



City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Dr.
Blaine MN 55449

Planning Commission

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Blaine City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may, for other reasons, postpone final action on an application.

For each item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss and act on the application.

Tuesday, September 11, 2012

7:00 PM

Council Chambers

1. Roll Call

Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Lori Johnson, Planner III
Gina Gore, Planning Intern
Dan Schluender, Assistant City Engineer

Present: 6 - Chair Ouellette, Vice Chair Lahti, Homan, Edison, Bergstrom, and Radtke

Absent: 1 - Goracke

2. Approval of Minutes

[TMP 12-506](#)

AUGUST 15 PLANNING COMMISSION MINUTES

Attachments: [08-15-12.doc](#)

Moved by Edison, seconded by Homan, that this Minutes be Approved. The motion passed 5-0-1 (Lahti abstained).

4. New Business

4.1 [RES 12-124](#)

PUBLIC HEARING CASE FILE NO. 12-0028 // BERMO, INC. // 4501 BALL ROAD NE

**THE APPLICANT IS REQUESTING A CONDITIONAL
USE PERMIT TO ALLOW FOR TWO (2) BUILDINGS ON
ONE (1) LOT IN AN I-1 (LIGHT INDUSTRIAL) ZONING
DISTRICT.**

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 12-0028 was opened at 7:05 p.m.

Chair Oullette reviewed a letter received from Tom Wos, 10461 Lever Street, noting he supported the request but encouraged staff to review the amount of truck traffic along Lever Street and Ball Road.

Mark Meyer, 10528 Marmon Street, questioned where the second building was proposed on the Bermo site.

Planner III Lori Johnson reviewed the site plan noting Bermo was proposing to build a 9,000 square foot storage building. She commented that the storage shed will allow the outdoor storage to be placed in the shed. In addition, the semi trailers would be moved or removed from the site.

Mr. Meyer expressed concern with the lighting on the Bermo site.

Planner III Lori Johnson commented the lighting would be turned to reduce the light going into the adjacent neighborhood.

Mr. Meyer indicated there was a large pool of water in the Bermo parking lot. He asked if the drainage concerns for the site were being addressed through the construction of the new building.

Assistant City Engineer Dan Schluender explained Bermo had a comprehensive grading plan for the proposed addition, which would guide water to the north into a pond. This would address the water issues on the lot.

Mr. Meyer questioned the number of trees that would be removed from the site.

Planner III Lori Johnson estimated 20 trees would be removed for the storage shed building site and noted Bermo has proposed to replant five (5) deciduous trees.

Mr. Meyer asked if the noise level at the site would increase.

Chair Oullette commented construction noise will occur, but would be short

term.

Planner III Lori Johnson indicated the proposed storage shed would provide a buffer, once complete, to the adjacent neighborhood.

The public hearing was closed at 7:12 p.m.

Commissioner Lahti questioned how many semi trailers were being parked on site at this time.

Planner III Lori Johnson explained semi trailers were not allowed, per City Ordinance, however the business pre-dates the current Ordinance. For that reason, the City was working with the applicant to resolve the issues and have them placed elsewhere on the site.

Motion by Commissioner Homan to recommend approval of Planning Case 12-0028 based on the following conditions:

Case 12-0028:

1. Five (5) black hill spruce trees with a minimum height of six (6) feet to be planted to the east of the proposed building as shown on the site plan.
2. All existing and new lighting must be downlit and shielded so as to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height
3. Semi-trailer trucks to be removed from the front parking area and into the area between the loading docks and new storage building. Semi trailers to be used of transfer of good and materials and not long term storage.
4. Site plan approval is required in order to obtain a building permit for this building.
5. Applicant will need to provide a copy of the watershed permit prior to obtaining a building permit.
6. The two parcels be combined though a lot combination action with Anoka County. Evidence of combination needed prior to issuance of building permit.

Motion seconded by Commissioner Edison. The motion passed 6-0.

Chair Ouellette noted this would be on the agenda of the September 20, 2012 City Council meeting.

4.2 [RES 12-125](#)

**PUBLIC HEARING CASE FILE NO. 12-0029 // CARLEY
FOUNDRY // 3000 84th LANE NE**

THE APPLICANT IS REQUESTING A CONDITIONAL

USE PERMIT TO ALLOW FOR A SHARED ACCESS

Attachments: [Attachments.pdf](#)

The report to the Planning Commission was presented by Gina Gore, Planning Intern. The public hearing for Case File 12-0029 was opened at 7:18 p.m. As no one wished to appear, the public hearing was closed at 7:18 p.m.

Chair Oullette asked if the business operations differed between the two sites.

Planning Intern Gina Gore explained the same business operations would take place on both sites.

Commissioner Bergstrom asked if the shared access on the Carley property would run over a drainage and utility easement.

Assistant City Engineer Schluender stated the site had a drainage and utility easement used to assist in properly draining storm water from the site and it would be slightly encroached upon. He explained that the applicant has received a permit from the watershed district.

Motion by Commissioner Edison to recommend approval of Planning Case 12-0029 based on the following conditions:

Case 12-0029:

- 1. Site, buildings, and landscaping to be constructed consistent with submitted materials made part of this Conditional Use Permit application. However, the site plan will be subject to further site plan review related to the shared access and all site improvements.**
- 2. All signage for the site is issued under a separate permit, which includes temporary and permanent signage.**
- 3. No outdoor storage or display of product is allowed.**
- 4. Storage of semi trailers or delivery vehicles limited to the number of active dock doors. Trailers/trucks to be used solely in the transfer of materials and goods and not for long-term storage.**
- 5. Site plan approval required prior to obtaining a building permit. A new plan needs to be received showing all landscaping on both properties. This includes the additional planting of 5 overstory trees (3 Autumn Blaze Maples and 2 Green Spire Lindens) on the 8301 Coral Sea Street property.**
- 6. All site lighting to be down-lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Final site plan to include lighting details.**
- 7. All necessary cross-access and maintenance agreements to be executed**

and maintained to support the shared access and drives.

8. The shared access drive must be amended to 20' wide per engineering requirements.

9. Any retaining wall over 30 inches in height will need to be designed by a structural engineer and have a railing installed along the top.

10. Applicant is required to submit a copy of the watershed permit prior obtaining a building permit or commencing any site work.

Motion seconded by Commissioner Lahti. The motion passed 6-0.

Chair Ouellette noted this would be on the agenda of the September 20, 2012 City Council meeting.

3. Old Business

None.

ADJOURN

Motion by Commissioner Lahti to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Edison. The motion passed 6-0. Adjournment time was 7:26 p.m.