



# City of Blaine Anoka County, Minnesota Minutes - Final

Blaine City Hall  
10801 Town Sq Dr NE  
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 13, 2016

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 13, 2016. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner  
Lori Johnson, Associate Planner  
Tom Scott, Project Coordinator

**Present:** 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

**Absent:** 2 - Commissioner Ponds, and Commissioner Halpern

### 2. Approval of Minutes

[TMP 16-0577](#)

Approval of November 9, 2016 Planning Commission Minutes

**Motion by Commissioner Homan to approve the minutes of November 9, 2016, as presented. Motion seconded by Commissioner York. The motion passed 3-0-2 (Goracke and Olson abstained).**

**Aye:** 3 - Chair Ouellette, Commissioner Homan, and Commissioner York

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

### 3. Old Business

None.

None.

**4. New Business****4.1 [RES 17-004](#)**

GRANTING A WAIVER OF PLATTING THAT WILL SPLIT AN EXISTING LOT INTO TWO PARCELS IN THE R-1 (SINGLE FAMILY) ZONING DISTRICT AT 10720 SUNSET AVENUE NE. BOULDER CONTRACTING. (CASE FILE NO. 16-0047/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0047 was opened at 7:08 p.m.

Chris Hallen, 10734 Sunset Avenue, expressed concern with the lot split given the fact the entire neighborhood had larger lots. He believed the smaller lot size would not be keeping with the look of the neighborhood.

Chris Westling, 10701 Stutz Street NE, questioned how many feet there were between the proposed home and the lot line.

Associate Planner, Lori Johnson estimated there would be five feet if a garage were on this property line or ten feet for the home.

Mr. Westling asked what type of homes would be constructed.

Associate Planner, Lori Johnson indicated the developer was proposing to build split entry homes.

The public hearing was closed at 7:13 p.m.

Commissioner York asked what the age of the neighborhood was.

Associate Planner, Lori Johnson estimated the neighborhood was originally constructed in the early 1980's.

Commissioner York questioned if the lot split would raise or decrease surrounding property values.

Commissioner Olson believed the lot split would not fit into the neighborhood and asked if the City had approved any similar lot splits within an established neighborhood.

Associate Planner, Lori Johnson explained similar lot splits have been approved in the City. She reiterated that the minimum lot sizes were being met with this request.

Commissioner Goracke agreed that the smaller lot sizes did not fit into the surrounding neighborhood. He also wondered how the new construction

would impact property values.

Chair Ouellette requested further comment from the applicant on the houses that would be constructed.

Brian Jansen, Boulder Contracting, explained the existing home was 70 to 75 years old and the foundation was crumbling. He stated this home was no longer habitable and was in need of cleaning. He indicated the homes he would build on the two lots would be split entries that were approximately 1,300 to 1,400 square feet in size. He estimated the value of the homes would be between \$270,000 and \$300,000.

Jason Rud, E.G. Rud & Sons, reported the original home was built in 1948. He discussed the easement in place and noted the homes proposed would meet all City lot and setback requirements.

**Motion by Commissioner Olson to recommend approval of Planning Case 16-0047 based on the following conditions:**

**Case 16-0047:**

- 1. Waiver of platting to be recorded at Anoka County.**
- 2. Since this split is creating a new parcel and removing the house on the existing parcel, the applicant will need to pay park dedication in the amount of \$4,114 per lot for two new lots being created. A total payment of \$8,228 for the two new lots will be required prior to the City placing a signature on the waiver documents required at Anoka County.**
- 3. Connection charges become due for trunk sanitary sewer, later sanitary sewer and water, and storm sewer. The 2016 rate for these charges is \$13,201.**
- 4. The applicant will need to install a sanitary sewer service to serve Parcel A. This will require a permit from the Anoka County Transportation Department for work in Sunset Avenue right-of-way. The applicant will need to install a water service for Parcel, connecting to an existing water main in 107th Avenue.**
- 5. 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 the waiver of platting to subdivide a parcel of land into two separate parcels.**

**Motion seconded by Commissioner York. The motion passed 5-0.**

**Aye:** 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Chair Ouellette noted this would be on the agenda of the January 5, 2017 City Council meeting.

#### **4.2**     [RES 17-005](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A DETACHED GARAGE IN THE REAR YARD TOTALING 1,200 SQUARE FEET LOCATED AT 8615 LINCOLN STREET NE. DANIEL ORNING. (CASE FILE NO. 16-0049/LSJ)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 16-0049 was opened at 7:26 p.m.

Chair Ouellette entered a letter received from the property owners at 8633 Lincoln Street NE into the record for the Public Hearing.

Michael Weese, 1324 87th Avenue, said that he didn't know when the last garage was built, but understood it burned fairly quickly. He has concerns with how the fire started in the garage and questioned why the City was allowing the new garage to be twice the size of the original structure. He reported there were no classical cars on the site currently. He questioned how Mr. Orning would handle the disposal of hazardous materials if cars were being worked on in the new garage. He did not want to see another garage fire in his neighborhood.

