



# 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.*

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Tuesday, December 11, 2018

7:00 PM

Council Chambers

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### 1. Call To Order

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, December 11, 2018. Chair Ouellette called the meeting to order at 7:00 p.m.

### 2. Roll Call

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

**Present:** 7 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern

### 3. Approval of Minutes

## November 13, 2018 Planning Commission Minutes

**Attachments:** [111318 Unapproved](#)

**Motion by Commissioner Homan to approve the minutes of November 13, 2018, as presented. Motion seconded by Commissioner Halpern. The motion passed 7-0.**

**Aye:** 7 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern

### 4. Open Forum for Citizen Input

None.

None.

## 5. New Business

### 5.-1 Tabled Case File No. 18-0067 // Sunset Pond 3rd Addition // 11943 Lever Street NE

The applicant is requesting the following:

- a) Rezoning of a .86 acre parcel (Lot 2) from FR (Farm Residential) to R-1A (Single Family).
- b) Preliminary plat approval to subdivide 46.02 acres into two (2) lots and one (1) outlot to be known as Sunset Ponds 3rd Addition.

**Attachments:**     [Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 18-0067 was opened at 7:08 p.m.

Chair Ouellette reported Steven Mosley 11879 Lever Street sent an email to staff.

Bob Koch, 11985 Lever St NE, stated he was a co-owner in the land that was being discussed. He discussed the history of this property and reported Dennis and Arlyce Richardson only own 10 of the 46 acres that were being proposed for subdivision. He explained if this item was approved, his land would become landlocked. He stated he does not want this to happen. He requested that his name be included on this Planning Case with Dennis and Arlyce. He stated he does not agree to the proposed property lines and recommended the Commission deny the request.

Chair Ouellette asked if Mr. Koch's name would appear on the deed for this land.

Mr. Koch stated his name would not be on the deed but reported he bought 68 acres of land in 1996 from Bob Dean. He explained Dennis and Arlyce took the outlot after discussing this land purchase with the City. He commented further on how his property would be landlocked if this Planning Case were approved.

Chair Ouellette questioned if staff was aware of this concern.

Associate Planner, Shawn Kaye explained this was new information to her. She stated she did not understand how Mr. Koch's property would be landlocked.

Mr. Koch stated he understood he needed further information from Dennis and Arlyce but explained he did not support the request before the Planning Commission. He indicated he learned about this Planning Case on Saturday and has not had time to work through all of his concerns.

Associate Planner, Shawn Kaye reported the Planning Commission could still make a recommendation for this Planning Case and noted Mr. Koch would have time to discuss this matter further with the applicant and City staff prior to the City Council considering this matter.

Mr. Koch stated he did not agree to this given the disappointing action he has had with the City Council in the past. He commented further on how his property was impacted by previous Council actions. He requested action on this item slow down so that the neighbors can better understand what was being proposed.

Associate Planner, Shawn Kaye explained the property in question was zoned LDR (Low Density Residential) and could support a single-family home with sewer and water. She indicated the applicant has the right to request development of their property.

Mr. Koch understood the applicant had the right to develop their property but noted the applicant was not the only property owner for this parcel. He stated he could bring people to City Hall testify to this.

Commissioner Goracke asked if this had ever happened before. He commented that the discrepancy being discussed was a civil matter.

Mr. Koch suggested this matter be delayed to January to allow for further information to be gathered for this Planning Case.

Associate Planner, Shawn Kaye reported this was an option available to the Planning Commission.

Mr. Koch indicated he would be able to gather a great deal of information from the applicant in one month.

Commissioner York stated because of the unique circumstances in this Planning Case, he would support the item being tabled to January.

Rocky Chapin, 11845 Lever Street NE, asked how the City defined personal use for a Conditional Use Permit.

Chair Ouellette explained this allowed for personal storage within a garage.

Mr. Chapin encouraged the City to investigate the action that was occurring at the applicant's garage as there was a business that was operating out of the garage. He commented Outlot A would only have one ingress and egress if the request before the Commission were approved.

Project Coordinator, Tom Scott commented on how Outlot A could potentially develop in the future given the level of wetlands on this property. He indicated development was unlikely but not impossible.

Adam Beck, 11982 Lever Street NE, asked if any aesthetic review was considered by the City for planning requests. He stated he did not understand how a house would be shoe-horned onto the proposed lot. He explained the proposed lot was very narrow and would be an odd place for a house.

Chair Ouellette reported R-1A had minimum lot size and house size requirements.

Associate Planner, Shawn Kaye explained the proposed lot was larger than it appeared. She commented further on the proposed house pad and how the existing accessory building would be 25 feet from the lot line.

Jennifer Beck, 11982 Lever Street NE, commented on the building standards within the neighborhood and encouraged the City to investigate if a business was operating out of the garage.

Associate Planner, Shawn Kaye reported the City was aware of this concern and discussions have been held with the property owner. She explained the property owner was intending to move or this would become a code enforcement issue.

Ms. Beck stated she also had concerns with traffic on Lever Street and 119th. She noted that future development on the outlot would only compound this concern.

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

**Motion by Commissioner York to table action on Planning Case 18-0067 to the January 8, 2019 Planning Commission meeting. Motion seconded by Commissioner Goracke. The motion passed 7-0.**

**Aye:** 7 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern

## **6. Old Business**

None.

None.

### **Adjournment**

**Motion by Commissioner Olson to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Halpern. The motion passed 7-0. Adjournment time was 7:31 p.m.**

**Aye:** 7 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Goracke, Commissioner Olson, Commissioner Ponds, and Commissioner Halpern