



# 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 13-042, Version: 2

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**ITEM: 11.2 DEVELOPMENT BUSINESS** - *Bryan K. Schafer, Planning and Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN OPEN SALES LOT AND A 10-FOOT SPECIAL PURPOSE FENCE AT 10091 CENTRAL AVENUE NE. THORNE BROS. (CASE FILE NO. 12-0036/SLK)**

|                                       |          |
|---------------------------------------|----------|
| Planning Commission (Public Hearing)  | 03/13/13 |
| City Council (Conditional Use Permit) | 04/04/13 |
| Action Deadline                       | 04/07/13 |

### Planning Commission

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

The applicant is proposing to enclose an open sales lot at their outdoor sports/fishing retail business located on southeast corner of Highway 65 and 101<sup>st</sup> Avenue NE. The proposed location of the area is located behind the building (east side). The area is proposed to be 64 feet by 37 feet, approximately 2,400 square feet.

The area would be defined partially by an existing dumpster enclosure and a new 10 foot wood fence on the north side. The east and south side would consist of a 10 foot wood fence; the west side is the existing building.

The open sales lot area would contain the following: cube truck, three show trailers, two storage pods, and a kayak display for 6 kayaks. The open sales lot is limited to the height of the items identified; no stacking of materials beyond the height of 12-feet is permitted. No outdoor display is permitted on site except in the fenced area unless a temporary sign/event permit is issued.

The nature of this CUP, with outside storage and display, does not directly apply to the principal building use of a retail store, which is allowed as a permitted use. Therefore, while CUP approvals generally carry a condition requiring buildings to have an automatic fire suppression system (sprinkled), the condition on this CUP has been treated a little different by allowing additional time of up to three years or when the building owner expands the building,

whichever occurs first.

The site recently was upgraded through a site plan process and there are no other site improvements required.

By motion, approve the resolution.

### **Attachments**

Zoning and Location Map

Site and Fence Plan

**WHEREAS**, an application has been filed by Thorne Bros. as Conditional Use Permit Case File No. 12-0036; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on March 12, 2013; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on April 4, 2013.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.24 of the zoning ordinance to allow for an open sales lot and a 10-foot special purpose fence at 10091 Central Avenue NE based on the following conditions:

1. No outdoor display is permitted on site except in the defined (fenced) area unless specific temporary sign/event permit is issued by the City.
2. Applicant to obtain a fence construction permit through the City's building department.
3. The open sales lot is limited to the height of one pod, a trailer, a cube truck, one kayak rack display, or material not otherwise stacked to exceed 12 feet in height.
4. The building to be provided with an automatic fire suppression system within three (3) years of CUP approval or such time as the building is expanded, whichever occurs first.

**PASSED** by the City Council of the City of Blaine this 4<sup>th</sup> day of April 2013.