



City of Blaine

Planning Commission

April 9, 2024 | 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, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Homan.

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

3. Approval of Minutes

3.1. 2024-809 Approval of the March 12, 2024 Planning Commission Minutes
Sponsors:

Motion by Commissioner Deonauth to approve the minutes of March 12, 2024, as presented. Motion seconded by Commissioner Olson. The motion passed 6-0.

4. Public Hearing

4.1. 2024-773 Case File No. 24-0016 // Jacob Andersen // 10900 National Street NE
The applicant is requesting a conditional use permit to construct a 1,440 square foot detached accessory building in a Farm Residential (FR) zoning district.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0016 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0016 based on the following conditions:

Case 24-0016:

- 1. The proposed accessory structure to match the existing dwelling in terms of architectural style and exterior color.**
- 2. Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.**
- 3. The detached accessory structure (total accessory building space) is limited to 2,084 square feet.**
- 4. The driveway shall be paved with asphalt for the first 35 feet off of National Street. This work shall be completed at the time of the Certificate of Occupancy (C/O) walk through.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

- 4.2.** 2024-774 Case File No. 24-0017 // Clover Leaf Farms 5th Addition (Parkway I Townhome Association) // 288-591 97th Lane NE, 292-570 96th Lane NE and 405-595 Clover Leaf Parkway NE

The applicant is requesting a variance to the front, side, and rear yard setbacks for decks for all units within Clover Leaf Farms 5th Addition.

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 24-0017 was opened at 7:10PM. As no one wished to appear, the public hearing was closed at 7:10PM.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0017 based on the following conditions:

Case 24-0017:

- 1. The nonconforming nature of the existing townhomes limits the ability to have reasonably sized decks and constitutes a practical difficulty.**
- 2. The nonconforming property lines are generally within the subdivision or are adjacent to similarly nonconforming townhome and quad developments.**

Properties that are adjacent to single family neighborhoods have at least 50 foot building setbacks, which ensures that the proposed deck expansions would still be in harmony with the intent of the zoning ordinance and not alter the essential character of the locality.

3. The variance is not for economic reasons.

4. The requested variance is the minimum necessary to facilitate the proposed maximum deck size of 10 feet by 20 feet, which is a reasonable deck size on a quad home.

Motion seconded by Commissioner Halpern. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

4.3. 2024-775 Case File No. 24-0018 // 99th Apartments Sand Companies // 111 99th Avenue NE

The applicant is requesting a conditional use permit to allow for the construction of a 48-unit apartment in a Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner and Teresa Barnes, Project Engineer.

Megan Carr, Sand Companies, stated she was proposing to construct 48 units on this site. She explained she had spoken with the city staff and the Alexandra House regarding this proposal. She noted adjustments have been made to address the concerns that were raised with the previous development. She indicated it was her plan to manage the property long term. She thanked the commission for their consideration and stated she was available for comments or questions.

Chair Goracke indicated the previous plan for this property had 111 units and the project before the commission was now for 48 units. Ms. Carr reported her focus was on family housing, which meant this building would have a mix of one, two and three bedroom units. She indicated her ideal building size was between 40 and 60 units. She was recommending 48 units for this property after hearing the feedback from the neighbors on the previous project. She commented further on the green features that would be incorporated into this building.

The public hearing for Case File 24-0018 was opened at 7:32PM.

Rose Cragel, 10093 Pleasure Creek Parkway, stated her community would be overwhelmed by this apartment building with 48 units. She anticipated this building would have 100 to 150 extra people. She indicated this was a private area of Blaine that had a lot of senior citizens. She urged the commission to consider how much extra activity and traffic would be created and how this would adversely impact the existing residents. She recommended another area be considered for this project.

Sue Langeenbrunner, 9873 7th Street NE, reported her driveway came out right where the new building driveway was proposed. She explained she preferred the design of this building, over the previous design. She believed the building was well done. However, she indicated her main concern was with how traffic would adversely impact 101st and 99th.

Michelle Foard, 9807 6th Street NE, stated she moved to this neighborhood in 1986. She commented on how traffic has changed over the years along 101st and 99th. She discussed how she uses 97th to get to 6th Street. She expressed concern with how traffic and the speed of traffic would impact the pedestrians in the neighborhood, especially in the summer months.

Jeremy Schroeder, commented on the enrollment outlook for the school district. He discussed the new developments that were being constructed in the area and stated he believed this would stress the school system. He stated traffic in the area was already difficult and noted he feared how this would be made worse by the proposed roundabout. He urged the city to think about the people in this neighborhood.

