



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-81, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO OPERATE AN AUTO REPAIR, DETAILING AND TUNING BUSINESS IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT LOCATED AT 1550 91ST AVENUE NE. (MOH'S PERFORMANCE MOTORSPORT) (CASE FILE NO. 19-0013/EES)

Planning Commission (Public Hearing)	05/14/19
City Council (Conditional Use Permit)	06/03/19
Action Deadline	07/13/19

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing. One public comment was received via fax which was not included in the packet or entered into the public record at the public hearing. That comment is attached to this report.

Moh's Performance Motorsport has requested approval of a Conditional Use Permit (CUP) to allow auto repair, detailing, and tuning in an I-1 (Light Industrial) zoning district. Service of passenger vehicles is a conditional use in the I-1 zoning district. The applicant's business will focus on aftermarket performance tune-ups and fuel injector services, not general mechanical repair, however some mechanical repair may occur.

The primary concern with this type of use is parking and outside storage. The applicant is not requesting approval of outside storage of vehicles. There is storage for five vehicles within the building, and the three front spaces allocated to the business will be used for walk-in customers only. The applicant plans to have two people working at the business (including the owner), and they will use the parking behind the building.

Since no vehicles are proposed to be stored outside, no screening is needed.

The applicant has received a temporary certificate of occupancy conditioned on approval of a CUP.

This site meets all current code requirements for landscaping and setbacks.

By motion, approve the resolution.

Attachments

Zoning and Location Map

Narrative

Floor Plans

Public Comment

WHEREAS, an application has been filed by Moh's Performance Motorsport as Conditional Use Permit Case File No. 19-0013; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 14, 2019; 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 3, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.00 of the Zoning Ordinance to operate an auto repair, detailing and tuning business in an I-1 (Light Industrial) zoning district based on the following conditions:

1. No work pertaining to the business can be conducted outside.
2. All serviced vehicles shall be stored indoors at all times.
3. No vehicles shall be stored outside at any time.
4. Work is limited to auto tuning, repair, detailing.
5. If this business expands to other units or the nature of the repair changes, a conditional use permit amendment is required.

PASSED by the City Council of the City of Blaine this 3rd day of June, 2019.