



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-100, Version: 2

ITEM: 11.4 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT TO STORE DUMPSTER CONTAINERS AND FOR THE CONSTRUCTION AND OPERATION OF A NEW SOLID WASTE TRANSFER FACILITY AND RECYCLING FACILITY AT 2665 101st AVENUE NE. WALTER'S RECYCLING AND REFUSE. (CASE FILE NO. 12-0020/SLK)

Planning Commission (Public Hearing)	07/10/12
City Council (Conditional Use Permit)	08/02/12
Action Deadline	08/19/12

Planning Commission Action

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

There are some inconsistencies in the attached applicant's narrative relative to facility capacity vs. expected and permitted operation levels. Below is a short summary of the proposed operations that helps clarify the volume of operations expected at this facility:

- *Limited in annual volume to not more than 99,000 tons*
- *Average receipt of 315 tons per day*
- *Average of 40 collection trucks and 30 private citizen vehicle drop-offs per day*
- *Average of 25 transfer semi loads out each day*
- *At these revised volume levels an EAW through MPCA is not required*

The applicant is requesting a conditional use permit to store dumpster containers outside and to operate a waste transfer and recycling facility for construction and demolition debris, solid waste, yard waste, and recyclable materials.

Currently, the applicant operates Walter's Recycling and Refuse Service from their site at 2830-101st Avenue just southeast of the proposed site also located on 101st Avenue NE. The proposed transfer facility will replace the existing transfer operation located at Walter's current office and hauling operations site. The existing transfer site was granted approval in February

of 1999.

The site in question is a vacant 7.5 acre parcel located on 101st Avenue NE. The site is zoned I-2 (Heavy Industrial).

The Conditional Use Permit application includes two requests; the outside storage of dumpster containers and a waste transfer facility. The applicant is proposing to construct a 120 foot by 100 foot (12,000 square foot) building. The proposed building is primarily being constructed of pre-cast concrete and some metal. The building construction is to meet the I-2 (Heavy Industrial) zoning standards. The Zoning Ordinance states that the use of modern metal paneling materials or its equivalent shall not exceed 35 percent of any individual wall surface. Therefore, the proposed building will need to meet these requirements on the final plan. The building will be constructed on the south half of the parcel. Transfer operations will take place within the 12,000 square foot building which will serve as the enclosed transfer facility. A truck scale will be installed along the northwest portion of the developed area of the site.

The waste transfer building is built to accommodate all waste entering the site to be unloaded, sorted and reloaded entirely within the building. The proposed transfer facility is sized to handle approximately 500 to 700 tons per day of solid waste. No waste will be permanently stored on site and the solid waste delivered to the transfer station will typically be transferred off-site within 24 hours. It is estimated that while the facility has the capacity to receive approximately 200 to 250 vehicles on any given day it will on average have 40 collection vehicles and up to 30 private vehicle deliveries per day. To haul away the solid waste and other recyclable waste, transfer vehicles will leave the facility at an average rate of approximately 25 vehicles per day. The hours of operation will be from 6:00 a.m. to 6:00 p.m. Monday through Saturday. If necessary, under emergency conditions the facility may be open on Sundays. As development occurs in this area, an increase in traffic may warrant a traffic control signal at the intersection of 101st Avenue and Xylite Street in the future. The City and the Anoka County Highway Department will continue to monitor the traffic volumes and signal warrants. The applicant is advised that said property may be assessed for a portion of a future warranted signal system.

The transfer facility will need to meet all aspects of the City's Waste Transfer Ordinance (Chapter 62, Article VI). All setbacks will need to be met prior to site plan approval. A landscape plan meeting the requirements of the Zoning Ordinance, and Chapter 62, Article VI, with increased plant sizes is required prior to site plan approval.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan
Grading Plan
Building Elevation
Landscape Plan
Proposed Scale House
Narrative
Unapproved Planning Commission Minutes 07/10/12

PER SECTION 31.14(e) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Walter's Recycling and Refuse as conditional use permit Case File No. 12-0020; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 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 August 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 31.14(e) of the zoning ordinance to store dumpster containers outside and for the construction and operation of a new solid waste transfer and recycling facility, with annual capacity of not more than 99,000 tons of material per year, at 2665 101st Avenue NE based on the following conditions:

1. Site grading plan to be developed with every effort taken to preserve maximum number of existing trees at site perimeter. Construction limits to be detailed on final site plan. Submission of final site, building, grading, utility and landscape plans to be approved by the City prior to any site activity.
2. Site improvement performance agreement and financial guarantee to cover the completion of site improvements is required prior to site plan approval.
3. Grading plan must be modified to show additional detail for drainage ditch, storm water detention basin and driveway contours.
4. Site plan must be modified to provide proper radii on the driveway for trucks to maneuver on site.

5. The building and parking/storage area to meet the required setbacks as outlined in Section 62-157, including the 100 foot building side yard setback and the 50 foot front, rear, and side yard parking setbacks. Perimeter of outside storage to be fenced. No outside storage of transfer waste at any time.
6. Provision for onsite hydrant(s) at necessary locations as directed by the Fire Marshal as part of site plan approval.
7. All building construction to meet the I-2 (Heavy Industrial) zoning standards. The use of modern metal paneling materials or its equivalent shall not exceed 35 percent of any individual wall surface.
8. Applicant to provide City with copy of any written comments regarding site or operational issues received from any other regulatory agencies within five business days.
9. The solid waste transfer facility shall be operated in accordance with all applicable local, state and federal laws, rules and regulations regarding, but not limited to, groundwater pollution, water quality, air pollution, noise, odors, vibration, solid waste and operations volume.
10. Applicant shall be responsible for litter control and clean-up along roadways leading to transfer facility site including 101st Avenue and County State Aid Highway 52 from I35W to 105th Avenue.
11. Landscape plan to be amended to meet the minimum criteria outlined by Section 62-157 with increased amounts and over-sizing of plant materials. Additional landscape plantings may be necessary along 101st Avenue to create the desired landscape buffer/screening intended by ordinance.
12. Payment of park dedication for the parcel at the 2012 rate of \$5,016 per upland acre. Calculation for acreage to include all upland areas including areas to be used for drainage ponds.
13. The outside storage to be limited to trucks and equipment that are actively used on the on-going business operations and the outside storage of dumpster containers in the location identified on the site plan.
14. The north 33 feet of this property is shown on the Anoka County half section as a recorded access easement. This easement must be kept free of improvements.
15. A separate domestic water service is required from the fire service line from the public

right-of-way to the building. Indicate on the utility plan how the building will be served with sanitary sewer and water services.

16. Rice Creek Watershed District review of the site plan is required. If a RCWD permit is required, approval must be received prior to issuance of site plan approval.
17. The plan should indicate the removal of the gate, driveway, roadbed and culvert in the 101st Avenue right-of-way. A permit from the Anoka County Highway Department will be required for work in the right-of-way.
18. Site access to Xylite Street will need to be improved to urban standards with concrete curb and gutter and a minimum width of 24' face to face. Written permission to use this access and to construct improvements is required prior to site plan approval. The address for this site is 10199 Xylite Street NE.
19. A National Pollutant Discharge Elimination System (NPDES) permit is required from the Minnesota Pollution Control Agency (MPCA) when over five acres are graded.
20. Site Plan Approval is required prior to any work on the site.
21. The solid waste transfer facility shall be operated in accordance with the attached narrative (with revised operations volume by this CUP) and as further limited and regulated by MPCA permitting.
22. The property may be assessed for a portion of the costs associated with the future installation of a traffic signal at the intersection of 101st Avenue and Xylite Street.

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