



City of Blaine

Planning Commission

April 12, 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 Wednesday, April 12, 2023. The meeting was called to order at 7:00PM.

2. Administration of Oaths of Office - Gorzycki, Olson

City Planner Sheila Sellman administered the oath of office to Commissioners John Gorzycki and Maisa Olson.

3. Election of Chair and Vice Chair

Ms. Sellman requested the Commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Homan. The motion passed 4-0-1 (Goracke abstained).

Motion by Commissioner Gorzycki to elect Jason Halpern Vice Chair of the Planning Commission. Motion seconded by Commissioner Olson. The motion passed 5-0.

4. Roll Call

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

Members Absent: Commission Member Deonauth and Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

5. Approval of Minutes

- 5.1. **2023-80** Approval of the March 14, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Homan to approve the minutes of March 14, 2023, as presented. Motion seconded by Commissioner Olson. The motion passed 5-0.

6. Public Hearing

6.1. 2023-72 Case File No. 23-0027 // Blaine Wholesale Transmission // 30 County Road 10 NE

The applicant is requesting a conditional use permit amendment to store up to five outdoor vehicles as part of an auto repair business in a B-3 (Regional Commercial) zoning district.

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0027 was opened at 7:07PM. As no one wished to appear, the public hearing was closed at 7:08PM.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0027 based on the following conditions:

Case 23-0027:

1. Site improvements must be constructed as shown on the attached site plan by September 30, 2023, with the following modifications:
 - a. The trash enclosure shall be constructed of rock faced block in a color matching the front of the building.
2. Applicant shall apply for administrative site plan approval and provide a Site Improvement Performance Agreement and associated financial guarantee by July 31, 2023.
3. Overnight vehicle storage shall be limited to stalls 5-9 on the attached site plan.
4. No repair work can be done outside.
5. The new landscape area adjacent to County Road 10 must be surrounded by concrete curb, and ground cover shall be rock mulch and sod.
6. This resolution replaces Resolution 01-35.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.

6.2. 2023-73 Case File No. 23-0029 // Star Party Room Rental (Star Party, LLC) // 12074 Central Avenue NE

The applicant is requesting a conditional use permit to operate an

approximately 1,700 square foot themed party room in a 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 23-0029 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:12PM.

Chair Goracke requested further information regarding the proposed request.

Ginger Olson, Star Party Room Rental applicant, stated she was proposing to offer a daytime Airbnb type room that could be rented on a daily basis noting the space would have a Star Wars theme. She commented further on the hours of operation.

Commissioner Gorzycki asked if the parking agreement was for the event center or the entire strip mall.

Ms. Olson explained she spoke with the landlord about her needs and it was her understanding the parking could be used by anyone at the complex.

Commissioner Olson questioned how other tenants within the strip center would be impacted by the shared parking.

Planner Kaye reported the City does not know what other tenants would be located within the strip center. She explained the shared parking would be available to all tenants within the strip center.

Chair Goracke indicated he was thrilled to see this new business coming to the city of Blaine.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0029 based on the following conditions:

Case 23-0029:

1. The applicant to show proof that the signed parking agreement allowing the shared parking of 86 parking stalls has been recorded (Anoka County) on the property prior to any occupancy of the tenant space.

Motion seconded by Commissioner Gorzycki. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.

6.3. **2023-75 Case File No. 23-0032 // South Side Entertainment District //**
 2030 105th Avenue NE

The applicant is requesting the following:

1. Code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue as a conditional use permit.
2. Preliminary plat to create two lots.
3. Conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru.

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0032 was opened at 7:22PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Commissioner Swanson asked if the drive thru were approved would this be just for this property or would drive thru's now be allowed throughout the entire redevelopment district.

City Planner Sellman explained staff was recommending the drive thru be approved only for the properties on the south side of 105th Avenue.

Commissioner Olson asked why the drive thru was not a condition for approval.

City Planner Sellman reported the 105th Redevelopment District does not permit drive thru's. She stated this led staff to bring forward a code amendment which would allow one drive thru on property south of 105th Avenue with a conditional use permit and limit one drive-thru per parcel.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032A a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Ave NE, limited to one drive-thru per parcel, as a conditional use permit.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032B a preliminary plat to create one lot and one outlot to be known as National Sports Village with the following conditions:

Case 23-0032B:

1. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
2. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
3. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
4. Plans and specifications must be approved by the City prior to start of construction.

5. An Anoka County right-of-way permit is required prior to start of any site work.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
8. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
9. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
10. A protective buffer strip of natural vegetation, at least 15-feet in width around all wetlands. This buffer strip shall be placed in easement.
11. Access connections and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
12. Hydrant locations must be reviewed and approved by the Fire Department.
13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0032C a conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru with the following conditions:

Case 23-0032C:

1. Shared parking facilities agreement shall be recorded with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be

provided to the zoning administrator prior to issuance of a building permit.

2. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.
3. Plans for amplified music or a public address system for the outdoor dining area is to be reviewed by the City and approved by the management company prior to installation. Noise level of the music in the outdoor dining area is not to exceed normal conversation level.
4. No outdoor advertising on building or patio area without obtaining a permit.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
8. One drive-thru is allowed on the southern end of the building as shown on the attached plans.
9. A sign plan must be approved by the City Council and be consistent with the design guidelines.

Motion seconded by Commissioner Homan. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.

6.4. 2023-74 Case File No. 23-0031 // City of Blaine

The City is proposing an amendment to section 18-121 of the Code of Ordinances and 34.11 of the Zoning Ordinance to remove the requirement for signs to be installed by licensed contractors.

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0031 was opened at 7:29PM. As no one wished to appear, the public hearing was closed at 7:29PM.

Commissioner Olson asked who managed the electrical permits for signs.

Community Development Specialist Showalter explained electrical permits were regulated by the state.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0031

based on the following conditions:

Case 23-0031:

1. Requiring a contractor license for sign installation provides no protection to the City of Blaine.
2. Removing the license requirement for sign contractors will reduce staff review time and improve efficiency for applicants.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the May 1, 2023 city council meeting.

7. Adjournment

Motion by Commissioner Homan to adjourn the regular planning commission meeting. Motion seconded by Commissioner Swanson. The motion passed 5-0. Adjournment time was 7:31 PM.