



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #: RES 15-104 **Version:** 2 **Name:** 15-22 North Star Auto Body & Glass CUP
Type: Resolution **Status:** Passed
File created: 6/4/2015 **In control:** City Council
On agenda: 6/4/2015 **Final action:** 6/4/2015
Title: GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN INDOOR VEHICLE SHOWROOM/SALES IN A (I-2) HEAVY INDUSTRIAL ZONING DISTRICT AT 2136 108TH LANE NE. NORTH STAR AUTO BODY AND GLASS. (CASE FILE NO. 15-0022/LSJ)
Sponsors: Bryan Schafer
Indexes:
Code sections:
Attachments: 1. North Star Auto Body - Attachments

Date	Ver.	Action By	Action	Result
6/4/2015	2	City Council	Adopted	Pass
5/12/2015	1	Planning Commission	Recommended for Approval	Pass

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN INDOOR VEHICLE SHOWROOM/SALES IN A (I-2) HEAVY INDUSTRIAL ZONING DISTRICT AT 2136 108TH LANE NE. NORTH STAR AUTO BODY AND GLASS. (CASE FILE NO. 15-0022/LSJ)

Planning Commission (Public Hearing)	05/12/15
City Council (Conditional Use Permit)	06/04/15
Action Deadline	06/15/15

The Planning Commission voted unanimously to approve the conditional use permit. Public comment was from one neighbor who supported the request as long as the property remains clean and orderly.

North Star Auto Body and Glass, located at 2136 108th Lane, has requested a conditional use permit that would allow them the ability to have an automobile dealers license at this location. The 5,200 square foot building is a single tenant building. This site is in an I-2 (Heavy Industrial) zoning district, which allows indoor vehicle showrooms and indoor sales only with the issuance of a conditional use permit.

The applicant conducts and auto body and glass business at this location and has outdoor

storage in the rear of the property. This area is fenced in with a wood fence at this time. The applicant also has several damaged vehicles and miscellaneous parts in the parking lot in the front and side of the building. As of May 18th, these items had not been removed.

The outdoor storage in the rear of the building, although disorderly, is allowed in the Heavy Industrial zoning district. However, the storage of damaged vehicles and miscellaneous parts anywhere other than in the fenced area is not allowed. In addition, with the issuance of a conditional use permit for the auto sales, no cars can be advertised or parked for sale outside on site. All vehicles for sale must be inside at all times.

Staff is amenable to recommending approval of the indoor vehicle showroom/sales based on the applicant's ability to clean up the areas of the site not allowed to have the inappropriate outdoor storage and vehicles for sale. Therefore, a condition has been added that requires the applicant to remove all damaged vehicles and miscellaneous parts located in the front/side parking lot, as well as the vehicles for sale in the driveway. The dealer's license application for the State of Minnesota will be signed off and released once this has been accomplished. Additionally, staff will be doing periodic drive-by inspections to ensure that this area does not include the inappropriate storage again in the future. If the inappropriate storage does occur in the future, the issue will be handed over to the City's code enforcement officers.

Once the front/side parking area is cleaned up, the site has plenty of parking to accommodate the size of the building. No further landscaping is required on site as all storage areas are screened with a fence.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Aerial Site Plan

Floor Plan

WHEREAS, an application has been filed by North Star Auto Body and Glass as Conditional Use Permit Case File No.15-0022; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 12, 2015; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on June 4, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.14(y) of the Zoning Ordinance to allow for an indoor vehicle showroom/sales in a (I-2) Heavy Industrial zoning district, at 2136 108th Lane NE, based on the following conditions:

1. There shall be no vehicles for sale outside on site at any time.
2. The applicant to remove all damaged vehicles and miscellaneous parts located in the front/side parking lot, as well as the vehicles for sale in the driveway of this site. The dealer's license application for the State of Minnesota will be signed off and released once this has been accomplished.
3. A site inspection will be conducted every six (6) months to ensure that there are no cars for sale outside, and that there is no outside storage related to the auto repair business in the front/side parking lot for the site.
4. The applicant must adhere to all fire and building codes.

PASSED by the City Council of the City of Blaine this 4th day of June, 2015.