



City of Blaine Anoka County, Minnesota Minutes - Final

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, September 10, 2019

7:00 PM

Council Chambers

1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, September 10, 2019. Chair Ouellette called the meeting to order at 7:00 p.m.

Also present was Adjunct Member Drew Brown.

Staff Present: Lori Johnson, City Planner
Elizabeth Showalter, Planning/Economic Development Technician
Tom Scott, Project Coordinator

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

Absent: 1 - Commissioner Halpern

2. Approval of Minutes

2.-1 [TMP 19-368](#) Approval of June 11, 2019 Planning Commission Minutes

Motion by Commissioner Goracke to approve the minutes of June 11, 2019, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0.

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

2.-2 [TMP 19-518](#) Approval of August 13, 2019 Planning Commission Minutes

Motion by Commissioner Homan to approve the minutes of August 13, 2019, as presented. Motion seconded by Commissioner Ponds. The motion passed 5-0.

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

3. Old Business

None.

4. New Business**4.-1 [RES 19-141](#)**

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TOTAL OF 1,175 SQUARE FEET OF ACCESSORY GARAGE SPACE AND A TOTAL OF THREE ACCESSORY STRUCTURES IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT. (TEDDY AND JODY BOURGOIN) (CASE FILE NO. 19-0038/EES)

The report to the Planning Commission was presented by Elizabeth Showalter, Planning/Economic Development Technician. The public hearing for Case File 19-0038 was opened at 7:07 p.m. As no one wished to appear, the public hearing was closed at 7:08 p.m.

Motion by Commissioner Homan to recommend approval of Planning Case 19-0038 based on the following conditions:

Case 19-0038:

- 1. The proposed new detached structure is to generally be located as shown on the attached sketch. The proposed building must meet the minimum 5-foot rear and side yard setbacks.**
- 2. The construction of the garage will be required to meet the requirements of the Uniform Building Code. The soffit and fascia of the overhang, if located closer than 5 feet to the property line, will need to have a fire-resistant rating.**
- 3. The proposed detached garage cannot exceed 576 square feet and the total for all accessory structures cannot exceed 1,175.5 square feet.**
- 4. The existing and proposed garage space can be used for personal storage only, and it may not be used for a home occupation.**
- 5. The materials and colors used on the detached garage must be compatible with the home.**
- 6. There must be a hard surfaced driveway constructed of concrete or blacktop with a minimum width of 8 feet and a minimum setback of 3 feet from the property line. Existing driveway setback to be confirmed at time of final inspection. Any portion of the existing driveway not meeting the setback must be removed prior to the final inspection.**

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

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

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

4.-2 [RES 19-161](#)

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 14,700 SQUARE FOOT FAMILY ENTERTAINMENT CENTER (AMUSEMENT AND RECREATION) IN A B-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT LOCATED AT 2321 124TH COURT NE. NORTHVIEW PROFESSIONAL CONSULTANTS, LLC (WOW KIDS PLAYTORIUM) (CASE FILE NO. 19-0039/EES)

The report to the Planning Commission was presented by Elizabeth Showalter, Planning/Economic Development Technician. The public hearing for Case File 19-0039 was opened at 7:11 p.m.

Bruce Vonderohe, owner of Primrose, expressed concern with how parking and traffic would flow in and out of this site. He discussed how the school had created a gridlock situation during drop off and pickup times.

Chair Ouellette encouraged Mr. Vonderohe to meet with city staff and school district representatives to address his concerns at the school.

The public hearing was closed at 7:16 p.m.

Motion by Commissioner Olson to recommend approval of Planning Case 19-0039 based on the following conditions:

Case 19-0039:

- 1. All site and landscaping requirements must be constructed as shown on the plans presented for the conditional use permit approval with all required staff changes included on the plans.**
- 2. The landscaping and building must meet the requirements of the Highway 65 Overlay District.**
- 3. All signage on site, permanent or temporary, must adhere to the signage requirements of the Zoning Ordinance. The site is allowed one 140 square foot free standing sign with a maximum height of 14 feet. Wall signage is allowed on two sides of the building. The mural shown on the attached elevations will be considered signage. All signage is issued under separate permit.**
- 4. The business is to operate as described in the narrative dated August 9, 2019.**
- 5. No activity to be conducted outside of the building.**
- 6. Site plan approval is required with execution of a Site Improvement Performance Agreement and acceptable financial guarantee is required prior to issuance of a building permit or commencement of any work.**
- 7. Payment of SAC and WAC with building permit.**

8. Applicant is required to obtain Coon Creek Watershed District permit prior to any plan approval by the City.
9. All lighting must be downlit and shielded to prevent glare or spill.
10. A dumpster enclosure is required and it must be constructed with materials that are also used on the building.

