



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, November 12, 2013

7:00 PM

Council Chambers

1. Roll Call

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

Staff Present: Lori Johnson, Planner III

Present: 6 - Vice Chair Lahti, Goracke, Bergstrom, Radtke, York, and King

Absent: 1 - Chair Ouellette

2. Approval of Minutes

[TMP 13-1301](#)

October 8, 2013 Planning Commission Minutes

Attachments: [October 8 PC Minutes](#)

Moved by King, seconded by Bergstrom, that the Minutes of October 8, 2013, as presented, be Approved. The Motion was adopted unanimously.

3. Old Business

None.

4. New Business

4.1 [RES 13-193](#)

Public Hearing Case File No. 13-0059 // Village Bank, Donald Kveton // 9298 Central Avenue NE

The applicant is requesting a variance to Section 34.07(a)(2)(aa)

of the Zoning Ordinance standard of 140 square feet to allow for an additional 55 square feet of allowable sign square footage and to the 14 foot height standard an additional 2.5 feet of height for a new monument sign.

Attachments: [Village Bank - Attachments](#)

The report to the Planning Commission was presented by Lori Johnson, Planner III. The public hearing for Case File 13-0059 was opened at 7:08 p.m. As no one wished to appear, the public hearing was closed at 7:08 p.m.

Commissioner King inquired what would be considered a second monument sign.

Planner III, Lori Johnson explained how a monument sign was defined within City Code.

Commissioner Bergstrom questioned if the new sign would be located in the existing sign location.

Planner III, Lori Johnson stated this was the case.

Commissioner Goracke saw no hardship with this case and therefore supported Staff's recommendation.

Motion by Commissioner Goracke to recommend denial of Planning Case 13-0059 the variance for sign area and height to Section 34.07(a)(2)(aa) based on the following rationale:

Case 13-0059

- 1) The property has no identified or demonstrated hardship in term of visibility of signage.
- 2) The site is allowed additional signage, under current code, given its greater frontage that would provide similar or greater signage opportunities without the need for a variance.
- 3) The east facing LED panel (and therefore the packaging or three LED panels together) is an unnecessary distraction for motorists at a very significant intersection.

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

The below item (4.2) was removed from the agenda by the applicant:

4.2 [TMP 13-1286](#)

**~~Public Hearing Case File No. 13-0057 // CFT Development,
LLC // 11665 Ulysses Lane NE~~**

~~The applicant is requesting a conditional use permit to allow for construction of a 7,390 square foot multi-tenant building in a PBD (Planned Business District) zoning district.~~

Attachments: [Panda Express Bldg - Attachments](#)

This item was removed from the agenda.

Removed Prior to Meeting

The below item (4.3) was removed from the agenda by the applicant:

4.3 [TMP 13-1287](#)

Public Hearing Case File No. 13-0054 // Fairview Urgency Center // 3640 Pheasant Ridge Drive NE

The applicant is requesting the following:

- a) Preliminary Plat approval to subdivide 19.44 acres into one lot and one outlot to be known as CSM Lexington Fourth Addition.
- b) Conditional Use Permit to allow for construction of a 11,000 square foot medical clinic in a PBD (Planned Business District) zoning district.

Attachments: [Fairview - Attachments](#)

Removed Prior to Meeting

9. Adjournment

Motion by Commissioner King to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Bergstrom. The motion passed 6-0. Adjournment time was 7:14 p.m.