



City of Blaine Anoka County, Minnesota Minutes

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.

Tuesday, March 13, 2018

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 13, 2018. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner

Lori Johnson, Associate Planner

Natasha Lukacs, Planning and Economic Development Technician

Tom Scott, Project Coordinator

Dan Schluender, Assistant City Engineer

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

Absent: 1 - Commissioner Halpern

2. Approval of Minutes

Approval of February 13, 2018 Planning Commission Minutes

Attachments: [021318 PC.pdf](#)

Motion by Commissioner Homan to approve the minutes of February 13, 2018, as presented. Motion seconded by Commissioner Olson. The motion passed 5-0-1 (York abstained).

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

Abstain: 1 - Commissioner York

3. Old Business

None.

None.

4. New Business**4.1** Public Hearing Case File No. 18-0007 // Newmark Homes // Xylite Street NE/129th Lane NE

The applicant is requesting a Waiver of Platting to subdivide a 58 acre outlot and create a new 12.754 acre parcel from Outlot D, Quail Creek 10th Addition, in order for the new parcel to be part of a property sale for future development.

Attachments: [Newmark Homes - Attachments CC.pdf](#)

The report to the Planning Commission was presented by Natasha Lukacs, Planning and Economic Development Technician. The public hearing for Case File 18-0007 was opened at 7:05 p.m. As no one wished to appear, the public hearing was closed at 7:05 p.m.

Motion by Commissioner Olson to recommend approval of Planning Case 18-0007 based on the following conditions:

Case 18-0007:

- 1. The applicant must record the waiver of platting with Anoka County prior to making any applications with the City for a preliminary or final plat on the newly subdivided parcel.**
- 2. Park dedication fees must be paid when the newly subdivided parcel is brought forward for final platting. The park dedication fee, if paid in 2018, is \$4,320 per lot.**
- 3. 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 waiver of platting to subdivide a 12.754 acre parcel from Outlot D, Quail Creek 10th Addition.**

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

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

Chair Ouellette noted this would be on the agenda of the April 5, 2018 City Council meeting.

4.2 Public Hearing Case File No. 18-0009 // BFI Real Estate Holdings,

Inc. // 11665 Ulysses Street NE

The applicant is requesting a Conditional Use Permit to allow for the construction of a 4,007 square foot Taco Bell restaurant with a drive-through in a PBD (Planned Business District) Zoning District.

Attachments: [Taco Bell - Attachments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0009 was opened at 7:07 p.m.

Barbara Schneider, BFI Real Estate Holdings, thanked the Commission for their consideration and noted she was available for questions or comments.

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

Commissioner Goracke commented the applicant was proposing to construct a beautiful 4,000 s.f. building. He asked if the proposed building would be locally owned or if it would be a franchise.

Ms. Schneider explained BFI (Border Foods, Inc.) would be the tenant of the building and the fee ownership/franchise would be owned by Lee and Jeff Engler.

Commissioner Goracke questioned how many employees the new Taco Bell would have.

Ms. Schneider reported she would be hiring 30 staff members, some full-time and some part-time.

Chair Ouellette inquired if this Taco Bell would be replacing an existing location.

Ms. Schneider indicated this would be an additional restaurant in Blaine.

Commissioner York requested further information regarding access to and from the site off of 117th.

Assistant City Engineer, Dan Schluender discussed how the site would be accessed from 117th and noted staff would be studying the intersection of 117th and Ulysses as this area of the City continues to develop.

Motion by Commissioner Goracke to recommend approval of Planning Case 18-0009 based on the following conditions:

Case 18-0009:

- 1. Site plan approval is required prior to issuance of a building permit.**

2. Site must comply with the Highway 65 Overlay requirements per the direction of the City Council. The building and landscaping must be constructed as shown on the plans presented for this application.

3. Applicant should be aware of future MNDot improvements at the intersection of TH 65 and 117th Avenue NE. As part of MNDot's Access Management Plan there is a proposed improvement that is directly adjacent to the proposed site. The proposed improvement will include a full interchange at this intersection. This MNDot improvement currently does not have a scheduled timeframe or allocated funding. Applicant to recognize that future changes made to Highway 65 could impact how the site is accessed in the future.

4. All signage, including temporary signage, must meet the requirements set forth in the zoning ordinance and a separate permit is required for both types of signage.

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

6. A Coon Creek Watershed District permit is required prior to construction on this site.

7. 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.

8. If the trash is ever to be stored outside of the building a dumpster enclosure that matches the building must be provided.

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

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

Chair Ouellette noted this would be on the agenda of the April 5, 2018 City Council meeting.

