



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, April 9, 2019

7:00 PM

Council Chambers

1. Roll Call 2018/2019 Planning Commission

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, April 9, 2019. Chair Ouellette called the meeting to order at 7:00 p.m.

Staff Present: Shawn Kaye, Associate Planner
Elizabeth Showalter, Planning and Economic Development Technician
Cathy Sorensen, City Clerk
Tom Scott, Project Coordinator

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

Absent: 1 - Commissioner York

2. Approval of Minutes

Approval of February 12, 2019 Planning Commission Minutes

Attachments: [021219 Unapproved](#)

Motion by Commissioner Halpern to approve the minutes of February 12, 2019, as presented. Motion seconded by Commissioner Homan. The motion passed 6-0.

Aye: 4 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, and Commissioner Halpern

3. Old Business

4. 2018/2019 Planning Commission Adjourns Sine Die

Chair Ouellette adjourned the 2018/2019 Planning Commission Sine Die to complete the Oath of Office at 7:02 p.m.

Motion by Commissioner Halpern to adjourn the 2018/2019 Planning Commission Sine Die. Motion seconded by Commissioner Homan. The motion passed 6-0.

Aye: 4 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, and Commissioner Halpern

4.-1 Administration of Oaths of Office - Maisa Olson, Daphne Ponds and Daniel York

The Oath of Office was administered by the city clerk to Commissioners Maisa Olson and Daphne Ponds.

4.-2 Resumption of Adjourned Meeting

Chair Ouellette reconvened the meeting at 7:03 p.m.

4.-3 Roll Call - 2019/2020 Planning Commission

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

Absent: 1 - Commissioner York

5. New Business

**5.-1 Public Hearing Case File No. 19-0010 // Troy Halverson // 2827
107th Avenue NE**

The applicant is requesting a waiver of platting to divide a 1.24 acre parcel into a 0.40 acre and 0.84 acre parcel.

Attachments: [Attachments](#)

The report to the Planning Commission was presented by Elizabeth Showalter, Planning and Economic Development Technician. The public hearing for Case File 19-0010 was opened at 7:06 p.m. As no one wished to appear, the public hearing was closed at 7:06 p.m.

Motion by Commissioner Olson to recommend approval of Planning Case 19-0010 based on the following conditions:

Case 19-0010:

- 1. Establishment of a five-foot-wide drainage and utility easement on both sides of the new internal lot line and vacation of excess easement, as depicted in the proposed site plan prior to the city's signature on the waiver of platting documents for recording at Anoka County.**
- 2. Removal or relocation of any fence on "Parcel A" is required prior to the**

city's signature on the waiver of platting documents for recording at Anoka County.

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.

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

Aye: 4 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, and Commissioner Halpern

Chair Ouellette noted this would be on the agenda of the May 6, 2019 City Council meeting.

5.-2

Public Hearing Case File No. 18-0047 // Twin Cities Transport & Recovery // 3760/3860 Flowerfield Road

The applicant is requesting the following:

- (a) Comprehensive plan amendment amending the land use from CC (Community Commercial) to HI (Heavy Industrial) for Parcel A/West 33 feet of Parcel B.
- (b) Rezoning from B-2 (Community Commercial) to I-2 (Heavy Industrial) for Parcel A/West 33 feet of Parcel B and from I-2A (Heavy Industrial) to I-2 (Heavy Industrial) for Parcel C.
- (c) Waiver of Platting to adjust the lot line (Parcel B) 33 feet between two properties to allow the 33 feet to be combined with the parcel to west (Parcel A).

Attachments: [Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 18-0047 was opened at 7:11 p.m.

Coreen Evenson, 3903 88th Lane NE, expressed concerns with how this industrial business was planning to expand adjacent to her residential home. She stated she did not want to view a bunch of trucks outside of her home. She questioned if the city had additional information regarding the proposed fencing, the fence height and proposed landscaping plan. She feared that her home value would be decreased through the proposed business expansion.

Associate Planner, Shawn Kaye reported the business would not be allowed to park trucks on Parcel A, only passenger vehicles.

Ms. Evenson asked if the zoning for the church property would change.

Chair Ouellette reported the church property zoning (where existing church building is located) would remain B-2 (Community Commercial).

Lois Schneider, 3914 88th Court NE, questioned why the business was requesting an I-2 zoning for a portion of the church property.

Associate Planner, Shawn Kaye explained this would allow the business to park and store towed automobiles on Parcel A. She indicated the applicant would be responsible for combining Parcel A with Parcel C, the two I-2 zoned lots.

