



City of Blaine

Planning Commission

August 8, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item, the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by 4:30PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2023-351 Approval of the July 11, 2023 Planning Commission Minutes
Sponsors:

3.2. 2023-314 Approval of the July 19, 2023 Planning Commission Minutes
Sponsors:

4. Public Hearing

4.1. 2023-312 Case File No. 23-0061 // Jesse Orr // 3651 125th Avenue NE
The applicant is requesting a conditional use permit to construct a 40 foot by 59 foot detached accessory building, for a total of 2,984 square feet of accessory building space, in an FR (Farm Residential) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

4.2. 2023-324 Case File No. 23-0055 // Valvoline Instant Oil Change // 10857 University Avenue NE
The applicant is requesting a conditional use permit for a minor auto repair with shared access in the B-2 (Community Commercial) zoning district.
Sponsors: Shawn Kaye, Planner

4.3. 2023-313

Case File No. 23-0063 // City of Blaine

The City is requesting a code amendment to section 26.06 (Nonconforming structures, uses) of the Zoning Ordinance to allow the creation of nonconformities by public action to be deemed in compliance with the Zoning Ordinance.

Sponsors: Shawn Kaye, Planner

5. Adjournment



City of Blaine

Planning Commission

July 11, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 11, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Gorzycki, Homan, and Chair Goracke.

Members Absent: Commission Members Deonauth, Halpern, Swanson, and Olson.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2023-290 Approval of the June 13, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of June 13, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 3-0.

4. Public Hearing

4.1. 2023-282 Case File No. 23-0060 // The Rusty Bumblebee // 10950 Club West Parkway NE, #160
The applicant is requesting a conditional use permit amendment to allow outdoor dining with up to 68 seats in the rear of the building in the B-2 (Community Commercial) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0060 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.

- 4.2.** 2023-268 Case File No. 23-0056 // South Side Entertainment District // 2030 105th Avenue NE
The applicant is requesting a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue, limited to one drive-thru per parcel, as a conditional use.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0056 was opened at 7:07PM.

Chair Goracke noted this item would be continued to the next planning commission meeting with a date yet to be determined.

- 4.3.** 2023-279 Case File No. 23-0058 // The Picklr // 467 87th Lane NE
The applicant is requesting a conditional use permit for indoor pickleball courts (amusement and recreation) in the B-3 (Regional Commercial) zoning district.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0058 was opened at 7:09PM. As no one wished to appear, the public hearing was closed at 7:09PM.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.

- 4.4.** 2023-264 Case File No. 23-0057 // Jason Merkel // 1866 120th Lane NE
The applicant is requesting a variance to the five-foot side yard setback for a shed.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0057 was opened at 7:13PM.

Jason Merkel, 1866 120th Lane NE, stated he was looking to better utilize the space in his rear yard. He explained the shed placement was proposed because it was deeply shaded and no grass could grow. He indicated he would like to maintain the large oak tree in his back yard and asked that the shed not encroach on the oak tree. He reported he would

maintain a three foot setback with the proposed shed.

Chair Goracke noted this item would be continued to the next planning commission meeting with a date yet to be determined.

- 4.5.** 2023-265 Case File No. 23-0047 // Mister Car Wash // 8501 Springbrook Drive
The applicant is requesting a conditional use permit for a zero lot line and stand-alone car wash in the B-3 (Regional Commercial) zoning district.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0047 was opened at 7:17PM.

Max Buell, Kimley Horn, stated he was available to answer any engineering questions the commission may have.

Chair Goracke asked what was different about this car wash. Mr. Buell explained this would be a subscription-based car wash.

The public hearing was closed at 7:19PM.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.

5. Adjournment

**Motion by Commissioner Homan to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Gorzycki. The motion passed 3-0.**

Adjournment time was 7:19PM.



City of Blaine

Planning Commission

July 19, 2023 | 5:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Wednesday, July 19, 2023. Chair Goracke called the meeting to order at 5PM.

2. Roll Call

Members Present: Commission Members Gorzycki, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Members Deonauth, Halpern and Homan.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner

3. Approval of Minutes

3.1. 2023-319 Approval of the June 13, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of June 13, 2023, as presented. Motion seconded by Commissioner Swanson. The motion passed 4-0.

4. Public Hearing

4.1. 2023-268 Case File No. 23-0056 // South Side Entertainment District // 2030 105th Avenue NE
The applicant is requesting a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue, limited to one drive-thru per parcel, as a conditional use.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0056 was opened at 5:03PM. As no one wished to appear, the public hearing was closed at 5:04PM.

Motion by Commissioner Olson to recommend approval of a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue NE, limited to one drive-thru per parcel, as a conditional use permit. Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.

- 4.2.** 2023-264 Case File No. 23-0057 // Jason Merkel // 1866 120th Lane NE
The applicant is requesting a variance to the five-foot side yard setback for a shed.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0057 was opened at 5:08PM.

Jason Merkel, 1866 120th Lane NE, thanked the commission for considering his request. He explained he understood there were other locations for his shed. However, he was hoping to save the large oak tree in his rear yard while also not encroaching on his neighbors. He indicated the proposed shed location would allow him to best utilize his rear yard.

Chair Goracke questioned why Mr. Merkel had not located the shed in one of the two locations as proposed by staff. Mr. Merkel stated he understood these would both be great locations, but he was trying to reserve this space for a future garden because these spaces received full sun.

The public hearing was closed at 5:12PM.

Chair Goracke questioned how many properties in Blaine were zoned R-1A.

