



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 15-103	Version:	2	Name:	15-06 Gary Carlson Equipment 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 THE OUTDOOR STORAGE OF CONSTRUCTION RELATED MATERIALS, EQUIPMENT RENTAL, OUTDOOR STORAGE OF PROPANE TANKS, AND A ZERO LOT LINE WITH SHARED ACCESS AT 10630 NASSAU STREET. GARY CARLSON EQUIPMENT. (CASE FILE NO. 15-0006/SLK)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Gary Carlson - 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 THE OUTDOOR STORAGE OF CONSTRUCTION RELATED MATERIALS, EQUIPMENT RENTAL, OUTDOOR STORAGE OF PROPANE TANKS, AND A ZERO LOT LINE WITH SHARED ACCESS AT 10630 NASSAU STREET. GARY CARLSON EQUIPMENT. (CASE FILE NO. 15-0006/SLK)

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. There were no comments at the public hearing.

The applicant, Gary Carlson Equipment, is proposing to purchase and occupy a site (10630 Nassau Street) that is located just south of his current business at 10720 Mankato Street. The property is zoned I-2 (Heavy Industrial). The applicant is requesting a conditional use permit to allow outside storage (an expansion of his existing business) and a zero lot line for a shared access.

Carlson Equipment has been located at 10720 Mankato Street since 2007 and they are looking to

expand the site to allow for more storage. The new location is located just to the south of their current building. The applicant is proposing to store equipment to be rented by contractors such as pumps, generators, skid loaders and trench shoring equipment. These items are consistent with what the applicant is storing at their current location. The applicant was granted a conditional use permit in 2007 for outside storage at their current location. The existing building will be retained and remodeled as used as part of the business.

The property will require site plan approval. The site plan identifies hard surface (asphalt) being installed in the front yard and for the drive aisles that will access the stored equipment in the rear yard. The yard area will also include a propane tank and a diesel fuel tank to serve the construction equipment. A 7-foot wood privacy fence will be constructed on the west and south property lines. The chain link fence with privacy slats and gates will remain on the east side of the site.

The site consists of a building on the southeast corner of the site. The building will be used for office purposes and rental equipment showroom. The building exterior will be repainted and additional windows will be added. The “metal” addition on the north side of the existing building will be removed.

The applicant will be providing City sewer and water to the site. Also, a fire sprinkler system will be installed in the building as part of the Certificate of Occupancy and CUP approval.

The applicant has applied to the Coon Creek Watershed District for a permit and will need to provide additional infiltration basins to treat the storm water from the eastern one-quarter of the site.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Grading Plan

Landscape Plan

Floor Plan (2)

WHEREAS, an application has been filed by Gary Carlson Equipment as Conditional Use Permit Case File No. 15-0006; 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 Sections 31.14 (e)(n)(q) of the Zoning Ordinance to allow for the outdoor storage of construction related materials, equipment rental, outdoor storage of propane tanks, and a zero lot line with shared access, at 10630 Nassau Street NE, based on the following conditions:

1. The outside storage area must be fenced and screened.
2. Outdoor storage limited to a maximum of 14 feet in height.
3. All parking and storage areas will need to meet the applicable setbacks.
4. Applicant to obtain a certificate of occupancy for the building prior to occupying the site.
5. The applicant to install an automatic fire suppression system for the building on site.
6. A shared access agreement will need to be provided for the shared access prior to issuance of a building permit.
7. Must meet the landscape requirements as spelled out by the site plan approval process.
8. All disturbed areas are to be restored with 4" of topsoil and sodded.
9. All new and existing lighting must meet current ordinance requirements (max 20 feet in height) and must be downlit and shielded to prevent glare or spill.
10. Site plan approval is required prior to any work on site.
11. Obtain permit from Coon Creek Watershed District prior to City plan approval. Provide storm water treatment as identified by the Watershed.
12. Maintain 20 foot access aisle for emergency accessibility as shown on plan.
13. Adhere to Minnesota State Fire Code on installation and refueling of propane and diesel fuel on site.

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