Associate Planner, Lori Johnson explained it was her understanding all of the cars being stored outside would be moved inside the garage once completed.

Mr. Weese recommended Mr. Orning have a fire suppression system or several fire extinguishers on hand in the garage given the fact auto work would occur.

Chair Ouellette clarified that the City allowed accessory structures to be up to 1,000 square feet without requiring a Conditional Use Permit.

Commissioner Goracke asked if building code would require a fire suppression system for a garage of this size.

Associate Planner, Lori Johnson reported the building code did not require a fire suppression system.

Chair Ouellette encouraged the surrounding neighbors to contact the Police Department with any code enforcement issues or other concerns occurring on this property.

As no one wished to appear, the public hearing was closed at 7:32 p.m.

**Motion by Commissioner Goracke to recommend approval of Planning Case 16-0049 based on the following conditions:**

**Case 16-0049:**

- 1. The structure to match the color of the house.**
- 2. A building permit must be obtained prior to construction of the building.**
- 3. The garage to be used for personal storage only.**

4. The garage to be generally located as shown on attached sketch and meeting all required setbacks. The accessory building must be located in the rear yard.
5. The access drive to the new garage will be required to be paved.
6. The garage is limited to 1,200 square feet.
7. The existing small shed in the rear of the property must be removed prior to a certificate of occupancy for the new structure.
8. The proposed structure cannot be used for a home occupation.

**Motion seconded by Commissioner York. The motion passed 5-0.**

**Aye:** 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Chair Ouellette noted this would be on the agenda of the January 5, 2017 City Council meeting.

#### 4.3 [ORD 17-2369](#)

#### SECOND READING

GRANTING A REZONING FROM B-2 (COMMUNITY COMMERCIAL) TO B-3 (REGIONAL COMMERCIAL) AT 11225 ULYSSES STREET NE. TWIN CITIES ORTHOPEDICS. (CASE FILE NO. 16-0050/SLK)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 16-0050 was opened at 7:36 p.m. As no one wished to appear, the public hearing was closed at 7:37 p.m.

Commissioner Goracke requested further information on the history of Twin Cities Orthopedics.

Rob Simmons, Twin Cities Orthopedics, explained TCO had 37 locations in the metro area and was looking to expand in Blaine. He reported TCO had 110 orthopedic surgeons within its group and specialized in joint and hand surgeries, along with physical therapy. He indicated TCO also worked with local sports teams.

Commissioner Goracke questioned how many employees TCO would have in Blaine.

Mr. Simmons stated the number of employees would be based on the scope of the center. He anticipated the building would offer physical therapy, a clinic and single-specialty surgery center. He estimated the new building would have roughly 100 employees.

**Motion by Commissioner York to recommend approval of Planning Case 16-0050A the Rezoning from B-2 (Community Commercial) to B-3 (Regional**

Commercial) based on the following rationale:

**Case 16-0050A:**

1. The zoning change for the parcel is consistent with the existing zoning of the parcel to the immediate north.
2. The rezoning to B-3 would allow the applicant to build the three-story building which allows efficient development on a site that has many challenges and constraints due to wetlands.
3. The intended use of medical office is a permitted use in both the B-2 and B-3 zoning districts.

Motion by Commissioner York to recommend approval of Planning Case 16-0050B a Preliminary Plat to subdivide 4.02 acres into one (1) lot to be known as TCO Blaine Addition based on the following conditions:

**Case 16-0050B:**

1. Applicant to submit copy of Coon Creek Watershed permit to city prior to any site work.
2. Park dedication will be due with the platting of one lot. The 2016 park dedication rate for commercial development is \$8,704/acre for a total of \$26,547.20 (for 3.05 upland acres). This fee will need to be paid, at the rate in effect at the time of Final Plat, prior to release of final plat mylars for recording at Anoka County.
3. The billboard on site to be removed prior to any permits being issued for the site.
4. 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 TCO Blaine Addition.

Motion by Commissioner York to recommend approval of Planning Case 16-0050C a one (1) foot variance to the twenty (20) foot parking stall length to allow a nineteen (19) foot stall length and eleven (11) additional parking stalls on site based on the following rationale:

**Case 16-0050C:**

1. Exceptional circumstances apply to this property which do not generally apply to other properties in the same zone or vicinity.
2. A variance would not be detrimental to the purpose of the ordinance or to other properties in the area.

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

**Aye:** 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson

Chair Ouellette noted this would be on the agenda of the January 5, 2017 City Council meeting.

## Adjournment

**Motion by Commissioner Goracke to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Homan. The motion passed 5-0. Adjournment time was 7:44 p.m.**

**Aye:** 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, and Commissioner Olson