Planner Shawn Kaye stated she was uncertain of the exact number. Staff commented further on the different zoning requirements for R-1A properties, versus R-1 properties.

Commissioner Gorzycki inquired if the unique circumstances for this lot could be the lot size and the maturity of the trees. He noted the vast majority of the homes in Blaine do not have trees in the rear yard.

Chair Goracke explained he understood this to be the case, however, the applicant had two alternate sites that would work for the shed in the rear yard.

Planner Shawn Kaye commented further on the R-1A zoning standards and explained other homes in the R-1A zoning district have had to meet the same setback requirements.

Chair Goracke supported the city council amending city code for the R-1A zoning district in order to allow sheds to be up to one foot from the property line.

Motion by Commissioner Olson to recommend denial of Planning Case 23-0057 denying the variance request based on the rationale as recommended by staff. Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.

5. Adjournment

Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting. Motion seconded by Commissioner Swanson. The motion passed 4-0.

Adjournment time was 5:18PM.



City of Blaine Staff Report

File Number: 2023-312

Agenda Date	Status
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August 8, 2023

In Control	File Type
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Planning Commission

Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.1

Case File No. 23-0061 // Jesse Orr // 3651 125th Avenue NE

The applicant is requesting a conditional use permit to construct a 40 foot by 59 foot detached accessory building, for a total of 2,984 square feet of accessory building space, in an FR (Farm Residential) zoning district.

Background

Zoning	FR (Farm Residential)
Land Use	LDR (Low Density Residential)
Area	4.76 Acres
Applicable Regulations	27.04 and 29.014(k)
Attachments	Zoning and Location Map Narrative Survey Site Plan Building Elevations Public Comments
Schedule	Planning Commission: 08/08/23 City Council: 09/06/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned FR - Farm Residential and guided Low Density Residential

Surrounding Zoning and Uses

The adjacent properties are also zoned Farm Residential and are occupied by similar large lot single

family homes. There is one property between the subject site and the Legacy Creek development, which is a suburban style neighborhood. The subject site and adjacent sites are guided for suburban style development with the LDR land use classification.

Existing Conditions

The property has an existing home, attached garage, and two detached structures.

History

No previous approvals apply.

Evaluation of Request

Site Plan

The applicant is proposing a 40 foot by 59 foot (2,360 square feet) detached pole barn style building. Total garage and accessory building space is limited to 1,200 square feet, or 3,000 with a Conditional Use Permit (CUP). The existing attached garage is 624 square feet, which brings the total garage and accessory building space to 2,984 square feet with the CUP request.

The applicant is proposing the pole building be located 20 feet from the western property line and 105 feet from the eastern property line. The building is proposed to be located in the rear yard. All required setbacks are being met (20 feet from side property line, 30 feet from rear, and 45 feet from the front).

The applicant is proposing to use the building for personal storage of vehicles, equipment, and for personal car repair. Repair of vehicles not registered to the property is prohibited.

Architecture

The proposed pole building has metal siding compatible with the home. Sheet metal siding is permitted on accessory buildings other than the garage on farm residential properties greater than 4 acres in size. The subject property is 4.76 acres, therefore the proposed siding complies with the code requirement.

Tree Preservation

Tree preservation will be reviewed as part of the building permit. Two significant trees may be removed without replacement. If more than two significant trees are removed, replacement of additional trees must be replaced.

Grading/Storm Drainage

While minor grading of the area will occur during construction, maintenance of the existing drainage patterns will be required.

Utilities

Utilities will not be extended to the proposed pole barn structure.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plains located within the proposed construction area. Coon Creek Watershed approval is not required.

Access/Street Design/Sidewalks/Trails

No additional access to the property will be granted. No street design, sidewalk or trails will be required.

Easements/Right-of-way/Permits

The property will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work. No additional right-of-way or easements will be required.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The proposed pole building will not create additional burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The proposed pole building is consistent with the adjacent rural-style home. The two adjacent properties have existing large detached accessory buildings.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The proposed pole building would not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The district is intended for rural style uses on properties not yet served by utilities. The proposed use is consistent with that. The property is in the sewer boundary for the line currently located at the water tower on Lexington Avenue. Approximately 1 mile of sewer extension is needed for the subject property to be served by city sewer.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