4.3

Public Hearing Case File No. 18-0008 // Kwik Trip, Inc. // 11736
Ulysses Lane NE

The applicant is requesting a Conditional Use Permit to allow for gasoline sales and outdoor dining in a PBD (Planned Business District) zoning district.

Attachments: [Kwik Trip 1022 - Attachments.pdf](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 18-0008 was opened at 7:13 p.m.

Dean George, representative of Kwik Trip, introduced himself to the Commission and thanked them for their consideration.

The public hearing was closed at 7:14 p.m.

Commissioner Goracke questioned how Kwik Trips there were in Blaine and asked how many new employees would be hired by Kwik Trip.

Mr. George stated this would be the fifth Kwik Trip in Blaine and noted there would be 20 to 30 new employees with a mix of full-time and part-time employees.

Motion by Commissioner Ponds to recommend approval of Planning Case 18-0008 based on the following conditions:

Case 18-0008:

1. The exterior building materials to match those on the submitted plans.
2. Site plan approval is required prior to issuance of building permits. All site improvements to be included in site improvement agreement and covered by an acceptable financial guarantee.
3. 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 detailed lighting plan. Pole mounted lighting is limited to 20 feet in height.
4. Applicant to install underground piping for future Stage I vapor recovery system.
5. Storage or display of retail items not permitted in the parking area, pump islands, driveway surface. All display items must meet the outside display section of the Zoning Ordinance (Section 30.181).
6. All signage requires a separate permit meeting the requirements of the Zoning Ordinance. The site will be limited to three wall signs including convenience store and canopy, any signage on the canopy will count as wall signage. One monument sign will be permitted with a maximum height of 14 feet and 140 square feet of signage.
7. The landscape plan must include 25% of the landscaping in the front yard adjacent to 117th Avenue and Ulysses Street and those trees must be oversized. The following plantings will be required on site:

Overstory trees: 11 (2 ½" caliper) and 3 (3" caliper)=14
Conifer trees: 6 (6' in height) and 2 (8' in height)=8
Ornamental trees: 6 (2" caliper) and 2 (2 ½" caliper)=8
8. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
9. No exterior overnight storage of pallets or delivered products.
10. No overnight storage of semi trailers or delivery vehicles.

11. The use of any speaker system at this gas pumps must be limited in volume so as to not create any off-site impacts.

12. The gas and diesel canopies must have columns, to a minimum height of five (5) feet, that are faced with brick that matches the building.

13. The outdoor seating area limited to 2 (two) tables with seating for a total of 8 seats.

14. A National Pollutant Discharge Elimination System Phase II permit required from the MN Pollution Control Agency. Building permits will not be issued until a copy of the permit is sent to the City.

15. A Coon Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the city.

16. The uses permitted by this Conditional Use Permit to be operated in accordance with all applicable City regulations and ordinance requirements. Violation of these standards or any conditions of the Conditional Use Permit shall be enforceable, by the City as a misdemeanor violation.

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

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

Chair Ouellette noted this would be on the agenda of the April 5, 2018 City Council meeting.

4.4

Public Hearing Case File No. 18-0013 // Fernando Vega // 10122
Naples Street NE

The applicant is requesting a Conditional Use Permit to allow for outside storage of semi trailers and trucks for a trailer repair business, Nafta Solutions, Inc.

Attachments: [Nafta Solutions - Attachments.pdf](#)

The report to the Planning Commission was presented by Natasha Lukacs, Planning and Economic Development Technician. The public hearing for Case File 18-0013 was opened at 7:20 p.m.

Russ Rossa, architect for the applicant, introduced himself and stated he was available for questions.

The public hearing was closed at 7:21 p.m.

Commissioner York asked if the applicant would be able to meet all of the conditions as recommended by staff.

Mr. Rossa stated he would be able to meet these conditions.

Motion by Commissioner Homan to recommend approval of Planning Case 18-0013 based on the following conditions:

Case 18-0013:

- 1. A Rice Creek Watershed permit is required prior to City plan approval.**
- 2. Site plan approval is required prior to any work being performed on site and prior to the issuance of any building permits. This includes the submission of a Site Improvement Performance Agreement and associated financial guarantee. Additional detail will be required for plan review associated with the Site Plan.**
- 3. The landscaping must meet the following requirements:**

