



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 14-173	Version:	2	Name:	14-47 Blaine Kennels
Type:	Resolution	Status:	Passed		
File created:	9/18/2014	In control:	City Council		
On agenda:	10/2/2014	Final action:	9/18/2014		
Title:	GRANTING A CONDITIONAL USE PERMIT TO BUILD A 1,200 SQUARE FOOT DETACHED GARAGE/ACCESSORY BUILDING IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT FOR THE EXISTING NIGHT WATCHMAN/RESIDENCE ON SITE AT 10193 FLANDERS STREET NE. BLAINE KENNELS, INC. (CASE FILE NO. 14-0047/SLK)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Blaine Kennels - Attachments				

Date	Ver.	Action By	Action	Result
9/18/2014	2	City Council	Adopted	Pass
9/9/2014	1	Planning Commission	Recommended for Approval	Pass

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

GRANTING A CONDITIONAL USE PERMIT TO BUILD A 1,200 SQUARE FOOT DETACHED GARAGE/ACCESSORY BUILDING IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT FOR THE EXISTING NIGHT WATCHMAN/RESIDENCE ON SITE AT 10193 FLANDERS STREET NE. BLAINE KENNELS, INC. (CASE FILE NO. 14-0047/SLK)

Planning Commission (Public Hearing)	09/09/14
City Council (Conditional Use Permit)	09/18/14
Action Deadline	10/02/14

Planning Commission

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

Currently, the applicant operates a boarding kennel, and a dog training area out of an existing 8,800 square foot building. There is also a space provided for a night watchman at the facility. The existing facility and residence was constructed in 1998.

The applicant would like to construct a 1,200 square foot detached garage/accessory space to be used with the operator's residence. The structure would be constructed east of the existing

building. The garage would be used for vehicles, lawn mower, etc.

The garage would be constructed with a rock face block veneer (6 feet high from grade), the upper portion of the structure would be vertical steel panels, and asphalt shingles on the roof.

The existing location of the proposed garage and the drive area to the proposed garage has been disturbed (dirt drive) for additional parking for the residence. This area will need to be seeded and any drive used for access to the proposed garage will need to be hard surfaced.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Elevations

WHEREAS, an application has been filed by Blaine Kennels, Inc. as Conditional Use Permit Case File No. 14-0047; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 9, 2014; and

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

WHEREAS, the Blaine City Council has reviewed said case on September 18, 2014.

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 (h)(n) of the Zoning Ordinance to allow for a 1,200 square foot detached garage/accessory building in an I-1 (Light Industrial) zoning district based on the following conditions:

1. Site plan approval by the Zoning Administrator with submission of detailed site, grading, and building plans.
2. A financial guarantee will be required for the hard surfaced driveway and turf establishment prior to any permits being issued for the site.

PASSED by the City Council of the City of Blaine this 18th day of September 2014.