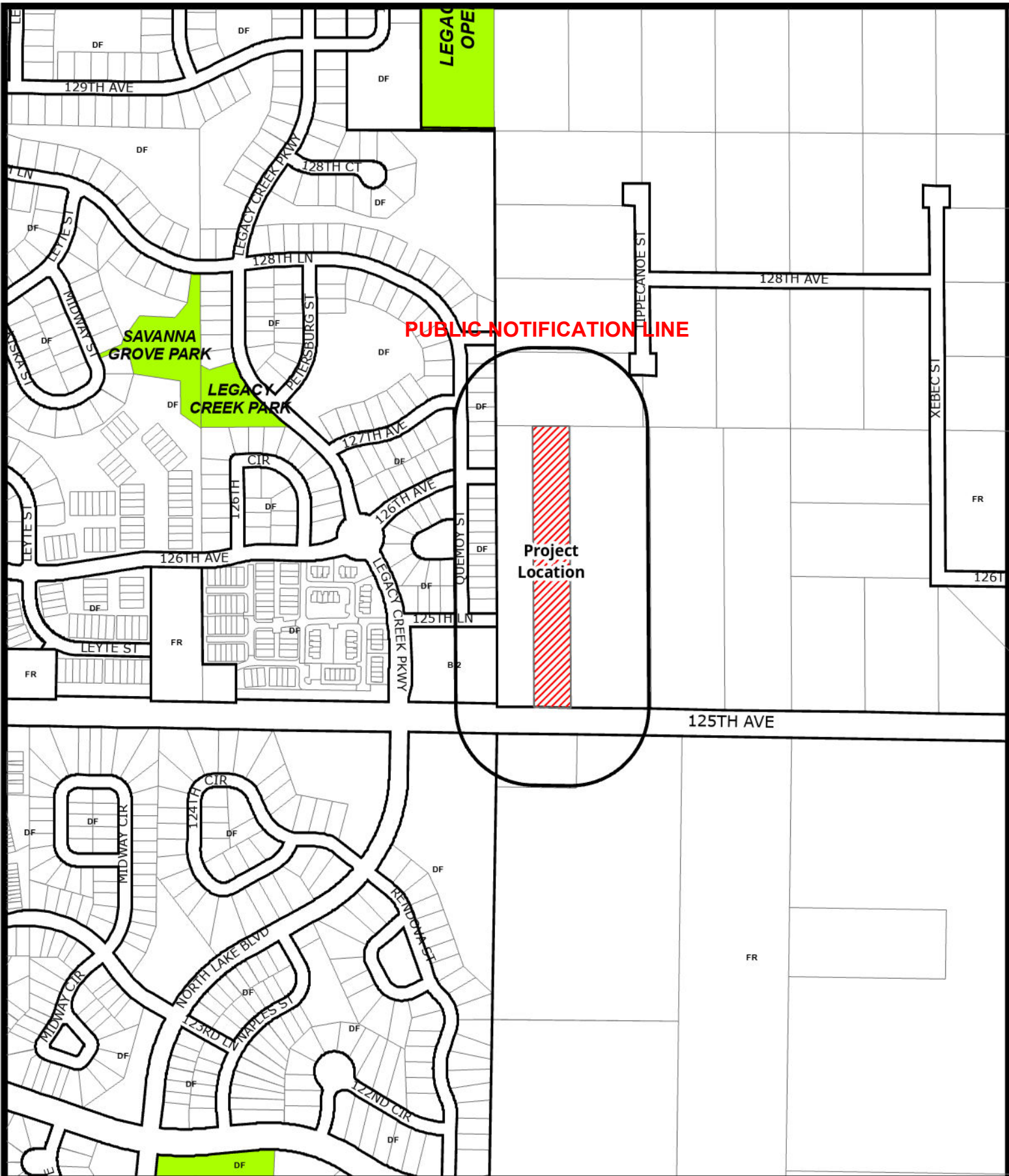
Recommendation

In Planning Case File No. 23-0061, it is recommended that the Planning Commission recommend approval of a conditional use permit for a total of 2,984 square feet of garage and accessory building space in an FR (Farm Residential) zoning district with the following conditions:

1. A building permit is required for the proposed pole building. A survey of the property and tree preservation plan shall be required as part of that permit application.
2. Pole building shall be used for personal storage only. Repair of personal vehicles registered to the owner of the property is permitted. No other vehicle repair may occur.
3. Maintain existing storm water drainage patterns.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 23-0061
Jesse Orr

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



I'm requesting for a CUP to build a ~40'x59' Pole building behind my house and 20' from the west side yard. The colors and scheme of the pole building will closely match the house. Also, attached is the current design that is being worked on and will be furthered once CUP is granted.

Looking to build a ~60x40 poleshed in the back yard. Was informed i need to request a CUP to be able to build something with enough sqft to be able to store farm equipment, plow truck, ATV's, trailers, and have room to work on a project car with my kids.

