



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 12-141	Version:	2	Name:	12-34 Your Store
Type:	Resolution	Status:	Passed		
File created:	10/9/2012	In control:	City Council		
On agenda:	11/1/2012	Final action:	11/1/2012		
Title:	GRANTING A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CONSIGNMENT STORE IN A B-1 (NEIGHBORHOOD BUSINESS) ZONING DISTRICT AT 9846 POLK STREET YOUR STORE (TRAVIS MAJZNER). (CASE FILE NO. 12-0034/SLK)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Attachments.pdf, 2. Public Comment.pdf				

Date	Ver.	Action By	Action	Result
11/1/2012	2	City Council	Amended	Pass
11/1/2012	2	City Council	Adopted As Amended	Pass
10/9/2012	1	Planning Commission	Recommended for Approval	Pass

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

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CONSIGNMENT STORE IN A B-1 (NEIGHBORHOOD BUSINESS) ZONING DISTRICT AT 9846 POLK STREET YOUR STORE (TRAVIS MAJZNER). (CASE FILE NO. 12-0034/SLK)

Planning Commission (Public Hearing) 10/09/12
City Council (Conditional Use Permit) 11/01/12
Action Deadline 11/15/12

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing. One written comment was received from a resident who voiced opposition to the application due to concerns with increased traffic and noise.

The applicant, Your Store, is proposing to operate a consignment type store in a tenant space located in a vacant tenant space at 9846 Polk Street. The proposed use is located within the same building as the existing convenience store/Marathon gas station. The B-1 zoning recognizes the close proximity of these small neighborhood based commercial locations to adjacent residential uses and places tight limits on the types of uses allowed. The B-1 does not allow general retail but

does permit “*Specialty Shop*” as a conditional use (CUP). Your Store is proposing to sell new and pre-owned merchandise purchased by and sold on behalf of the store.

It is the long-term goal of the City to maintain a viable business community and volunteer fire department through the installation of automatic fire extinguishing systems. Since the mid 1990’s the City Council has directed that with zoning and conditional use permit applications that the applicant be required to install a fire sprinkler system in the building they wish to occupy. This CUP also carries that recommendation and therefore is consistent with the many prior CUP requests that were proposed to be located within non-sprinkled buildings.

Parking is adequate for this use and there are not any other site related issues to be addressed by the CUP.

All business signage is issued under a separate permit.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Survey

Floor Plan

Narrative

SECTION 30.04(B) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Travis Majzner as Conditional Use Permit Case File No. 12-0034; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on October 9, 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 November 1, 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 30.04(B) of the zoning ordinance to allow for a conditional use permit for operation of a retail consignment store (specialty shop) in a B-1 (Neighborhood Business) zoning district based on the following conditions:

1. Building and Fire review and approval is required prior to any building permits being

issued.

2. Installation of an automatic fire suppression system for the entire building is required. The applicant/owner is granted two years from the time the initial Certificate of Occupancy is issued for Your Store to complete the installation.
3. The applicant must obtain a certificate of occupancy from the Building Inspection Department prior to occupying the site.
4. All signage requires a separate permit.
5. No outdoor storage of any kind is allowed on this site.

PASSED by the City Council of the City of Blaine this 1st day of November 2012.