Jane Daniels, 770 96th Lane NE, stated she has lived in this neighborhood for over 42 years. She indicated she walks in her neighborhood every day. She reported in the 1990's she was a Planning and Zoning Commissioner and then served on the City Council for a number of years. She discussed how this landowner has had this property for sale many times over the years and a number of projects have been turned down over the years. She commented on how the development flex zoning district offered the city more options and control over developments and building materials. She explained she has had to call the city numerous times to have this property cleaned up and mowed over the years. She was of the opinion that the proposed 48 apartments would not be a problem for the neighborhood. She supported the neighborhood having a more diverse housing population and younger families. She believed this development would be an asset to the community and she encouraged the commission to support this project.

Diane Lloyd, 9737 6th Street NE, explained traffic was a problem on 6th Street and this development would compound these concerns. She suggested sidewalks be installed for the children trying to get to the schools. She recommended 97th not be connected to 6th Street.

Lori Saroya, 782 101st Avenue NE, indicated she was a Ward 1 City Councilmember. She explained the bigger issue with this project was how Ward 1 residents have been treated. She was of the opinion there has been a lot of neglect in Ward 1 and it was difficult for people to accept a new massive apartment building when there has been a rise in crime and improper upkeep of roads and parks. She noted she has lived in her home for the past 20 years in Ward 1 and she has witnessed what everyone else was trying to convey. She wanted people to understand that this was not a good location or a good time to bring this project forward. She suggested this massive apartment building be considered once the Northtown Area was redeveloped. She feared there were too many issues in this neighborhood and the development did not seem fair. She recommended this project be moved to Ward 2 or Ward 3 as this area was not a good space. She explained the 48 units was too large for this 3.5 acre site. She was concerned with how many people could be crammed onto this space. She indicated the rezoning for this property was originally denied in 2022 and a motion to rescind was made by former Councilmember Jeppson. She was

concerned about what was going on behind the scenes and with the fact former councilmembers were afraid to vote against the previous project. She questioned why the decision on this project was already made by staff. She understood the city council had not formally discussed purchasing this property and noted she brought this action up to the Community Development Director and City Manager in December of 2023. She felt staff was making decisions to move projects forward without consulting residents or the councilmembers. She reported she was interested in exploring if this property could be used to meet future park needs. She indicated she sympathized with the property owner because they wanted to sell their property, but this project was not the solution. She believed the city had other options. She commented on how the Veterans Park of Blaine has a donated F-5 jet and stated this would be the perfect space for this jet. She contested that there were environmental concerns and endangered species on this property. She suggested something better be envisioned for this property with nature trails, a veterans memorial and a playground for children. She was of the opinion this would be the fair thing to do for the residents of Ward 1. She wished the city had a way to do the right thing for residents instead of rubber stamping projects.

The public hearing was closed at 7:57PM.

Chair Goracke explained the public hearing was a time for hearing questions and was not a time for debate. He stated the previous project had 111 apartment units and the proposed project would have 48 units. He commented on how the number of traffic trips would be less than previously considered.

City Planner Sellman requested Project Engineer Barnes to respond to the traffic concerns and that the developer speak to the number of residents that would be in the proposed building.

Project Engineer Barnes discussed the timeframe for the traffic study noting it was completed in April of 2023. She indicated the city also has a significant amount of historical traffic data taken over a broad period of time with counts for these roadways that was taken into consideration for the traffic study. She discussed why the project had to have access from 99th Avenue. She stated there was a potential to cut 97th off from University Avenue. She explained this option was being evaluated by staff because traffic counts on 99th Avenue would then be increased, along with response times from emergency personnel. She reported it was her understanding the city would be installing sidewalks on both sides of 99th Avenue in 2025 as part of a capital improvement street reconstruction project. She commented on the proposed roundabout at 99th and Cloverleaf Parkway noting this project was being further studied and discussed how warrants would change if this development were to move forward.

Chair Goracke suggested a solar powered speed sign be installed in this neighborhood to assist with slowing traffic down in the area.

Ms. Carr commented on the visitor parking that had been included in the project and stated she did not anticipate there would be any overflow issues. She estimated this building would have 125 to 130 total residents.

Chair Goracke asked how occupancy levels would be enforced. Ms. Carr stated all

individuals that live in a unit would have to be listed on the lease. She indicated all individuals over 18 would have a criminal background check conducted on them and income verifications would be conducted. She reported with each lease renewal the individuals living within a unit would be verified. She commented further on the guest policy Sand Companies has in place.

