



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-179, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN EIGHT (8) FOOT FENCE TO BE PLACED ALONG A COUNTY ROADWAY LOCATED IN AN R-1B (SINGLE FAMILY) ZONING DISTRICT AT 2849 108TH LANE NE. DEB ZURN AND ROLLIN ERICKSON. (CASE FILE NO. 15-0059/EOW)

Planning Commission (Public Hearing)	10/13/15
City Council (Conditional Use Permit)	11/05/15
Action Deadline	11/09/15

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

In November of 2008, the City Council adopted a code amendment to the height provisions for residential fences abutting collector and arterial roadways. The ordinance now allows rear yard fences abutting major roadways to be taller than six-feet and up to 10-feet with the granting of a Conditional Use Permit. The purpose of the change to allow taller fences was to help property owners mitigate noise issues associated with living next to these busier and louder roadways.

The fence that the applicants are proposing will be eight (8) feet in height, constructed of wood (cedar), and will run only along the rear of their property, abutting a wetland area and 109th Avenue NE. This meets the Zoning Ordinance requirement that taller fences only be located along busy roadways.

The application is consistent with the expectations of the code amendment. An added condition is the need to have the fence sketch reviewed by a structural engineer to certify that the design meets building code wind load standards.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Site Plan

Fence Detail

WHEREAS, an application has been filed by Deb Zurn and Rollin Erickson as Conditional Use Permit Case File No. 15-0059; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on October 13, 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 November 5, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 33.09(h)(2) of the Zoning Ordinance to allow for an eight (8) foot fence to be placed along a county roadway located in an R-1B (Single Family) zoning district at 2849 108th Lane NE based on the following conditions:

1. Fence plan reviewed and approved by a structural engineer.
2. Eight-foot section of fence only installed along rear of property. Fence must stay out of any wetlands on property.

PASSED by the City Council of the City of Blaine this 5th day of November, 2015.