



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 12-141, Version: 2

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**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 1<sup>st</sup> day of November 2012.