



# 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, July 9, 2019

7:00 PM

Council Chambers

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### 1. Roll Call

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

Also present was Adjunct Member Drew Brown.

Staff Present: Shawn Kaye, Associate Planner

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

**Absent:** 1 - Commissioner York

### 2. Approval of Minutes

#### 2.-1

Approval of June 11, 2019 Planning Commission Minutes

**Attachments:** [Minutes 6/11/19](#)

The minutes from June 11, 2019 will be approved at the August Planning Commission meeting.

**Tabled.**

### 3. Old Business

None.

None.

### 4. New Business

4.-1

Public Hearing Case File No. 19-0031 // Menard, Inc. // 1501 101st  
Avenue NE

The applicant is requesting a waiver of platting for a 2.79 acre parcel to be divided into a one (1) acre parcel (Tract A) and to be combined with the Menards site to the north and a 1.79 acre parcel (Tract B).

**Attachments:**     [Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 19-0031 was opened at 7:05 p.m.

Tyler Edwards, Representative for Menards, introduced himself to the Commission and explained he was available for questions.

The public hearing was closed at 7:06 p.m.

**Motion by Commissioner Goracke to recommend approval of Planning Case 19-0031 based on the following conditions:**

**Case 19-0031:**

- 1. Tract A will not be permitted to have a building permit issued on the parcel as it will be re-platted with the Menards property to the north as an Outlot. Tract A is proposed to be used for storm ponding.**
- 2. Tract A is required to be combined with the parcel to the north as it is not a buildable lot and has no access (frontage on a public right of way).**
- 3. Park dedication will not be required on Tract A as it will be platted into an outlot for storm ponding.**
- 4. A 10' wide easement must be placed over the existing storm pipe.**

**Motion seconded by Commissioner Halpern. The motion passed 6-0.**

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

Chair Ouellette noted this would be on the agenda of the August 5, 2019 City Council meeting.

4.-2

Public Hearing Case File No. 19-0008 // Menard, Inc. // 10251  
Baltimore Street NE

The applicant is requesting the following:

- a) Conditional use permit amendment to allow construction of a new warehouse building located south of the existing warehouse building in a PBD (Planned Business District) zoning district.
- b) Preliminary plat to subdivide a 21.2-acre parcel into an approximately 16.2 acre site for Menards, a 1.8 acre parcel for an existing industrial building and two outlots for drainage and ponding areas.

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

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 19-0008 was opened at 7:10 p.m.

Tyler Edwards, Representative for Menards, explained all Menards across the country are being expanded and refreshed. He commented further on the proposed internal remodeling that would occur along with the warehouse expansion. He described how Menards was working to meet the changing needs of its customers.

The public hearing was closed at 7:12 p.m.

**Motion by Commissioner Olson to recommend approval of Planning Case 19-0008A a conditional use permit amendment to allow construction of a new 16,166 square foot warehouse building located south of the existing warehouse building in a PBD (Planned Business District) zoning district based on the following conditions:**

**Case 19-0008A:**

- 1. No outside display or storage of products except in the enclosed outdoor storage yard is allowed at any time on site. This includes any type of garden sales.
- 2. Site, buildings, and landscaping to be constructed consistent with submitted materials made part of this Conditional Use Permit application.
- 3. Site plan approval required prior to site work and building permits.
- 4. Permanent signage requires a separate permit approval process.
- 5. 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 40 feet.
- 6. This amendment is in addition to and does not replace Resolution No. 02-147.

**Motion by Commissioner Olson to recommend approval of Planning Case 19-0008B a preliminary plat to subdivide a 21.2-acre parcel into an approximately 16.2-acre site for Menards, a 1.8-acre parcel for an existing**

industrial building and two outlots for drainage and ponding areas based on the following conditions:

**Case 19-0008B:**

1. Storm water calculations must be submitted that indicate storm water discharge from the site does not exceed the predevelopment discharge rate.
2. Existing storm sewer will require to be placed in an easement.
3. No site work will be allowed until a CCWD permit has been obtained.
4. Erosion control measures must be indicated on the final grading plan and all silt fence must be in place prior to start of grading operations.
5. Grading may not begin until the city has approved a final grading plan that indicates all requested information.
6. A National Pollutant Discharge Elimination System (NPDES) permit is required from the Minnesota Pollution Control Agency (MPCA.)
7. All internal utilities shall be maintained privately by the development association, including storm water detention/treatment basins and restoration wetlands.
8. Park dedication is required for 1.2 acres (portion of Lot 1 Block 1 that was previously an Outlot) at the rate in effect at the time of final plat. The 2019 commercial rate is \$8,704 per acre for a total of \$10,444. This amount must be received by the city prior to release of the plat for recording.
9. The lot split (RLS) subdividing the existing parcel on 101st Avenue must be recorded prior to releasing the final plat for recording with Anoka County.
10. Separate fire lines and domestic water services are required for each structure from the water main lateral lines to each structure.
11. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
12. Dedication of utility and drainage easements along lot lines, over restoration wetlands, and storm water treatment/detention areas.
13. Developer shall process a Letter of Map Revision with FEMA.

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

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

Chair Ouellette noted this would be on the agenda of the August 5, 2019 City Council meeting.

**4.-3**

**Public Hearing Case File No. 19-0033 // City of Blaine**

The city is proposing a code amendment to the PBD (Planned Business District) zoning district to add ground mounted solar as an accessory use.

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

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 19-0033 was opened at 7:15 p.m. As no one wished to appear, the public hearing was closed at 7:15 p.m.

Chair Ouellette stated he supported the proposed code amendment.

**Motion by Commissioner Ponds to recommend approval of Planning Case 19-0033 based on the following conditions:**

**Case 19-0033:**

**1. The City and its comprehensive plan have indicated support for alternative energy sources and the code amendment will help achieve this goal.**

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

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

Chair Ouellette noted this would be on the agenda of the August 5, 2019 City Council meeting.

**4.-4**

Public Hearing Case File No. 19-0005 // Aveda Campus Addition //  
4900 Pheasant Ridge Drive

The applicant is requesting the following:

- a) Preliminary plat approval to replat several parcels currently occupied by the Aveda Corporation into one (1) lot.
- b) Conditional use permit for a freestanding solar installation located on the southwest corner of 4000 Pheasant Ridge Drive NE (Aveda Campus) and Lexington Avenue.

**Attachments:**     [Attachments](#)

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 19-0005 was opened at 7:20 p.m.

Alex Guest, Cedar Creek Energy, explained his company had been selected by Aveda to install a solar panel array. He reported the owner of Cedar Creek Energy has lived in Blaine and noted he would be moving his business to Blaine. He indicated this was an exciting project and he looked forward to getting to work in the community.

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

Commissioner Goracke questioned what type of maintenance was required on a solar array.

Mr. Guest commented the pollinator and prairie grasses would have to be mowed on a yearly basis and the panels would have to be cleaned once every five year. He anticipated a service truck would be visiting the solar panels on a quarterly basis.

Chair Ouellette recommended decent sized conifers be planted around the solar array in order to provide adequate screening.

**Motion by Commissioner Olson to recommend approval of Planning Case 19-0005A a preliminary plat to replat several parcels currently occupied by the Aveda Corporation into one (1) lot based on the following condition:**

**Case 19-0005A:**

1. 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 Aveda Campus Addition.

**Motion by Commissioner Olson to recommend approval of Planning Case 19-0005B a conditional use permit for a ground mounted solar installation as an accessory use to the Aveda manufacturing/office facility located on the northeast corner of 4000 Pheasant Ridge Drive based on the following conditions:**

**Case 19-0005B:**

1. Site Plan approval and appropriate permits will be required prior to any work being performed on site. A Site Improvement Performance Agreement and financial guarantee will also be required to cover the site improvements on site.
2. Site to be constructed and panels to be installed as shown on the plans submitted for the conditional use permit application.
3. The applicant is required to install a solid border of six-foot conifer trees on the north and east side of the site along the roadway to provide a natural buffer from passing traffic. The interior of the array must contain native grasses with a pollinator habitat.
4. Any deviation from the plans as presented will require a conditional use permit amendment.
5. The access road must be maintained at all times of the year to provide Fire Department access to the structures.
6. The project will require a permit from the Rice Creek Watershed District.

**Motion seconded by Commissioner Halpern. The motion passed 6-0.**

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

Chair Ouellette noted this would be on the agenda of the August 19, 2019 City Council meeting.

## **Adjournment**

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

**Adjournment time was 7:24 p.m.**

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