Overstory trees:	11
Conifer trees:	5
Ornamental trees:	5
Shrubs:	35
- 4. 21 parking stalls must be provided on the site plan. Ten of those stalls can be shown as proof of parking.**
- 5. A trash enclosure that matches the building must be provided on site if trash is to be handled outside of the building.**
- 6. A fence permit is required prior to the construction of the fence and gates. The total height of the fence must not exceed 7 feet in height. It should be noted that the portions of the fence adjacent to 101st Avenue NE and adjacent to Naples Street NE must be PVC coated with no vinyl slats. The gates must also be PVC coated. The remaining portions of the fence adjacent to the north and west lot lines, do not have to be PVC coated or have vinyl slats.**
- 7. All signage requires separate permits.**
- 8. The outside storage is limited to 20 trailers and/or trucks at one time, and the designated area for outside storage must be clearly marked or striped on the site plan. Any changes to the proposed outside storage will require a conditional use permit amendment.**
- 9. A utility plan will need to be submitted for the site showing proposed utility routes. Additional topography will be needed on the grading plan to verify existing infrastructure.**
- 10. The site contains flood plain that is being mitigated on-site. The applicant will be required to process a Letter of Map Amendment with FEMA after construction is complete. There is a platted easement on the lot that will need to be partially vacated to reflect the floodplain fill.**
- 11. WAC (Water Access Charge) and SAC (Sewer Access Charge) will be calculated and due at time of building permit.**

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

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

Chair Ouellette noted this would be on the agenda of the April 5, 2018 City Council meeting.

4.5

Public Hearing Case File No. 18-0010 // The Avalon Group // 1530
109th Avenue NE

The applicant is requesting the following:

- a) Waiver of Platting to separate an approximately 4,200 square foot parcel from Lot 1, Block 1, Victory Village 4th Addition. This parcel will then be added to Lot 2, Block 1, Victory Village 4th Addition
- b) Conditional Use Permit to allow for the construction of a 4,628 square foot Panera Bread restaurant with a drive-through, shared accesses and outdoor dining with a total of 36 seats.

Attachments: [Panera - Attachments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0010 was opened at 7:28 p.m.

Allen Catchpool, civil engineer for the project, introduced himself to the Commission and noted he was available for questions or comments.

The public hearing was closed at 7:29 p.m.

Commissioner Goracke asked how many Panera's have a drive-thru.

Mr. Catchpool stated all new Panera's have a drive-thru and explained this was a great element.

Commissioner Goracke questioned how many employees would be hired by Panera.

Mr. Catchpool commented Panera would be hiring 20 to 30 employees.

Commissioner York inquired if Panera objected to adding a third element on the exterior of the building.

Mr. Catchpool stated this would not be a concern.

Motion by Commissioner Olson to recommend approval of Planning Case

18-0010A a Waiver of Platting to separate a 4,211 square foot parcel from Lot 1, Block 1, Victory Village 4th Addition based on the following conditions:

Case 18-0010A:

1. The waiver of platting documents must be released for recording at Anoka County prior to issuance of site plan approval and a building permit.

Motion by Commissioner Olson to recommend approval of Planning Case 18-0010B a Conditional Use Permit to allow for the construction of a 4,628 square foot Panera Bread restaurant with a drive-through and outdoor dining with a total of 36 seats based on the following conditions:

Case 18-0010B:

1. Site plan approval is required prior to issuance of a building permit. A Coon Creek Watershed District permit is required for the site and plans will not be approved until the permit is issued.
2. Site, buildings, and landscaping to be constructed consistent with submitted materials made part of this Conditional Use Permit application with the recommended changes in the conditions.
3. A shared parking and access agreement is required for this site. A copy of this agreement must be provided to the Planning Department prior to issuance of site plan approval.
4. The landscape plan must be consistent with the overall landscape plan for Victory Village that was approved with the Super Target conditional use permit and it must meet the requirements of the Highway 65 Overlay District.
5. All proposed landscape medians should show a detail of how the median will have a slight profile/berm similar to what is seen at the Village development in Blaine. The same standard was applied to the Super Target site.
6. The buildings constructed to be consistent with the Highway 65 Overlay District. An element of stucco or stone must be added to all four sides of the building to meet this requirement.
7. Temporary signage regulated under Zoning Ordinance Section 34.13.
8. Permanent signage requires a separate permit approval process. This lot is allowed one monument sign of a maximum height of 14 feet and a maximum square footage of 140 square feet.
9. No overnight storage of delivery vehicles unless approval is received from the Zoning Administrator.
10. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures limited in height to not more than 20 feet.
11. Developer shall explore use of created ponds, existing wells, or new

wells as a source of water supply for landscaping systems with a moisture sensor. The developer must obtain City concurrence before connection to the public water system.

12. National Pollutant Discharge Elimination System (NPDES) Phase II Permit is required from the MN Pollution Control Agency. Building permits will not be issued until a copy of the permit application is sent to the City.