CERTIFICATE OF SURVEY

JAMES L. KURTH
LAND SURVEYOR

4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS 55421

788-9769

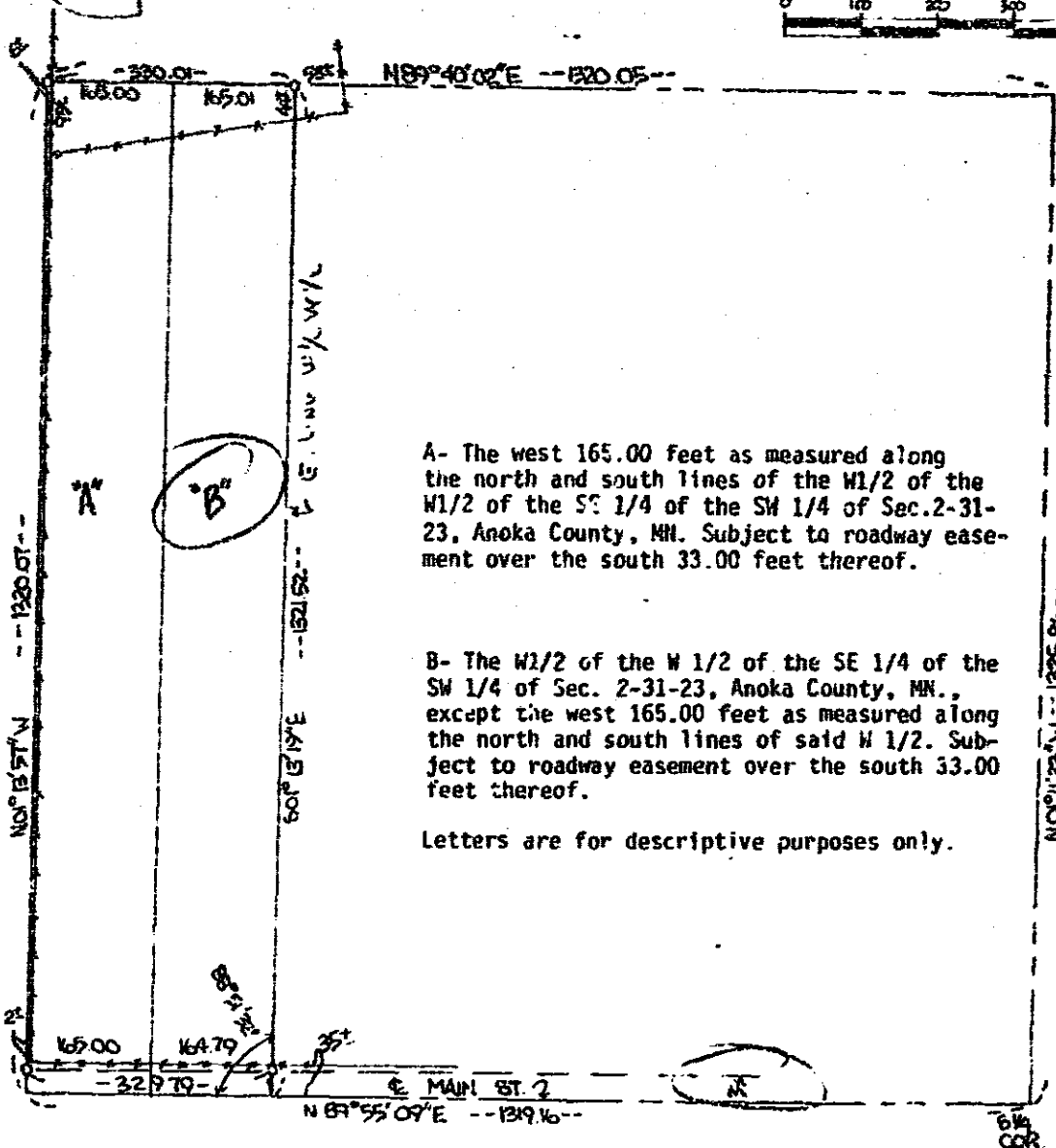
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

James L. Kurth
MINNESOTA REGISTRATION NO. 5332

DATE 2-1-78

SCALE 1" = 200'

○ = IRON MONUMENT



A- The west 165.00 feet as measured along the north and south lines of the W1/2 of the W1/2 of the SE 1/4 of the SW 1/4 of Sec. 2-31-23, Anoka County, MN. Subject to roadway easement over the south 33.00 feet thereof.

B- The W1/2 of the W 1/2 of the SE 1/4 of the SW 1/4 of Sec. 2-31-23, Anoka County, MN., except the west 165.00 feet as measured along the north and south lines of said W 1/2. Subject to roadway easement over the south 11.00 feet thereof.

Letters are for descriptive purposes only.







Patricia Robinson

From: Schia Hart <neka3112@gmail.com>
Sent: Monday, July 31, 2023 2:57 PM
To: Patricia Robinson
Subject: Public Question regarding Case PC23-0061

Hi there,
Posing this question/comment for the hearing:

I'd like to learn how long this project is expected to take, and what are the daily start and end times for work.

I live close by, have small children who need lots of sleep, and having constant noise will be quite stressful for my family, especially if it's early in the morning or late into the evening.

*Thanks,
S. Hart*

[This message was sent from my iPhone. Please excuse typos and other grammatical errors.]



City of Blaine

Staff Report

File Number: 2023-324

Agenda Date	Status
August 8, 2023	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.2

Case File No. 23-0055 // Valvoline Instant Oil Change // 10857 University Avenue NE

The applicant is requesting a conditional use permit for a minor auto repair with shared access in the B-2 (Community Commercial) zoning district.

Background

Zoning	B-2 (Community Commercial)
Land Use	CC (Community Commercial)
Area	0.82 Acres
Applicable Regulations	Section 30.14 (e)(r) of the Zoning Ordinance
Attachments	Zoning and Location Map Site Plan Existing Conditions Grading Plan Utility Plan Landscape Plan Building Elevations Resolution 90-277 Resolution 90-278
Schedule	Planning Commission: 08/08/23 City Council: 09/06/23

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned B-2 (Community Commercial).

Surrounding Zoning and uses

The properties to the north, south and east are all zoned B-2. Burger King is located to the north, Taco Bell to the south, and Oak Park Plaza to the east. University Avenue is adjacent to the west.

Existing Conditions

The site has a building and parking lot that was for previous tire stores. The building and parking lot will be demolished.

History

The site has been occupied by several different tire stores and is currently vacant. A 10-foot variance to the side yard parking setback along the common property line to the south was granted in 1990. A Conditional Use Permit (CUP) was also granted in 1990 to operate an automobile repair center.

Evaluation of Request

Site Plan

The applicant is proposing to construct a 2,080 square foot Valvoline oil change store. The business would provide a "stay in your car" approximately 15-minute oil change.

Parking

The parking on site meets Zoning Ordinance requirements. The auto repair use requires 10 parking stalls, and the site plan identifies 11 parking spaces.

The application also includes a request for a zero-lot line, shared access/parking for the south and east property lines. The applicant proposes to continue to share an existing driveway/access with Taco Bell to the south and Oak Park Plaza to the east.

Setbacks

Building

- Front: 50 feet
- Side: 20 feet

Parking

- Front: 30 feet
- Side: 10 feet

The site is proposed to have shared access/parking between the lots to the south and east. All other setbacks on site have been met.