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

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

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

4.-3 [RES 19-160](#)

GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A NEW PARKING LOT AND USE AN EXISTING PARKING LOT FOR OUTSIDE STORAGE IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT LOCATED AT 10075 XYLITE STREET NE. MCBLAINE PROPERTIES, LLC (MCDONOUGH SEWER SERVICE) (CASE FILE NO. 18-0063/EES)

The report to the Planning Commission was presented by Elizabeth Showalter, Planning/Economic Development Technician. The public hearing for Case File 18-0063 was opened at 7:19 p.m. As no one wished to appear, the public hearing was closed at 7:19 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 18-0063 based on the following conditions:

Case 18-0063:

1. Outdoor storage is limited to the area shown on the site plan presented for approval with this conditional use permit and within the chain link fence.
2. Outdoor storage is limited to the materials described in the narrative dated August 7, 2019.
3. The first 10 trees to be removed on the site must be replaced in accordance with the tree preservation requirements. Replacement trees must be at least 2.5 caliper inch overstory trees or 6-foot high conifers.
4. Site plan approval, a signed Site Improvement Performance Agreement and associated financial guarantee, are required prior to any work being performed on site.
5. Landscape plan depicting the locations and species of proposed replacement trees to be reviewed by staff during the site plan review. The replacement trees should be placed in the setback areas in both front yards of the site where possible-along 101st Avenue and Xylite Street.

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

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

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

4.-4 [RES 19-142](#)

GRANTING A PRELIMINARY PLAT TO SUBDIVIDE A 35 ACRE PARCEL INTO TWO LOTS TO BE KNOWN AS GLIMCHER NORTHTOWN MALL SIXTH ADDITION LOCATED AT 398 NORTHTOWN DRIVE. (WASHINGTON PRIME GROUP) (CASE FILE NO. 19-0035/LSJ)

The report to the Planning Commission was presented by Lori Johnson, City Planner. The public hearing for Case File 19-0035 was opened at 7:26 p.m.

Chair Ouellette noted for the record the Commission received letters from James Nash, Tamara Erickson, the City of Spring Lake Park and the City of Fridley. He reiterated to the residents in attendance that the commission was being asked to approve a subdivision at this time and no details were available regarding the proposed transit hub. He reported neighborhood meetings would be held in the future to address this matter.

Representative Erin Koegel, 366 Sanburnol Drive, stated she understood this was just the plat. She commented that the reason for the plat and proposed subdivision was to accommodate a future transit hub. She indicated she wanted to make sure her voice and the voice of her neighbors was heard. She stated she was very concerned with the proposed location of the transit location.

Dan Buchholtz, City Administrator for the City of Spring Lake Park, stated he was speaking on behalf of the Spring Lake Park City Council and Mayor Nelson. He reported Spring Lake Park has concerns with the proposed location of the transit hub and how it would impact the surrounding neighborhood. He explained there would be increased traffic volumes, along with offensive odors, fumes and vibrations from the bus traffic. He indicated there was a potential for diminished property values and negative impacts to the quality of life for the residents living along Sanburnol Drive. Mr. Buchholtz stated he attended a meeting with mall ownership and Metro Transit this afternoon. He believed there was some hope and that additional steps would be followed prior to this matter moving forward. He encouraged the commission to keep in mind the concerns being voiced by the City of Spring Lake Park when considering the transit hub.

The public hearing was closed at 7:34 p.m.

Motion by Commissioner Olson to recommend approval of Planning Case 19-0035 based on the following conditions:

Case 19-0035:

- 1. Any future uses for Lot 2 will require conditional use permit approval for shared access and parking.**
- 2. 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 Glimcher Northtown Mall Sixth Addition.**

Motion seconded by Commissioner Goracke. The motion passed 4-1 (Commissioner Ponds opposed).

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

Nay: 1 - Commissioner Ponds

Chair Ouellette noted this would be on the agenda of the September 16, 2019 City Council meeting.

Adjournment

Adjournment time was 7:37 p.m.

Motion by Commissioner Ponds to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner Homan. The motion passed 5-0.

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