13. The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use.

14. Plans for amplified music or a public address system for the outdoor dining area to be reviewed by the City and approved by the Victory Village management company prior to installation. Noise level of the music in the outdoor dining area to not exceed normal conversation level.

15. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.

16. The outdoor dining area limited to the patio area identified on the attached site plan, and there can be no more than 36 seats in the outdoor dining area.

17. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.

18. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Uniform Building Code.

19. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.

20. Applicant must obtain a permit for any fencing around the outdoor dining area. Fencing to be constructed as shown on the plans submitted for this application.

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

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

Chair Ouellette noted this would be on the agenda of the April 5, 2018 City Council meeting.

4.6

Public Hearing Case File No. 17-0042 // Lorenz Bus Service // 8600
Xylite Street NE

The applicant is requesting the following:

- a) Conditional Use Permit Amendment to allow for expansion of outside storage of buses as part of a transportation

terminal

- b) A 12.5 foot Variance to the 25-foot parking/driveway front yard setback along a portion of Xylite Street

Attachments: [Lorenz Bus - Attachments.pdf](#)

The report to the Planning Commission was presented by Natasha Lukacs, Planning and Economic Development Technician. The public hearing for Case File 17-0042 was opened at 7:37 p.m.

Allen Catchpool, civil engineer for the project, introduced himself to the Commission and stated he was available for questions or comments.

The public hearing was closed at 7:38 p.m.

Chair Ouellette stated he understood the Lorenz Bus Service has been in the City for the past 30 years and was growing. He appreciated the fact that Lorenz would be staying in the community.

Motion by Commissioner Goracke to recommend approval of Planning Case 17-0042A a Conditional Use Permit Amendment for expansion of transportation terminal and associated bus parking based on the following conditions:

Case 17-0042A:

1. A 7-foot high PVC coated chain link fence to be placed along the east property line between the south and middle driveway. The fence color to be approved as part of Site Plan Approval.
2. Formal Site Plan Approval is required prior to any site work.
3. A permit from the Rice Creek Watershed District is required prior to any site work.
4. The site to be recalculated for WAC (Water Access Charge) payment based on the expansion of utilized area.
5. Once the site work is completed all parking of buses and vehicles to remain on approved hard surface (paved) areas.
6. All necessary building and fire permits to be obtained for construction of new fuel facility.
7. Future building construction shown is conceptual and will require a CUP amendment and site review prior to their permitting and construction.
8. Site Plan Approval requires submittal of financial guarantees and execution of SIPA (Site Improvement Performance Agreement) to ensure that all site improvements are constructed as shown.
9. All business signage by separate review and permit.

10. The water loop that is being routed around and back of the building will be required to be an 8-inch loop to provide adequate coverage for multiple buildings.

11. The main office/bus repair building to be provided with a code compliant fire suppression system at the earliest of any of the following events: a) significant alteration (not maintenance) or any additions to the main building requiring a building permit b) at the time building permits are issued for construction of other buildings on the site or c) by June 1, 2023.

12. The remaining two storage buildings will not require fire suppression at this time as they are expected to be removed to make way for new larger bus storage garage (shown in concept).

13. This site has never paid Park Dedication as part of its development. This approval is almost exclusively about adding additional parking rather than a significant building expansion. Because of that park dedication has not been added as a condition. However at the time any of the "future buildings" are proposed it would be appropriate to calculate and collect Park Dedication as part of those permits.

Motion by Commissioner Goracke to recommend approval of Planning Case 17-0042B the 12.5 foot variance to the required 25-foot front yard parking setback standard along Xylite Street based on the following rationale:

Case 17-0042B:

1. The applicant is not being given any special privilege by granting the Variance, as many other existing older sites in the City have been granted similar setback variance approvals in order to properly use or redevelop older nonconforming sites.

2. The variance is critical for the redevelopment of this site based on the need for reasonable and adequate turning movements of buses.

3. The granting of the variance will not be detrimental to the ordinance because the variance is being used as a redevelopment tool.

4. The variance requested is the minimum necessary to achieve the re-development goals of the property.

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

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

Chair Ouellette noted this would be on the agenda of the April 5, 2018 City Council meeting.

4.7

Public Hearing Case File No. 18-0003 // Lennar Corporation //
12944 Lever Street NE

The applicant is requesting the following:

- a) A Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 38.24 acres.
- b) Preliminary Plat to subdivide 38.24 acres into 56 single family lots and 5 outlots to be known as Woodridge.
- c) A Conditional Use Permit to allow for the construction of 56 single family lots in a DF (Development Flex) zoning district

Attachments: [Woodridge - Attachments.pdf](#)

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 18-0003 was opened at 7:46 p.m.