Architecture

Building elevations have been included in the report and meet the Zoning Ordinance requirements. The Valvoline elevations include the following materials:

- glass
- brick
- EIFS

Landscaping

The proposed landscape plan meets the Zoning Ordinance requirements. The applicant will be removing some dead trees on the site and replacing with new trees.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the CCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Utilities

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

The developer will need to submit the project to Coon Creek Watershed District (CCWD). Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development will continue to utilize the shared existing driveway/access with Taco Bell to the south and Oak Park Plaza to the east. No additional access will be granted. No additional sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o An existing shared access/ parking and an oil change business does not create an excessive burden.

2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - o The B-2 district is intended to provide retailing and services of both a convenience and durable nature for shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The shared/parking access and new building will meet all other setbacks and landscaping requirements. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o The use meets the purpose of the B-2 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The comprehensive plan designation is Community Commercial which is for retailing and services that serve larger areas, from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - o The proposed development will not result in any additional traffic hazards or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

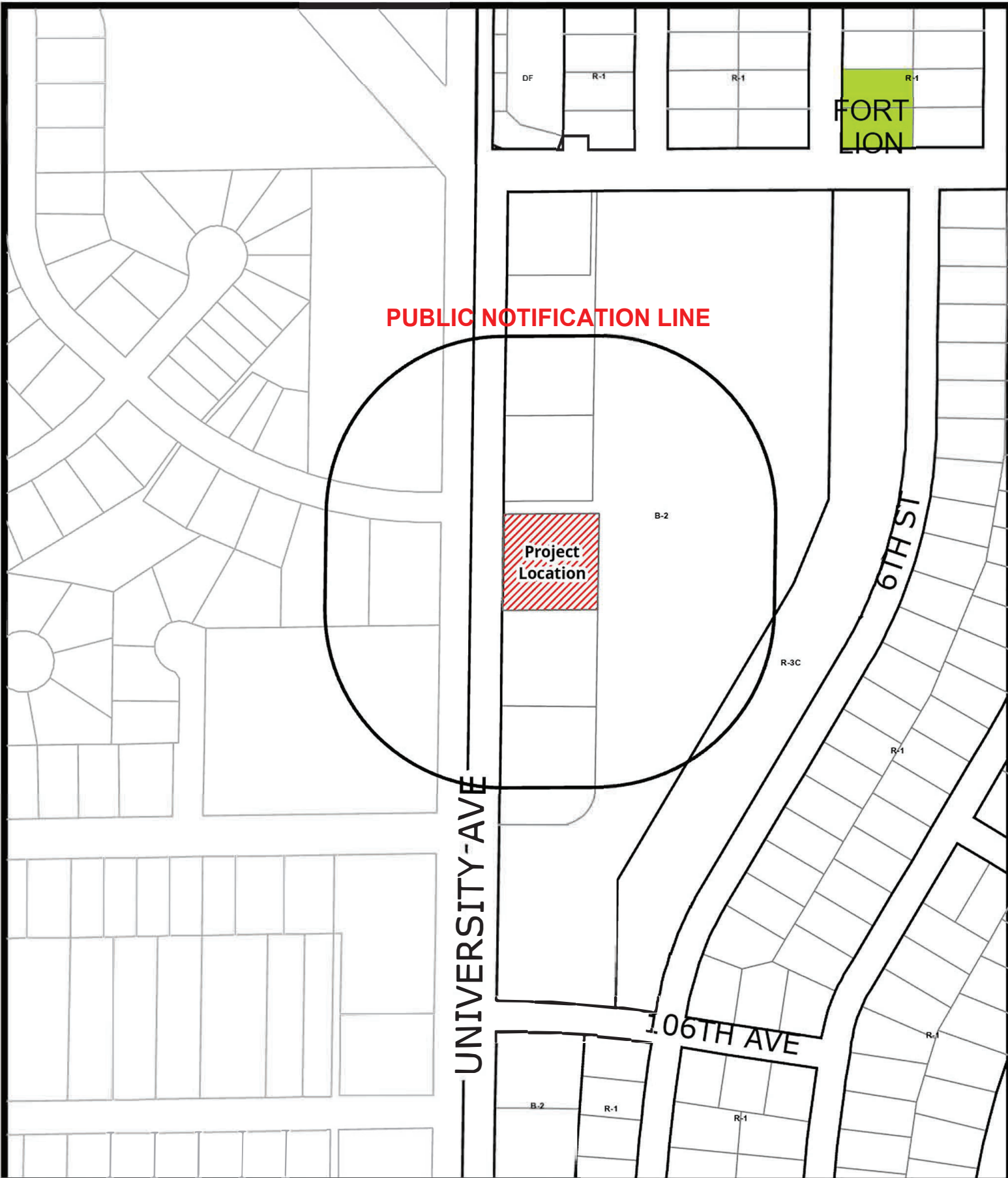
Recommendation

In Planning Case File No. 23-0055, it is recommended that the Planning Commission recommend approval of a minor auto repair with shared access and parking in a B-2 (Community Commercial) zoning district with the following conditions:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.
3. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures are limited in height to not more than 20 feet.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 23-0055
Valvoline Instant Oil Change

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CURBES, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC. DATED NOV. 02, 2022.
15. ALL CURB RAMP SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO TACCO BELT THROUGH SHARPS DRIVE TO THE SOUTH AT ALL TIMES. CONTRACTOR SHALL NOTIFY TACCO BELT MANAGER 48 HOURS PRIOR TO ANY TEMPORARY CLOSURE OF CONSTRUCTION.