City Planner Sellman explained the watershed district completed an environmental review of this property and the findings do not stop a project, but provide mitigation measures. She reported the size of this project did not meet the threshold for an EAW. She addressed the comment that staff was making decisions on behalf of the city council. She clarified that staff provides recommendations based on city code, city policies and direction of the city council. She indicated there was a recommendation from staff before the planning commission. She explained city staff members were working professionals that took their jobs very seriously and provided the planning commission and city council with professional recommendations. She stated the comment made that something was happening behind the scenes was not pertinent. She commented on Councilmember Saroya's request from December for the city to purchase this property. She reported one individual councilmember can't make a request to purchase a property, rather there is a process and this process was described to Councilmember Saroya through an email exchange.

Chair Goracke explained he respected Councilmember Saroya but stated after living in Blaine for 32 years, he believed the city had tremendous staff members but they did not run the show or set agenda items. Rather applicants brought items forward and staff did the groundwork to answer questions. He indicated some of the comments made by Councilmember Saroya were beyond the purview of the planning commission. He reported the planning commission was not looking at the zoning for this property, rather was being asked to consider the conditional use permit.

Commissioner Olson stated as a resident of Blaine for the past 25 years, she was a member of the community too. She indicated her street was a thoroughfare as well, and those speeding down the street were her neighbors. She commented she was a fan of the driver awareness signs. She explained she cared about Blaine, she would not be bullied and she would do her part to make the best decisions should could for the community. She reported she worked in real estate and noted Blaine needed more housing options. She indicated she had a new apartment building going into her neighborhood. She stated she appreciated the process that had to be followed for these types of projects and thanked all of the residents who were in attendance.

Chair Goracke commented on how he was recently pulled over by the Blaine Police Department for speeding in his neighborhood.

Commissioner Deonauth asked staff to speak further to the safety of the Alexandra House. City Planner Sellman reported staff and the developer had met with representatives from the Alexandra House to go over the proposal. She indicated the Alexandra House did not have concerns with the new proposal and appreciated the affordability within this project because this may be an option for some of their residents.

Commissioner Swanson stated she lived very close to this property for 30 years. She commented on how crime in this neighborhood was a concern, but indicated this has a lot

to do with the bus system. She appreciated the fact the tenants of this building would be background checked.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0018 based on the following conditions:

Case 24-0018:

- 1. The elevations and site plan shall be consistent with the attached plans.**
- 2. The following setbacks shall be met:**
 - **Front (101st Avenue and 99th Avenue): 50-foot building/50 foot parking**
 - **Rear (west): 25 foot building/50 foot parking**
 - **Side (north): 25 foot building - no parking is proposed on this side of the building**
 - **Side (south): 25 foot building/15 foot parking**
 - **Driveway: 30 feet**
- 3. The following tree quantities are required:**
 - **Overstory: 11**
 - **Conifers: 11**
 - **Shrubs: 76**
 - **Ornamental: 11**
- 4. A final plat shall be approved prior to issuance of a building permit.**
- 5. All disturbed areas, except for those within stormwater basins or associated buffers, shall be sodded.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

- 4.4.** 2024-776 Case File No. 24-0021 // 88 Legacy Xylite Building (RJ Ryan) // 8888 Xylite Street NE
The applicant is requesting a conditional use permit to allow a 14,524 square foot outside storage area in the Light Industrial (I-1A) 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 24-0021 was opened at 8:20PM. As no one wished to appear, the public hearing was closed at 8:21PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0021 based on the following conditions:

Case 24-0021:

- 1. The building, outside storage, and landscaping shall be consistent with the attached site plan.**

2. The outside storage area is limited to 14,524 square feet or half of the square footage of the building, whichever is less.
3. The outside storage area shall be enclosed by an 8-foot opaque fence. The northern side of the fence shall be a maintenance-free solid fence, such as vinyl or composite. The remaining sides may be a maintenance free solid fence or PVC coated chain link with slats in a color matching the maintenance free solid fence.
4. Storage is limited to 12 feet in height.
5. Storage is limited to vehicles under 10,000 GVW, trailers that can be towed by a pick-up truck, equipment that can be towed by a pick-up truck (such mini excavators, scissor lifts, and skid steers), and cargo containers. One vehicle over 10,000 GVW is permitted for each dock door present on the building.

Motion seconded by Commissioner Swanson. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

- 4.5.** 2024-771 Case File No. 24-0020 // Crispin Cove (Capital Trust Investment LLC) // 4255
125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove.
3. Conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0020 was opened at 8:26PM.

Cathy Wetmore, 4318 124th Lane NE, asked if there was a way to complete this project without disturbing the trees along 125th Avenue. She explained she did not want the eagles nesting in the trees to be disturbed.

