



# 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 19-119, Version: 2

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**DEVELOPMENT BUSINESS** - *Erik Thorvig, Community Development Director*

**GRANTING A WAIVER OF PLATTING TO SPLIT AN EXISTING LOT INTO TWO PARCELS IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT LOCATED AT 1501 101<sup>ST</sup> AVENUE NE. MENARD, INC. (CASE FILE NO. 19-0031/SLK)**

Planning Commission (Public Hearing)	07/09/19
City Council (Waiver of Platting)	08/05/19
Action Deadline	09/21/19

The planning commission voted unanimously to approve the waiver of platting. There were no comments at public hearing.

There is an existing 2.79 acre parcel that is currently owned by Forman Properties, Inc. on the north side of 101<sup>st</sup> Avenue. The applicant, Menards, is proposing to split the existing lot into two parcels.

The small parcel (Tract A) would be combined with the Menards property to the north. Once this lot split takes place, Tract A will be re-platted as an outlot with the Menards parcel to the north and used for storm ponding. The larger parcel of 1.79 acres (Tract B), with the existing building will be retained by Forman Properties.

No park dedication will be due with this waiver as the newly created parcel (Tract A) will be platted as an outlot for storm ponding on the Menards site. A 10' wide easement must be placed over the existing storm sewer pipe that runs through the property.

By motion, approve the Resolution.

### Attachments

Zoning and Location Map  
Registered Land Survey

**WHEREAS**, an application has been filed by Menard, Inc. as Waiver of Platting Case No. 19-0031 and;

**WHEREAS**, said case involves the division of a parcel into two separate lots, Anoka County, Minnesota, described as follows:

THAT PART OF THE EAST 664 FEET OF THE SOUTH 447.11 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA LYING WEST OF THE EAST 392 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER.

**WHEREAS**, the Blaine Planning Commission has reviewed said case on July 9, 2019; and

**WHEREAS**, the Blaine Planning Commission has recommended said case be approved; and

**WHEREAS**, the City Council of the City of Blaine has reviewed said case on August 5, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Waiver of Platting per Chapter 74 of the Subdivision Ordinance is hereby granted to Menard, Inc., allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. Tract A will not be permitted to have a building permit issued on the parcel as it will be re-platted with the Menards property to the north as an outlot. Tract A is proposed to be used for storm ponding.
2. Tract A is required to be combined with the parcel to the north as it is not a buildable lot and has no access (frontage on a public right of way).
3. Park dedication will not be required on Tract A as it will be platted into an outlot for storm ponding.
4. A 10' wide easement must be placed over the existing storm pipe.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of August, 2019.