SITE KEY NOTES

- 51 STRAIGHT CURB: REFER TO DETAIL ON C-7.0.
52
53 INTERIOR CURB AND SIDEWALK: REFER TO DETAIL ON C-7.0.
54 CURB AND GUTTER: SEE OTHER CITY STANDARDS. REFER TO DETAIL ON C-7.2.
55 JAWER CURB FROM 1" TO 6" OVER 18".
56 LIMITS OF SAWCUT.
57 MATCH EXISTING PAVING/ELEVATION.
58 EXISTING PAVEMENT TO REMAIN.
59 STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN).
60 HEAVY DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN).
61 CONCRETE SIDEWALK: REFER TO DETAIL ON C-7.0.
62 BLACK "COLOR TIE" CONCRETE SEALER (BY SHERRIN WILLIAMS).
63 BLACK "COLOR TIE" CONCRETE SEALER (BY SHERRIN WILLIAMS).
64 ASH CURE PAMP: REFER TO DETAIL ON C-7.0.
65 DETECTABLE WARNING: PER ADA REQUIREMENTS.
66 DUMPSTER ENCLOSURE (PER ARCH. PLANS).
67
68 BICYCLE RACK: REFER TO NOTE FOR RACK DETAIL ON C-7.0.
69
70 COORDINGING UNIT: REFER TO MECHANICAL PLANS.
71
72 SIDEWALK STRIPPING: REFER TO DETAIL ON C-7.0.
73 SIDEWALK STRIPPING: REFER TO DETAIL ON C-7.0.
74 SIDEWALK STRIPPING: REFER TO DETAIL ON C-7.0.
75 ACCESSIBLE PARKING SIGN (LOCAL REQUIREMENTS): REFER TO DETAIL ON C-7.0.
76 ACCESSIBLE PARKING SIGN (LOCAL REQUIREMENTS): REFER TO DETAIL ON C-7.0.
77 ACCESSIBLE PARKING SIGN (LOCAL REQUIREMENTS): REFER TO DETAIL ON C-7.0.
78 SIDEWALK STRIPPING: REFER TO DETAIL ON C-7.0.
79
80 STOP BAR (PER LOCAL CODES): REFER TO DETAIL ON C-7.0.
81 SIDEWALK STRIPPING: REFER TO DETAIL ON C-7.0.
82 PARKING STRIP STRIPPING (LOCAL CODES).
83 4" WIDE PAINTED STRIPS, 2" OFF CENTER @ 45° (PER LOCAL CODES).
84 EXISTING TRANSFORMER: REFER TO DETAIL FOR TOP BELL RINGER. CONSULT
85 FOR ADDITIONAL REQUIREMENTS.
86 LIGHT POLE (LOCAL REQUIREMENT FOR LIGHTING PLAN).
87
88 LANDSCAPE AREA (PER LANDSCAPE PLAN).
89 LANDSCAPE GLAND (PER LANDSCAPE PLAN).
90 "DO NOT ENTER" SIGN: REFER TO DETAIL ON C-7.0.
91
92 CONSTRUCTION CAMERA POST: REFER TO C-7.0.
93
94 CONCRETE CURB: REFER TO DETAIL FOR TOP BELL RINGER. CONSULT
95 TO BE INSTALLED UNDER CONCRETE SIDEWALK, ADJACENT TO BUILDING,
96 AND SUB OUT OF CONCRETE CURB: REFER TO ARCHITECTURAL PLAN. DETAIL
97 FOR ADDITIONAL REQUIREMENTS.
98 CONTRACTOR SHALL MAINTAIN ACCESS TO TACO BELT DRIVING SHARED
99 TOWEL TO THE SOUTH AT ALL TIMES. CONTRACTOR SHALL NOTIFY TACO BELT
100 MAINTENANCE AT LEAST 24 HOURS PRIOR TO ANY TEMPORARY CLOSURE FOR
101 CONSTRUCTION.
102
103 EXISTING SIGN TO BE REPAIRED, REFORMED AND REPAINTED ELECTRICALLY.

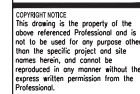
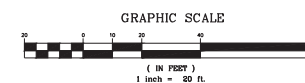


- | | | |
|--------------------------------|-------------------|-------------------------------|
| ● Denotes Found Iron Monument | _____ GAS _____ | Gas Main |
| ● Denotes Iron Monument Set | _____ 2K _____ | Underground Electric |
| ⊗ Ballast | _____ C _____ | Sanitary Sewer |
| ⊗ Light | _____ C-C _____ | Storm Sewer |
| ⊗ Power Pole | _____ W _____ | Watermain |
| ⊗ Hydrant | _____ B _____ | Overhead Wires |
| ⊗ Sanitary Manhole | _____ S-S _____ | Sanitary Sewer |
| ⊗ Storm Manhole | _____ WS-WS _____ | Water Service |
| ⊗ Water Manhole | _____ UT _____ | Underground Telephone |
| ⊗ Catch Basin | _____ FD _____ | Underground Internet |
| 646 Fire Department Connection | _____ 32K _____ | Minimum Building Setback Line |
-
- | | |
|---------------|---|
| <i>Symbol</i> | ⊗ Telephone Pedestal Rise |
| <i>Symbol</i> | ⊗ Communication Pedestal Rise |
| <i>Symbol</i> | ⊗ Denotes Structure Height to adjacent ground |

PROPOSED LEGEND:

-
- RIGHT OF WAY
PROPERTY LINE
- PROPOSED CURB
- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- PROPOSED PARKING SPACE
- PROPOSED SAW CUT
- PROPOSED SITE CONSTRUCTION CAMERA PER STD C-7.0
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS

