



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #: RES 12-013 **Version:** 3 **Name:** 11-32 Family Auto Care CUP
Type: Resolution **Status:** Passed
File created: 10/6/2011 **In control:** City Council
On agenda: 2/2/2012 **Final action:** 2/2/2012
Title: CONDITIONAL USE PERMIT TO OPERATE AN INDOOR AUTO
SHOWROOM FOR UP TO FIVE (5) VEHICLES
PER SECTION 31.04(k) OF THE ZONING ORDINANCE
FAMILY AUTO DEALER, LLC
1550 91st AVENUE NE, SUITE 103
CASE FILE NO. 11-0032
Sponsors: Bryan Schafer
Indexes:
Code sections:
Attachments: 1. Attachments.pdf, 2. Public Comment.pdf

Date	Ver.	Action By	Action	Result
2/2/2012	3	City Council	Adopted	Pass
1/10/2012	2	Planning Commission	Recommended for Approval	Pass
10/6/2011	1	City Council	Adopted	Pass

ITEM: 11.1 Development Business - *Bryan K. Schafer, Planning and Community Development Director*

**CONDITIONAL USE PERMIT TO OPERATE AN INDOOR AUTO
SHOWROOM FOR UP TO FIVE (5) VEHICLES
PER SECTION 31.04(k) OF THE ZONING ORDINANCE
FAMILY AUTO DEALER, LLC
1550 91st AVENUE NE, SUITE 103
CASE FILE NO. 11-0032**

Planning Commission Public Hearing: 01/10/12

City Council: 02/02/12

Application Deadline: 02/06/12

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. A written comment was received from another tenant within the complex with concerns about junk storage, dumping issues and junk cars around the complex. *Note: These concerns have been a general site issue in the past but are not currently an issue with this applicant.*

In October of 2011, the Family Auto Care and Transmission applied for and received a conditional use permit to store two to four vehicles outside of their tenant space. These cars pertain to the auto care business. After the approval of this conditional use permit, the applicant approached staff to determine if they could also have an indoor vehicle show room in their tenant space. The I-1 Zoning Ordinance allows this with a conditional use permit, therefore, the applicant is coming forward with that request.

The applicant wishes to have one to five vehicles inside the tenant space that they wish to sell. They will obtain a dealer's license, and the City will sign off on the license with the provisions of the conditional use permit attached to the license.

Nothing else will change with the regard to the auto care business and the conditions of the previous conditional use permit remain unchanged as it is a separate permit.

The applicant must be aware that no cars that offered for sale can be displayed outside of the building at any time. The Zoning Ordinance does not allow outside vehicle sales in this zoning district.

By motion, approve the Resolution.

WHEREAS, an application has been filed by Family Auto Dealer, LLC as Conditional Use Permit Case File No. 11-0032; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on January 10, 2012; and

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

WHEREAS, the Blaine City Council has reviewed said case on February 2, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.04(k) of the zoning ordinance to operate an indoor auto showroom for up to five (5) vehicles based on the following conditions:

1. No vehicles for sale can be stored or displayed outside on site at any time. All vehicles available for purchase must be located inside the building.
2. Resolution 11-0134 will remain unchanged, and the applicant must still abide by all conditions of that resolution.

PASSED by the City Council of the City of Blaine this 2nd day of February 2012.