



# 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 21-172, **Version:** 1

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**Public Hearing** - *Erik Thorvig, Community Development Director*

### **Title**

**Granting a Conditional Use Permit to Allow Outdoor Storage in an I-2 (Heavy Industrial) Zoning District at 10620 Nassau Street NE. Sure Cast Foundry (BDH) (Case File No. 21-0062/SLK)**

### **Executive Summary**

The applicant is proposing a 24 foot x 48 foot fenced outdoor storage area on the west side of a new building they are currently constructing. The fenced outside storage area will include bins for metal wire, recycling, and sand storage.

### **Schedule of Actions**

City Council (Conditional Use Permit)	09/08/21
Action Deadline	10/17/21

### **Background**

Sure Cast is currently constructing a new building at 10620 Nassau Street. As a part of their business operation, they are requesting the ability to have outside storage in the rear of the site. The proposed outside storage area would be adjacent to the rear of the building under construction. The outside storage would include bins for metal wire, recycling, and sand storage.

The site plan also identifies an area for future trailer parking. As required by the zoning ordinance, the number of trailers permitted to be stored outside is limited to the number of dock doors on the building.

Outdoor storage requests are generally reviewed for screening and containment of the storage. A chain link fence (with slats) is proposed to contain the outdoor storage area and provide visual screening. Storage is limited to the area shown on the attached graphic and within the fenced area. No outdoor storage may occur anywhere outside of defined fence area.

### **Strategic Plan Relationship**

Not applicable.

### **Board/Commission Review**

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission.

### **Financial Impact**

Not applicable.

### **Public Outreach/Input**

Notice of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.

**Staff Recommendation**

By motion, adopt the resolution

**Attachment List**

Zoning and Location Map

Site Plan

Narrative

**WHEREAS**, an application has been filed by Sure Cast Foundry as Conditional Use Permit Case File No. 21-0062; and

**WHEREAS**, said case involves the land described as follows:

Lot 1, Block 1, NORTHEAST NSC EXTENSION

**WHEREAS**, the Blaine City Council has reviewed said case on September 8, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.24(e) of the Zoning Ordinance to allow outdoor storage in an I-2 (Heavy Industrial) zoning district based on the following conditions:

1. Outdoor storage is limited to the area shown on the site plan presented for approval with this conditional use permit and within the chain link fence.
2. Outdoor storage is limited to the materials described in the narrative, not including the outside storage of trailers.
3. The number of trailers permitted to be stored outside is limited to the number of dock doors on the building as required by the Zoning Ordinance.
4. Applicant shall replace the chain link fence with materials that comply with the City Code within 5 years of the date the conditional use permit is issued unless otherwise authorized by the City Council.

**PASSED** by the City Council of the City of Blaine this 8<sup>th</sup> day of September, 2021.