SITE DATA SUMMARY:	
VALUABLE TRACT: (AFTER ROW DEDICATION)	0.82 ACRES/ 35691 SF
ZONING	B-2
BUILDING	2,080 SF
FAR:	1:5.83
LOT COVERAGE:	0.05 (2,080 SF)
PARKING REQUIRED:	10 (1 ACCESS, PARKING SPACES
PARKING PROVIDED:	11 (1 ACCESS, PARKING SPACES
PERVIOUS COVER:	10,410 SF
IMPERVIOUS COVER:	25,281 SF
REQUIRED BICYCLE PARKING	N/A
PROVIDED BICYCLE PARKING	2



DATE	ISSUE
05/12/2023	OWNER REVIEW SET
05/26/2023	PERMIT SUBMITTAL
07/07/2023	REVISION 1

[illegible]

PROFESSIONAL SEAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Jeffrey Alan Tibbitts
Signature: 
Date: 07/06/23 Registration No. 426

PROFESSIONAL LICENSE NO.
42586

PROFESSIONAL IN CHARGE
JEFFREY TIBBITTS

PROJECT MANAGER	
MJY	

QUALITY CONTROL	
RAP	
DRAWN BY	

PROJECT NAME

114



VALVOLINE
INSTANT
OIL CHANGE

**SITE DEVELOPMENT
PLAN**
BLAINE, MN 55434

PROJECT NUMBER	761540-01
SHEET NAME	

SITE PLAN

SHEET #

C-1.0

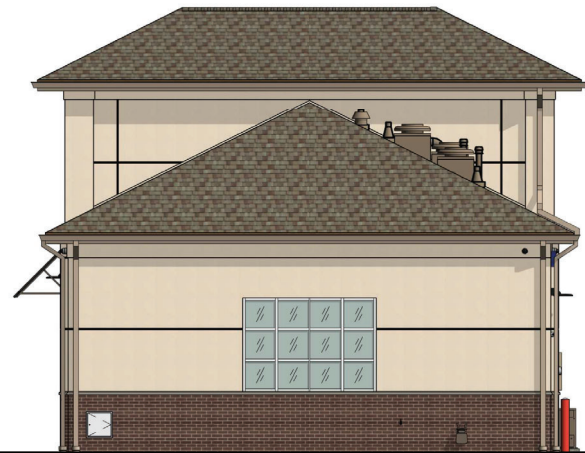
NOT ISSUED FOR CONSTRUCTION



2 OVERALL LEFT SIDE
EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



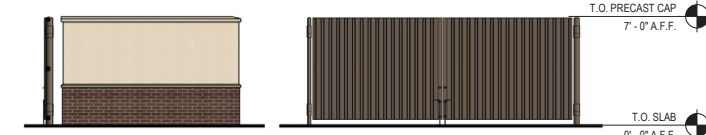
1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



4 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



3 OVERALL FRONT
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE
TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - BRICK / EIFS

EXTERIOR INSULATED FINISH SYSTEM:	DRYWIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
BRICK WAINSCOT: (GRADE TO PRECAST SILL)	BELDEN - "MODULAR MIDLAND BLEND"	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"	H.M. DOORS & FRAMES:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
PRECAST SILL: (REFER TO SILL PROFILE)	CUSTOM CAST STONE - "LIGHT BUFF"	MISC. ROOF VENTS, FANS, ETC.	FIELD PAINT SHERWIN-WILLIAMS SW7046 "ANONYMOUS"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	GUTTER, DOWNSPOUTS, FASCIA, EXTERIOR SOFFIT, & EXPOSED TRIM	BERRIDGE - "SIERRA TAN"		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.				

ISSUE RECORD
DATE

RENDERED ELEVATIONS - 3BAY EXTENDED - BRICK & EIFS



Project No: 761540-01

CITY OF BLAINE

RESOLUTION NO. 90-277

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTION 30.14(C) OF THE ZONING CODE
TO HEARTLAND OAK PARK COMMERCIAL LIMITED PARTNERSHIP
108TH & UNIVERSITY AVENUE
LOT 1, BLOCK 1, HEARTLAND ADDITION

WHEREAS, an application has been filed by Heartland Oak Park Commercial Limited Partnership as Conditional Use Permit Case 90-66; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 12, 1990; and

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

WHEREAS, the Blaine City Council has reviewed said case on October 4, 1990.

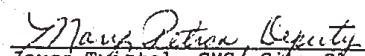
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 30.14(c) of the Zoning Code to Heartland Oak Park Commercial Limited Partnership at Lot 1, Block 1, Heartland Addition, Anoka County, Minnesota to operate a automobile repair center with the following conditions:

1. Shared access agreement be executed and recorded for Lots 1 & 2.
2. A monument style freestanding sign with a maximum height of five (5) feet.

PASSED by the City Council of the City of Blaine this 4th day of October, 1990.


Elwyn Tanklenberg, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk

CITY OF BLAINE

RESOLUTION NO. 90-278

A RESOLUTION GRANTING A VARIANCE OF
SECTION 30.15(H) OF THE ZONING CODE OF
THE CITY OF BLAINE
TO HEARTLAND OAK PARK COMMERCIAL LIMITED PARTNERSHIP
108TH & UNIVERSITY AVENUE

WHEREAS, an application has been filed by Heartland Oak
Park Commercial Limited Partnership, as Variance Case No. 90-66;
and

WHEREAS, a public hearing has been held before the Blaine
Planning Commission on September 12, 1990; and

WHEREAS, the Blaine Planning Commission recommends approval
of said Variance Case; and

WHEREAS, the City Council of the City of Blaine has re-
viewed said Variance case on October 4, 1990.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the
City of Blaine that a Variance of Section 30.15(h) of the Zoning
Code is hereby granted to Heartland Oak Park Commercial Limited
Partnership to allow the following:

1. A ten foot variance to the side yard parking setback
along the common property line between Lots 1 & 2,
Block 1, Heartland Addition.

