



# City of Blaine Anoka County, Minnesota Minutes - Final

Blaine City Hall  
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.*

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Tuesday, December 8, 2015

7:00 PM

Council Chambers

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, December 8, 2015. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Lori Johnson, Associate Planner  
Dan Schluender, Assistant City Engineer

**Present:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

**Absent:** 1 - Bergstrom

### 2. Approval of Minutes

[TMP 15-0657](#)

Approval of November 10, 2015 Planning Commission Minutes

**Motion by Commissioner York to approve the minutes of November 10, 2015, as presented. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Olson abstained).**

**Aye:** 4 - Chair Ouellette, Homan, York, and Ponds

**Abstain:** 2 - Goracke, and Olson

### 3. Old Business

None.

### 4. New Business

#### 4.1 [RES 16-005](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A

HOME OCCUPATION WITH TWO (2) EMPLOYEES IN A DF  
(DEVELOPMENT FLEX) ZONING DISTRICT AT 11482 HASTINGS  
STREET NE. JORDON DARLING. (CASE FILE NO. 15-0071/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0071 was opened at 7:07 p.m.

Chair Ouellette entered for the record, a letter received from Allison Jeziorski at 11453 Hastings noting she was against the proposed conditional use permit noting the applicant was causing congestion in the neighborhood due to parked cars in the street. He reported the Commission also received a letter from Gregory Graf at 11440 Hastings Street, who also opposed the request due to the fact the applicant had two employees coming to a residential home.

The public hearing was closed at 7:08 p.m.

Chair Ouellette believed that the parking issue was the only concern at this time. He stated if this was a home health care situation, cars could be parked on the street at all hours. For this reason, he supported the conditional use permit, so long as the cars were parked legally on the City street.

Commissioner York asked if the City had completed any traffic studies on this roadway.

Assistant City Engineer, Dan Schluender commented the City has not conducted any congestion or traffic studies on this roadway. He reported Hastings was a loop street and he found it difficult to believe there could be a congestion issue on this roadway.

Commissioner York questioned if there were any reports of accidents along this roadway.

Associate Planner, Lori Johnson explained there were no accident reports.

Commissioner Goracke asked what type of work was conducted out of the home.

Jordan Darling, 11482 Hastings Street NE, indicated he conducted computer-type work from home. He stated that sometimes, his employees do work from their own home, but he believed there was value in having his employees together for brainstorming and meeting purposes.

Chair Ouellette inquired how many cars were parked on the street near his home and for what hours of the day.

Mr. Darling reported one of his employee's works from 7:30 a.m. to 4:00 p.m.

and the other works from 8:30 a.m. to 5:00 p.m. Monday through Friday. He indicated he has a data center in Edina from which he can office out of as well.

Commissioner Ponds questioned how the neighbors would be aware that Mr. Darling was operating a business out of his home.

Mr. Darling was uncertain, other than the fact that he had employees showing up for work.

**Motion by Commissioner Goracke to recommend approval of Planning Case 15-0071 based on the following conditions:**

**Case 15-0071:**

1. **No more than two employees may visit the site for work related matters.**
2. **No more than 20% of the home can be used for business related purposes.**
3. **No more than 4 customers per day can come to the home for business related purposes.**
4. **Business relating to the home occupation cannot be conducted within the garage on the property.**

**Motion seconded by Commissioner Olson. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the January 7, 2016 City Council meeting.

#### **4.2**     [RES 16-004](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR INDOOR AUTO SALES IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 2220 108TH LANE NE. FOREST CITY AUTO SALES. (CASE FILE NO. 15-0070/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0070 was opened at 7:19 p.m. As no one wished to appear, the public hearing was closed at 7:19 p.m.

**Motion by Commissioner York to recommend approval of Planning Case 15-0070 based on the following conditions:**

**Case 15-0070:**

1. **There shall be no outside storage or display of vehicles for sale on site at any time.**

**Motion seconded by Commissioner Homan. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the January 7, 2016 City Council meeting.