Mitchell MacBeth, 12654 Erskin Street NE, stated he emailed several questions to city staff. He reported he was new to the neighborhood. He indicated Lexington Avenue was a very busy road and noted his home backs up to this roadway. He discussed how adding additional units would further compound the traffic concerns along Lexington Avenue. He supported Ms. Witmore's request and asked that the trees along 125th Avenue be saved. He questioned if the vinyl fence would connect to the Lexington Woods vinyl fence. He asked how the emergency vehicle roundabout that cuts into his property would be addressed with the addition of Erskin.

Dan Wetmore, 4318 124th Lane NE, stated he was concerned with the fact Fraizer Street would be coming onto 125th. He questioned if the neighbors would have to bring this

concern to Anoka County.

The public hearing was closed at 8:31PM.

Aaron Briske, engineer on the project, introduced himself to the commission. He explained the fence would be located just outside of the county right of way and would go up to the existing fence.

Planner Kaye indicated the intent would be to connect the fences.

Chair Goracke requested the applicant speak to the issue of the trees.

Mr. Briske stated his intent would be to save as many trees as possible, but with the setbacks, he would not have much of a buffer. He indicated the east side of the property would have a buffer between the wetland and the school.

Commissioner Olson asked if all of the trees along 125th would be lost.

Mr. Briske commented within the limits of the grading plan, there were portions of the trees that would be saved.

Planner Kaye reported with the proposed grading plan, the trees along 125th and Lexington Avenue would be lost. She explained 119 trees would be replanted. She indicated on the east side of the property, trees would be preserved adjacent to the wetland.

Commissioner Halpern questioned if the vinyl fence would have the same look as the existing fence.

Planner Kaye reported the intent would be to have the new fence the same material and color.

Commissioner Olson requested further information regarding the access points.

Project Engineer Barnes reported because this project was adjacent to a county road, the access points were determined by the county. She stated originally the county wanted to deny access to 125th completely but would allow a right out only.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 24-0020A:

- 1. The Development Flex (DF) zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create quality homes with a desired range in appearance, style, density, and construction value and market appeal.**

2. Development Flex is consistent with the land use designation Low Density Residential (LDR).
3. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020B a preliminary to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove with the following conditions:

Case 24-0020B:

1. Park dedication is required for the 40 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The developer is responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is \$7,451.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of \$70,784.50.
3. Plans and specifications must be approved by the City prior to the start of construction.
4. An Anoka County right-of-way permit is required prior to the start of any site work.
5. A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.
6. All development signage by separate review.
7. All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.
8. The developer must meet the City's tree preservation requirements by planting 59 replacement trees for the 7.38 disturbed acres. This is part of the overall landscape plan that includes 119 trees being planted.
9. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements. All trees to be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers.
10. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
11. 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.

12. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
13. 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.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
15. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
16. The developer has the responsibility for constructing 125th Avenue NE improvements associated with this development per Anoka County plat review comments.
17. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
18. All streets will follow the Anoka County street name grid system.
19. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.
20. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer, will be required to be maintained by the Homeowners Association.
21. Hydrant locations must be reviewed and approved by the Fire Department.
22. 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.
23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
24. 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.
25. A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue. A site plan with fence details is required prior to mylars being released for recording with Anoka County.
26. 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.
27. The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue and 125th Avenue. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020C a conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district with the following conditions:

Case 24-0020C:

Single Family - DF Development Standards

Permitted Uses

- 1. Single-family detached dwellings.**
- 2. Group family daycare.**

Accessory Uses

- 1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.**
- 2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.**
- 3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.**

Conditional Uses

- 1. Home occupations listed as Conditional Uses in Section 33.10.**

Standards

- 1. Front yard setback - 25 feet**
- 2. Side yard setback - 7.5 feet for house and 7.5 feet for garage**
- 3. Corner side yard setback - 20 feet**
- 4. Rear yard setbacks:**
 - a. 25 feet**
 - b. 50 feet (Lexington Avenue and 125th Avenue lots)**
- 5. Maximum building height - 2 1/2 stories or 35 feet.**
- 6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and is located within the rear yard.**
- 7. The minimum finished floor area above grade for all homes shall be 1,500 square feet.**
- 8. All homes shall have a minimum depth and width of 24 feet.**
- 9. All homes to incorporate multiple gables or varied roof lines and articulation of the front façade.**

10. Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
11. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.
12. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. Trees must be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers. The landscape plan also to include an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements.
13. A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue.

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

5. Adjournment

Motion by Commissioner Olson to adjourn the regular planning commission meeting.

Motion seconded by Commissioner Deonauth. The motion passed 6-0.

Adjournment time was 8:41 PM.