



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, January 8, 2019

7:00 PM

Council Chambers

1. Call To Order

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, January 8, 2019. 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: 5 - Chair Ouellette, Commissioner Homan, Commissioner York, Commissioner Olson, and Commissioner Halpern

Absent: 2 - Commissioner Goracke, and Commissioner Ponds

3. Approval of Minutes

December 11, 2018 Planning Commission Minutes

Attachments: [121118 Unapproved](#)

Motion by Commissioner Olson to approve the minutes of December 11, 2018, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0.

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

4. Open Forum for Citizen Input

None.

None.

5. New Business

None.

None.

6. Old Business**6.-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 7:04 p.m.

John Dobbs, 2453 Skyline Drive in Bloomington, explained he was a representative for the applicant. He apologized for not being at the last Planning Commission meeting. He reported all concerns that were raised at the last meeting have been addressed.

The public hearing was closed at 7:05 p.m.

Motion by Commissioner Olson to recommend approval of Planning Case 18-0067A the rezoning of a .86-acre parcel (Lot 2) from FR (Farm Residential) to R-1A (Single Family) based on the following conditions:

Case 18-0067A:

- 1. The rezoning allows the property owner to meet the intent of the Northeast Area Plan amendment by creating an urban scale lot while preserving the balance of the property for an existing home and future development.**
- 2. The rezoning reflects lot creation for Lot 2 with reasonable urban scale standards that are consistent with platting of the neighborhood.**

Motion by Commissioner Olson to recommend approval of Planning Case 18-0067B the preliminary plat to subdivide 46.02 acres into two (2) lots and one (1) outlot to be known as Sunset Ponds 3rd Addition based on the following conditions:

Case 18-0067B:

1. Standard drainage and utility easements must be dedicated along all lot lines, wetlands and storm water features.
2. With platting, connection charges for City sanitary sewer and water become due for Lot 2. The 2018 rates for the charges are (per lot): sanitary trunk, \$1,873; sanitary lateral, \$4,858; sanitary service, \$819; water lateral, \$4,512; and water service, \$1,101, for a total of \$13,163. When future subdivisions or utility connections occur on Lot 1 or on Outlot A, the properties will be subject to connection charges for trunk sanitary sewer, lateral sanitary sewer and service, and lateral water and service.
3. Park dedication to be paid for one lot at the 2019 rate of \$4,449 per unit. The total park dedication fee is \$4,449.
4. The existing accessory building on Lot 1 is permitted as a part of the existing CUP (granted in 2013) (Res. 13-095) and is required to be used for personal use only. The creation of Lot 2 creates a setback of only 25 feet from the property line for the accessory building. The sheltering of domestic farm animals (horses included) requires the building to be setback from the property line 50 feet. Therefore, animals will not be permitted to be sheltered in the existing accessory building.
5. The applicant to coordinate with private utility companies, i.e., cable, electric, gas, and telephone, for underground services for the new home.
6. Standard WAC (Water Availability Charges) and SAC (Sewer Availability Charges) to be paid with each building permit.
7. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
8. As-built surveys will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
9. 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 Sunset Ponds 3rd Addition.

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

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

Chair Ouellette noted this would be on the agenda of the February 7, 2019 City Council meeting.

Adjournment

Motion by Commissioner Halpern to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner York. The motion passed 5-0. Adjournment time was 7:09 p.m.

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