Paul Tabone, Lennar Corporation, introduced himself to the Commission and thanked them for their consideration.

The public hearing was closed at 7:47 p.m.

Chair Ouellette requested further information on the phasing of this project.

Mr. Tabone stated it was his hope Phase I would be completed this summer along with the improvements planned for Lever Street.

Motion by Commissioner Olson to recommend approval of Planning Case 18-0003A a Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 38.24 acres based on the following rationale:

Case 18-0003A:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments. The standards will create an attractive benchmark of quality multi-family homes with desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

Motion by Commissioner Olson to recommend approval of Planning Case 18-0003B a Preliminary Plat to subdivide 38.24 acres into 56 single family lots and 5 outlots to be known as Woodridge based on the following conditions:

Case 18-0003B:

1. All local public streets require dedication of 60 feet of right-of-way and

shall be constructed to 29 feet back to back of width.

2. All streets will follow the Anoka County street name grid system.
3. Plans and specifications must be approved by the City prior to start of construction.
4. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
5. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
6. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity 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.
7. A six-foot concrete sidewalk must be placed on the west side of proposed Street A. A ten-foot bituminous trail must be constructed by the developer on Outlot B to eventually access the City's open space.
8. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
9. The developer shall be responsible for assessments for trunk sanitary sewer, water main, and Lever Street improvements for City Project No. 17-07.
10. Trunk Sanitary Sewer area charges become due with platting for upland acreage. The 2018 rate of \$6,632/acre for Sanitary Sewer District 7 will apply to all upland acreage if platted in 2018.
11. The development plan shall indicate all structures will be protected from flooding.
12. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
13. RCWD and CCWD permits are required prior to City approval of construction plans and specifications.
14. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

15. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.\

16. Park dedication will be required for the 56 new lots being constructed at the rate of \$4,320 per unit, for a total park dedication fee of \$241,920 if paid in 2018. This amount must be paid prior to releasing the plat mylars for recording at Anoka County. The developer will not receive a credit for constructing the small section of trail in Outlot B.

17. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along the west side of Lever Street (Outlot C).

19. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

20. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

21. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

22. All development signage by separate review.

23. Approximately 24 acres will be disturbed during construction and the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. This would mean that 192 trees would be required for tree replacement purposes. The developer has proposed a total of 178 tree within this development, including individual lot landscaping. Prior to the release of the final plat mylars the developer will need to present an overall plan that includes 192 trees. This can be accomplished by adding the additional trees to the plan or oversizing a portion of the trees provided on the current plan.

24. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

Motion by Commissioner Olson to recommend approval of Planning Case 18-0003C a Conditional Use Permit to allow for the construction of 56 single family lots in a DF (Development Flex) zoning district based on the following conditions:

Case 18-0003C:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

1. Front yard setback - 20 feet
2. Side yard setback - 7.5 feet for house and 7.5 feet for garage.
3. Corner side yard setback - 20 feet.
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,900 square feet for a single level.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP. Use of premium materials such as brick, natural stone, stucco, cementious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.

11. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.

12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.

13. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Corner lots shall contain an additional yard tree.

14. Developer to execute and record, where deemed appropriate by the City Engineer, with the sale of single family lots, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

15. All development entrance signage by separate permit.

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

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

Chair Ouellette noted this would be on the agenda of the April 5, 2018 City Council meeting.

4.8

Update on 2040 Comprehensive Plan

Breann Rothstein, WSB, provided the Commission with an update on the 2040 Comprehensive Plan. It was noted WSB has been working with City Staff and all citizen boards and commissions over the last year and has developed a draft plan that incorporates the comments and suggestions of these groups. She explained the draft Comprehensive Plan was available on the City's website. She commented further on the chapters included within the plan that address Natural Resources, Housing, Economic Development, Land Use, Parks, Trails & Recreation and Transportation.

Ms. Rothstein explained once the Planning Commission has reviewed the draft plan an open house will be held on March 22nd for the Community to review and comment on the draft plan. That open house will be held in the Cloverleaf Commons room from 6:00 p.m. to 7:00 p.m. The Planning Commission will once again review the plan and hold a public hearing on May 8th. The City Council is scheduled to review and act on the plan on June 7th, with formal submittal to the Metropolitan Council after that date.

Chair Ouellette thanked Ms. Rothstein for her update on the Comprehensive Plan.

Discussed.

Adjournment

Motion by Commissioner York to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Goracke. The motion passed 6-0. Adjournment time was 8:07 p.m.

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