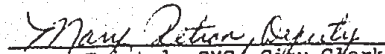
BE IT FURTHER RESOLVED that this Variance is granted due to

1. The variance will not be detrimental to the zoning
district.
2. The variance is the only process provided by the zon-
ing ordinance whereby a shared access can be accom-
plished.

PASSED by the City Council of the City of Blaine this 4th day of
October, 1990.


Elwyn Finklenberg, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk



City of Blaine Staff Report

File Number: 2023-313

Agenda Date	Status
August 8, 2023	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.3

Case File No. 23-0063 // City of Blaine

The City is requesting a code amendment to section 26.06 (Nonconforming structures, uses) of the Zoning Ordinance to allow the creation of nonconformities by public action to be deemed in compliance with the Zoning Ordinance.

Background

Attachments	Proposed Ordinance
Applicable Regulations	26.06 of the Zoning Ordinance
Schedule	Planning Commission: 08/08/23 City Council: 09/06/23

Staff report prepared by Shawn Kaye, Planner.

The City of Blaine, Anoka County and MNDOT are improving Trunk Highway (TH) 65 from 97th Avenue to 119th Avenue NE in Blaine. TH65 is a vital link to the Twin Cities urban core for commuters, businesses, freight traffic and visitors. TH 65 will be converted to a freeway type highway with grade-separated interchanges at 99th Avenue, 105th Avenue, 109th Avenue and 117th Avenue/Cloud Drive intersections. Existing local street/driveway connections to TH 65 will be rerouted using frontage roads. This project will improve safety and travel time, and reduce crashes along TH65.

Recently, it was announced that the State of Minnesota will be investing in improvements to Highway 65 through transportation and bonding bills. In the near future, the project will move into the final design and right-of-way acquisition phase, therefore, right of way may be needed for improvements on the Highway 65 project and any other future road projects in the City.

The need for additional right of way may leave some sites with nonconforming setbacks, lot area or width for existing parking lots and buildings. The proposed code amendment would allow any

conveyance of land to a federal, state, or local government for public purposes to allow that lot and any structures existing at the time of public action to be deemed in compliance with the minimum lot area, lot width and setbacks of the Zoning Ordinance.

Recommendation

In Planning Case File No. 23-0063, it is recommended that the Planning Commission recommend approval of a code amendment to section 26.06 Nonconforming structures, uses of the Zoning Ordinance to allow the creation of nonconformities by public action to be deemed to be in compliance with the Zoning Ordinance.

Attachment List

1. Code Amendment

26.06 - Nonconforming structures, uses.

The lawful use of any land or building existing at the time of the adoption of this ordinance may be continued, even if such does not conform to the regulations of this ordinance, except as provided below:

- (a) *Nonconforming structures except nonconforming signs which are regulated by [Section 34.03](#) (Ord. No. 86-934, amended 6-5-1986)*
 - (1) Alterations: A nonconforming building or structure shall not be reconstructed or altered unless such building or structure is changed to conform with the regulations of this ordinance.
 - (2) Enlargement: A nonconforming building or structure shall not be added to or enlarged in any manner unless such additions or enlargements are made so as to bring said building or structure into conformity with the regulations of this ordinance.
 - (3) Restoration: A nonconforming building or structure which is damaged by fire or other causes to the extent of more than fifty percent (50%) of its market value, unless a formal application for a building permit has been applied for within one hundred eighty (180) days of when the property was damaged, shall not be restored except in conformity with the regulations of this ordinance. (Ord. No. 04-2035, amended 12-16-2004)
 - (4) Abandonment: A nonconforming use of a building which has been discontinued for a period of more than one (1) year shall not be reestablished, and any future use shall be in conformity with the regulations of this ordinance. (Ord. No. 04-2035, amended 12-16-2004)
 - (5) Maintenance: Normal maintenance of a building or other structure containing or related to a lawful nonconforming use is permitted, including necessary nonstructural repairs and incidental alterations which do not extend or intensify the nonconforming use.
 - (6) Existing buildings not in conformance with architectural control standards in the applicable zoning district shall construct additions in conformance with the architectural control standards. Any addition greater than 50% of the square footage of the building shall require the entire building to meet architectural control standards. (Ord. No. [20-2447](#), 7-20-2020)
- (b) *Nonconforming use of building or land.*
 - (1) Extension: No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the time of the effective date of this ordinance.

- (2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the time of the effective date of this ordinance.
 - (3) If any such nonconforming use of land or building ceases for any reason for a period of more than one (1) year, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located. (Ord. No. 04-2035, amended 12-16-2004)
- (c) *Inspection.*
 - (1) The enforcing officer shall make an annual inspection each June, of all the nonconforming uses and report to the City Council within sixty (60) days.
- (d) *Creation of nonconformities by public action.*
 - (1) When lot area, width or setbacks are reduced as a result of conveyance to a federal, state, or local government for a public purpose then that lot and any structures existing at the time of public action shall be deemed to be in compliance with the minimum lot area, lot width and setbacks of this ordinance.