**4.3**     [RES 16-006](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF ONE (1) 33,500 SQUARE FOOT RETAIL BUILDING WITH TWO (2) TENANT SPACES TO BE LOCATED IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT; ALSO INCLUDED IN THE CONDITIONAL USE PERMIT IS A SHARED ACCESS AND LIGHT POLE HEIGHTS EXCEEDING 20 FEET; LOCATED AT 11633 ULYSSES LANE NE. RYAN COMPANIES US, INC. (CASE FILE NO. 15-0069/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0069 was opened at 7:24 p.m.

Kevin Pfieffer, Ryan Companies, explained he was present to address any questions the Planning Commission may have.

The public hearing was closed at 7:25 p.m.

Chair Ouellette was pleased the pond issues would be addressed through this conditional use permit.

Commissioner Goracke asked how many employees Petco would be hiring.

Mr. Pfieffer estimated Petco would be hiring 15 to 20 new employees for this location.

Commissioner York asked if the future interchange at 117th and Highway 65 would impact the future development of this site.

Assistant City Engineer, Dan Schluender discussed the plans for this interchange and noted several parcels would be impacted. He did not believe this parcel would be impacted.

**Motion by Commissioner Olson to recommend approval of Planning Case 15-0069 based on the following conditions:**

**Case 15-0069:**

- 1. Site plan approval is required prior to issuance of a building permit.**
- 2. It is unclear how trash will be handled on site. If trash is to be stored outside, a dumpster enclosure will be required that matches the exterior materials of the building. This information should be submitted during the site plan approval process.**
- 3. Site must comply with the Highway 65 Overlay requirements per the**

direction of the City Council.

4. The following landscaping is required per the Highway 65 Overlay District Requirements:

Overstory Trees:	29
Conifer Trees:	25
Ornamental Trees:	25
Shrubs are also required	

The landscaping plan indicates that three additional overstory trees need to be shown on the plan. A new plan must be submitted during the site plan approval process that meets these requirements as well as the size requirements of the Highway 65 Overlay District. The plan needs to indicate that 25% of the trees are oversized. The applicant should keep in mind that conifer trees must be oversized to 8 feet and overstory trees should be oversized to 3 inch caliper. Oversizing is not recommended for ornamental trees.

5. All signage must meet the requirements set forth in the zoning ordinance.

6. All lighting must be downlit and shielded to prevent glare or spill. Freestanding lights are limited to not more than 40 feet in height.

7. A Coon Creek Watershed District permit is required for construction on this site.

8. A National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity (MN R100001) from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

9. A conditional use permit amendment will be required when the building expands in the future. Parking will be reevaluated at that time to make sure parking requirements are still being met. This may also mean that restaurant uses are limited in the other tenant space due to the increased parking requirement for restaurants.

10. Site plan approval and a building permit will not be issued until the City receives a maintenance plan for the pond owned by Lowe's directly to the north and east of this lot. The plan should include who is responsible for maintenance, contact names and numbers, and timeline for maintenance on a regular basis.

11. Applicant should be aware of future MnDOT improvements at TH 65 and 117th Avenue NE. As part of MnDOT's Access Management Plan there is a proposed improvement that is in the near vicinity of the proposed site. The proposed future improvement will include a full interchange at this intersection but at this time MnDOT does not have a scheduled timeframe or allocated funding. When it occurs however the proposed improvements will alter the current traffic control on 117th Avenue and Ulysses Street. If part of future modifications a traffic control light is needed at 117th and Ulysses, the applicant should expect to be assessed a portion of that cost.

**12. A shared access agreement is required prior to issuance of site plan approval since the site shares an access with other lots in the plat.**

**Motion seconded by Commissioner Ponds. The motion passed 6-0.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds

Chair Ouellette noted this would be on the agenda of the January 7, 2016 City Council meeting.

## **Adjournment**

**Motion by Commissioner York to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Homan. The motion passed 6-0. Adjournment time was 7:29 p.m.**

**Aye:** 6 - Chair Ouellette, Homan, York, Goracke, Olson, and Ponds