Katie Allen, 3890 88th Court NE, commented the towing company was open 24/7. She feared how her quality of life would be impacted by the business expansion noting additional cars would be brought to this site. She stated she was being noised out of her house by the industrial uses and airport.

Chair Ouellette explained the business property was already zoned I-2 and was operating within city code requirements. He indicated Parcel A would be zoned I-2 and not I-2A.

Ms. Allen asked if the applicant would be doing anything to assist in cutting down the noise generated by the business.

Associate Planner, Shawn Kaye explained the applicant would be installing a chain link fence with slates to the rear of the property and a board on board fence from the front.

Ms. Allen stated she feared that the proposed business expansion would bring down the value of her property.

Chair Ouellette reiterated that the business was already operating a towing company on Parcel C and would simply be expanding the site.

Ms. Allen questioned if the city had noise ordinances in place to address her concerns.

Chair Ouellette encouraged Ms. Allen to contact city staff tomorrow to learn more about the city's noise ordinance.

Associate Planner, Shawn Kaye explained the noise that would be generated by this business would most likely fall within the proper decibel requirements.

Bethany Redzic, 3887 88th Court NE, commented she lived in the cul-de-sac

behind the church. She asked where the fence and lights would be installed for the new parking lot. She questioned if the lighting would be on 24/7. She stated she was concerned with the fact the parking lot expansion, the undesirable fencing and additional lighting would be viewable from her home.

Chair Ouellette reviewed the location of the fencing for the parking lot.

Associate Planner, Shawn Kaye stated she anticipated the lighting would be on 24/7 for security purposes. She noted the lighting would be downlit and shielded so as not to spill onto adjacent properties. She reported the applicant would have to provide the city with a photometric lighting plan.

Ms. Redzic stated she feared her property value would be impacted by the proposed business expansion. She explained her home was already surrounded by a great deal of noise and now this was moving even closer to her property.

Adel Redzic, 3887 88th Court, reported he loved his neighborhood and loved his neighbors. He stated he already had a break in at his home. He expressed concern with the fact crime in his neighborhood could increase, as he knew impound lots were targets for break ins.

Ms. Redzic asked if the business could expand onto the entire church property.

Chair Ouellette explained the church property was zoned B-2 (Community Commercial) and would not allow for a towing business.

Charles Miller, 3831 Flowerfield Road in Lexington, commented on the water concerns this property has had. He feared that additional blacktop and vehicles parked on this property would only compound the drainage concerns. He encouraged the city to increase speed enforcement along Flowerfield Road.

Chair Ouellette encouraged Mr. Miller to contact the Police Department.

Project Coordinator, Tom Scott commented the applicant has been working with the watershed district in order to address the drainage concerns on this property.

John Burck, 8729 Lincoln St NE, requested further information regarding the drainage ditch and water runoff between the two properties.

Project Coordinator, Tom Scott reported the drainage ditch would be piped between the two properties.

John Urbanski, 8740 Hamline Ave, stated he has lived in his home for the past 30

years. He commented on the number of break ins he has witnessed at Auto Medics. He explained he was concerned with the fact tow trucks would be now driving further east down Flowerfield Road. He did not believe Hamline was rated for large tow trucks. He stated for the record the applicant has been storing trucks on Parcel A all winter. He explained he feared the church property would be zoned I-2 in the future and noted this would adversely impact his property value.

Chair Ouellette encouraged the neighbors to speak to the church.

Mr. Urbanski explained he was also very concerned about the water drainage on this property.

Chair Ouellette encouraged Mr. Urbanski to discuss these concerns with the Rice Creek Watershed District noting the applicant had received approval from the watershed district.

Ms. Allen questioned why trees on Parcel A would be removed.

Project Coordinator, Tom Scott explained trees would be removed for the drainage ponding on the site.

Ms. Allen requested further screening be provided by the applicant given the fact trees would be lost.

Chair Ouellette encouraged Ms. Allen to attend the City Council meeting on May 6th to voice her concerns regarding this business expansion.

Lee Olson, 4074 Flowerfield Road, expressed concern with how the local groundwater would be contaminated by the towing company through the parked cars. She noted many of these vehicles could be damaged in traffic accidents and would be leaking gas, oil or antifreeze onto the parking surface. She encouraged the city to consider this further in order to protect the safety of the neighborhood. She recommended the applicant work with the EPA and that an environmental impact study be completed. She expressed concern with the fact none of the neighbors living along Flowerfield Road in Lexington were sent notifications from the city of Blaine. She reported the towing company has already been parking trucks on church lot. She stated she feared how her property value would be impacted by the proposed business expansion and indicated she did not want large trucks driving on her new road.

