



# 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.*

*The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.*

*Public comment options prior to the meeting must be received by 4:30 PM on Monday, July 12, 2021. Email comments to: [probinson@BlaineMN.gov](mailto:probinson@BlaineMN.gov) or phone 763-785-6180.*

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Tuesday, June 8, 2021

7:00 PM Council Chambers and due to the COVID-19 pandemic, city meetings will also be held as virtual meetings

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### 1. Roll Call

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, June 8, 2021. Chair Ouellette called the meeting to order at 7:00PM. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Deonauth, Goracke, Halpern, Homan, Olson, Villella, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: None.

Staff Present: Lori Johnson, City Planner  
Teresa Barnes, Project Engineer

**Present:** 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Commissioner Olson, Commissioner Halpern, Deonauth, and Villella

### 2. Approval of Minutes

#### 2.-1

#### Approval of May 11, 2021 Planning Commission Minutes

**Attachments:**     [Unapproved Minutes 051121](#)

**Motion by Commissioner Halpern to approve the minutes of May 11, 2021, as presented. Motion seconded by Commissioner Deonauth. A roll call vote was taken. The motion passed 5-0-2 (Commissioners Homan and Villella abstained).**

**Aye:** 5 - Chair Ouellette, Commissioner Goracke, Olson, Commissioner Halpern, and Deonauth

**Abstain:** 2 - Commissioner Homan, and Villella

**3. Old Business**

None.

**4. New Business**

**4.-1**

**Public Hearing Case File No. 21-0038 // Havenwood of Blaine  
(Kaas Wilson Architects) // 4XX 125th Avenue NE**

The applicant is requesting a conditional use permit for the construction of a 187-unit Senior Living building including Memory Care, Assisted and Independent Living with a zero lot line and shared access in a PBD (Planned Business District) zoning district.

**Attachments:**     [Attachments](#)  
                              [Unapproved Minutes 060821](#)

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0038 was opened at 7:08PM.

Chair Ouellette reported the planning commission received a comment from Kelsey Brodt noting she opposed the project.

The public hearing was closed at 7:09PM.

Sarah Kern, Kaas Wilson Architects, introduced herself to the commission and thanked staff for the thorough staff report. She explained she was available to take comments or questions.

Commissioner Goracke questioned how many people would be employed in this senior living facility.

Anneliese Peterson, Walker Methodist, 3701 Bryant Ave South, Minneapolis, reported this building would require 59 FTE's which would mean there would be about 100 employees with 60% being full time and 40% being part time.

Commissioner Deonauth asked how does the City know if there are too many senior living facilities in Blaine.

City Planner, Lori Johnson explained the city does not complete market

studies, but rather allows the market to tell the City what it needs. She indicated when the City is approached for a new development, these developers have already completed a market study and have done their research.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0038 based on the following conditions:**

**Case 21-0038:**

- 1. This site needs to meet the PBD requirements for exterior materials and the plans submitted for this proposal meets this requirement.**
- 2. The landscaping must also meet the Highway 65 Overlay District requirements because a conditional use permit is required. The landscaping required for this project includes 44 overstory trees, 44 conifer trees and 44 ornamental trees. The plan that has been presented meets these requirements as well as the oversizing requirements of the Highway 65 Overlay District. This plan must be adhered to during the site plan approval process and during construction.**
- 3. All lighting needs to be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. There shall be no building lighting on the west and south sides of the building other than security lighting to prevent glare or spill into the surrounding residential neighborhoods.**
- 4. SAC and WAC payments will also become due prior to the issuance of building permits.**
- 5. The applicant will need to obtain a Coon Creek Watershed District permit prior to city approval of construction plans and specifications.**
- 6. This building will need to be licensed under the City's annual Rental License Program.**
- 7. All signage is issued under a separate permit.**
- 8. The applicant will need to obtain administrative site plan approval that will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.**
- 9. Final plat approval will be required prior to issuance of a building permit.**
- 10. A shared access agreement must be provided due to the shared access/zero lot line associated with the north shared access and the internal private road that leads to the site. This agreement must be submitted prior to issuance of site plan approval.**
- 11. The development of this site must be consistent with the plans submitted for the conditional use permit and with the resolution of approval of the conditional use permit.**
- 12. The developer will need to provide the private road access off Jefferson Street, the private road access off of 125th Avenue (right -in only) and all of the required mitigation measures on 125th Avenue including the left turn lane**

extension for west bound 125th Avenue to southbound Jefferson Street.

**13. The developer will need to remove the 124th Street section (stubbed street) on the west side of the site and install a trail in its location. Specs to be determined via site plan approval.**

**Motion seconded by Commissioner Olson. A roll call vote was taken. The motion passed 7-0.**

**Aye:** 7 - Chair Ouellette, Commissioner Homan, Commissioner Goracke, Olson, Commissioner Halpern, Deonauth, and Villella

Chair Ouellette noted this would be on the agenda of the July 7, 2021 city council meeting.

### **Adjournment**

Motion by Commissioner Olson to adjourn the regular planning commission meeting. Motion seconded by Commissioner Villella. A roll call vote was taken. The motion passed 7-0. Adjournment time was 7:15PM.