



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-132, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR EXTERIOR STORAGE IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 9250 ISANTI STREET NE. MIDWEST CATV, INC. (CASE FILE NO. 15-0040/EOW)

Planning Commission (Public Hearing)	07/14/15
City Council (Conditional Use Permit)	08/06/15
Action Deadline	08/08/15

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

The applicant, Midwest CATV Inc, is moving into an existing multi-tenant building in the Hokanson Industrial Park and will be occupying all units of the building. The property is zoned I-2 (Heavy Industrial). This use is considered a contractor yard with outside storage, which requires a conditional use permit in the I-2 Heavy Industrial zoning district.

A narrative has been provided by the applicant which discusses how he intends to modify the site and what types of equipment will be stored on the site. The primary use of the new storage will be to hold reels of fiber optic cable in the rear of the site. A standard condition placed on all I-2 outside storage conditional use permit requests is that outside storage must be limited to 12-feet in height.

The building is currently home to Sterling Plastics and is approximately 9,934 square feet in size. The current tenants have several portable storage structures in the rear and side yards of the property. All portable storage units that currently exist on the site are non-compliant and must be removed. The rear of the property currently contains a loading dock and one row of parking. The applicant intends to repurpose the existing loading dock as a storage area, as he states that the business has no use for it. This satisfies the condition of the ordinance requiring all exterior storage to be located in the rear of the property.

The tenant will be fencing this rear outside storage area.

Adequate parking will be provided on-site.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Photo of Proposed Storage Area

WHEREAS, an application has been filed by Midwest CATV, Inc. as Conditional Use Permit Case File No. 15-0040; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 14, 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 August 6, 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(e) of the Zoning Ordinance to allow for exterior storage in an I-2 (Heavy Industrial) zoning district at 9250 Isanti Street NE based on the following conditions:

1. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.
2. The applicant is to submit a site plan application, a site improvement performance agreement and a financial guarantee for any work to be done on the site prior to issuance of a certificate of occupancy.
3. Outside storage must be limited to 12-feet in height.
4. No materials are to be stored outside of the proposed storage area.
5. There shall be no outside storage of anything that is not listed in the narrative attached to this item.
6. All portable storage on the site is to be removed.
7. All lighting on the site must meet the requirements of the zoning ordinance and must be downlit and shielded.
8. All signage (permanent and temporary) is issued under a separate permit.
9. A fence permit is required prior to construction of the proposed fencing.

PASSED by the City Council of the City of Blaine this 6th day of August, 2015.