawn Kaye reported city ordinance would require all lighting to be down lit and shielded. She commented the northern portion of the property was mostly wetland. Staff estimated the building pad was 120 feet from the property line.

Mr. Ryan questioned when construction would begin on this property.

Associate Planner, Shawn Kaye anticipated construction would begin this fall or possibly next spring.

Mr. Ryan inquired what type of manufacturing would occur on this property.

Associate Planner, Shawn Kaye stated the applicant does know any uses at this time and all work would have to be conducted inside the building.

The public hearing was closed at 7:15PM.

Commissioner Halpern questioned what type of tenants would be located in this building.

Associate Planner, Shawn Kaye deferred this question to the applicant.

Dave Erickson, Aerojet representative, explained he has owned this property for 10 years and was looking to put a road in per the map with two additional buildings. He indicated he was uncertain that the buildings would be used by Aerofab or Aerojet. He anticipated the buildings would be on a build to suit or build to lease basis given the fact there was a growing need for manufacturing space in the north metro.

Motion by Commissioner Goracke to recommend approval of Planning Case 21-0026A a rezoning from PBD (Planned Office District) to I-1 (Light Industrial) for the land being proposed to be added to the parcels with existing buildings on Lots 1 and 2 Block 1 based on the following rationale:

Case 21-0026A:

1. The zoning change for the parcels is consistent with the existing zoning of the parcels to the immediate south.
2. The rezoning to I-1 would allow the applicant to add onto existing manufacturing/warehouse buildings which allows efficient development on a site that has many challenges and constraints due to wetlands.

Motion by Commissioner Goracke to recommend approval of Planning Case 21-0026B a preliminary plat to subdivide 46.26 acres into four (4) lots and one (1) outlot to be known as The Blaine Back 40 based on the following conditions:

Case 21-0026B:

1. Applicant to submit a copy of Rice Creek Watershed permit to the City prior to any site work.

2. Park dedication will be due with the platting of Lots 1 and 2 Block 1 for that portion of the lots that has not paid park dedication in the past with the development of the existing buildings. The two new lots (Lot 3 Block 1 and Lot 1 Block 2) will be required to pay park dedication for the developable area on each parcel. The 2021 park dedication rate for industrial development is \$6,702/acre for a total due of \$54,554 (for 8.14 developed acres). Calculation for acreage to include all upland areas including areas to be used for drainage ponds. This fee will need to be paid at the rate in effect at the time of the final plat, prior to release of final plat mylars for recording at Anoka County.
3. Site plan approval per lot as each develops. Review of the proposed site plan will occur during the site plan approval process and building permit approval. This would include meeting fire access and parking requirements.
4. Developer must submit a grading plan for City approval prior to work being performed on site. Tree preservation details, erosion control details, protection of existing wetlands, and lowest floor elevations to protect from flooding must be included on the grading plan.
5. Trunk sanitary sewer in the amount of \$6,863.00 per acre District 6 will become due with platting at the 2021 rate of \$57,238.
6. Internal utility and street improvements will be the developer's responsibility. Plans and specifications require city approval before construction can begin.
7. An as-built survey will be required for each structure to verify lowest opening elevation is two feet above 100-year flood elevation.
8. Standard utility and drainage easements must be dedicated along all lot lines, over delineated wetlands, and storm water treatment and detention basins.
9. Street name shall be Flanders Street NE to be consistent with Anoka County grid system and the plat to the north.
10. A National Pollutant Discharge Elimination System (NPDES) permit is required from the Minnesota Pollution Control Agency (MPCA) when over five acres are graded.
11. Wetland setback / buffer requirement will be required to be met or a variance received from Rice Creek Watershed District.
12. Execution and recording of a development agreement outlining the items mentioned above in greater detail including tree preservation, park dedication, financial guarantees, etc.

13. 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 The Blaine Back 40.

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

Chair Ouellette noted this would be on the agenda of the October 4, 2021 city council meeting.