Mr. Miller asked if the applicant had a lighting plan in place.

Chair Ouellette reported the city would require to the applicant to have a lighting

plan.

The public hearing was closed at 7:46 p.m.

Chair Ouellette requested comment from the applicant regarding the concerns that have been raised by the neighbors. He asked if the backup alarms on the tow trucks could be disabled.

Pat McNeal, Safety Director and representative for Twin Cities Transport, explained the backup alarms on the tow trucks could be disabled.

Commissioner Ponds questioned why the business was expanding the parking area.

Mr. McNeal stated the expanded parking area would give the business more room. He commented on the amount of business he provided to the local police departments. He noted he did not want his current parking lot to be so full that customers had no where to park.

Chair Ouellette asked if additional berming could be added.

Curt Strandlund, Classic Construction, commented on the landscaping plan for Twin Cities Transport. He stated the site did not have room for additional berming. He discussed the trees that would be planted along the eastern property line and noted a seven-foot fence would be installed.

Commissioner Ponds requested further information regarding the agreement details that were in place with the church.

Mr. McNeal stated a one-year lease had been agreed upon at this time.

Marilyn Vogle, Sonlight Church Board Secretary, explained the church currently has an interim pastor, which meant she was in charge. She reported the church had no intention of leaving the property at this time. She noted her church has a small congregation and has not been using the full parking lot. She explained Twin Cities Transport offered a great solution to the church as she would now be able to make some investments into the church property.

Commissioner Olson asked for comment from the applicant regarding leakage from the parking lot.

Mr. McNeal reported any vehicle that is leaking is contained immediately. He explained all other water runoff has been addressed with the watershed district.

Commissioner Goracke asked how long Twin Cities Transport had been in business.

Mr. McNeal stated he has been in business for the past 30 years and has six different locations. He explained he has been in operation in Blaine for the past four years.

Commissioner Halpern requested further comment from staff on the landscaping plan.

Associate Planner, Shawn Kaye reviewed the landscaping plan with the Commission.

Commissioner Halpern questioned if the applicant would consider installing a board on board fence, instead of a chain link fence along the rear property line.

Mr. McNeal stated this was something he could consider. He commented further on how well kept his existing property was.

Chair Ouellette encouraged the applicant to meet with the neighbors after the meeting.

Commissioner Olson stated she heard the concerns that were voiced by the resident's but noted this was a business already in operation in Blaine. She explained she understood the church would be bettered by this project. She commented overall, she supported the proposed parking area expansion.

Commissioner Halpern suggested additional plantings be considered on the southwest corner of Parcel B.

Motion by Commissioner Halpern to recommend approval of Planning Case 18-0047A the Comprehensive Plan Amendment from CC (Community Commercial) to HI (Heavy Industrial) for Parcel A/West 33 feet of Parcel B based on the following rationale:

Case 18-0047A:

1. The proposed land use designation of (HI) Heavy Industrial would be consistent with the proposed rezoning, and the (HI) Heavy Industrial land use designation of adjacent sites.

Motion by Commissioner Halpern to recommend approval of Planning Case 18-0047B the rezoning from B-2 (Community Commercial) to I-2 (Heavy Industrial) for Parcel A/West 33 feet of Parcel B and from I-2A (Heavy Industrial) to I-2 (Heavy Industrial) for Parcel C based on the following conditions:

Case 18-0047B:

1. The proposed I-2 zoning is consistent with the zoning of adjacent properties.

2. The proposed 1-2 zoning will allow the reuse of an existing site.

Motion by Commissioner Halpern to recommend approval of Planning Case 18-0047C the waiver of platting based on the following conditions:

Case 18-0047C:

1. The waiver of platting must be recorded with Anoka County with the parcel to be acquired from Parcel B (west 33 feet) combined as one tax parcel with Parcel A and Parcel C at the Anoka County Recorder's Office.

2. 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.

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

Aye: 4 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, and Commissioner Halpern

Chair Ouellette noted this would be on the agenda of the May 6, 2019 City Council meeting.

Adjournment

Motion by Commissioner Olson to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Goracke. The motion passed 6-0.

Adjournment time was 8:05 p.m.