



City of Blaine

City Council

June 17, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

5. Communications

6. Open Forum

Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.

7. Adoption of Agenda

8. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

8.1. 2024-228 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2024-224 Approval of Minutes
Sponsors:

8.3. RES 24-114 Resolution Granting Final Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0031/SAS)
Sponsors: Sheila Sellman, City Planner

- 8.4.** RES 24-104 Resolution Granting Final Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0032/SLK)
Sponsors: Sheila Sellman, City Planner
- 8.5.** 2024-204RES 24-113 Resolution to Approve Joint Powers Agreement No. C0010878 with Anoka County for Installation and Maintenance of a Traffic Signal at 89th Avenue and 87th Lane
Sponsors: Daniel Schluender, Director of Engineering
- 8.6.** 2024-207 Authorize Temporary Removal of Parking Restrictions on 91st Avenue, 92nd Avenue, 92nd Lane and Baltimore Street to Accommodate Lettermen Sports Tent Sales on August 1, 2024 - August 9, 2024
Sponsors: Daniel Schluender, Director of Engineering
- 8.7.** 2024-208 Authorize Temporary Removal of Parking Restrictions on 103rd Lane and National Street for a Centennial Elementary school event on October 2, 2024 (Inclement Weather Date: October 3, 2024)
Sponsors: Daniel Schluender, Director of Engineering
- 8.8.** 2024-234 Authorize Payment to Tyler Technologies for Software License, Technical Support, and Maintenance for the City's New World Financial System
Sponsors: Jason Zimmerman, Finance Director
- 8.9.** 2024-215 Motion to Authorize the Purchase of Water Treatment Chemicals for July 1, 2024 to December 31, 2024.
Sponsors: Nick Fleischhacker, Public Works Director
- 8.10.** 2024-226 Approve Temporary Liquor Licenses for Invictus Brewing Company for Events on the Adjacent EDA Owned Property
Sponsors: Cathy Sorensen, City Clerk
- 8.11.** 2024-227 Approve Additional 2024-2025 Liquor License Renewals
Sponsors: Cathy Sorensen, City Clerk

9. 7:00 PM - Public Hearing and Items Published for a Certain Time

- 9.1.** 2024-197 Approve On-Sale and Sunday Intoxicating Liquor Licenses for Pizza Pub Prime, 2190 105th Ave NE
Sponsors: Cathy Sorensen, City Clerk

10. Development Business

- 10.1.** ORD 24-2551 Second Reading
Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)
Sponsors: Sheila Sellman, City Planner
- 10.2.** RES 24-112 Resolution Granting a Conditional Use Permit to Allow a Mosque (Place of Worship) and K-8 School in the Development Flex (DF) Zoning District at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)
Sponsors: Sheila Sellman, City Planner
- 10.3.** ORD 24-2554 Second Reading
Ordinance Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0026/SLK)
Sponsors: Sheila Sellman, City Planner
- 10.4.** ORD 24-2552 Second Reading
Ordinance Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)
Sponsors: Sheila Sellman, City Planner
- 10.5.** RES 24-109 Resolution Granting Preliminary Plat Approval to Subdivide 4.84 Acres into 11 Single Family Lots and One Common Lot for Wetlands and Storm Ponding to be Known as Boulder Villas at 9240 W 35W Service Drive NE. Boulder Contracting (Case File No. 24-0022/SLK)
Sponsors: Sheila Sellman, City Planner
- 10.6.** RES 24-110 Resolution Granting a Conditional Use Permit to Allow for the Construction of 11 Single Family Lots in the Development Flex (DF) Zoning District at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)
Sponsors: Sheila Sellman, City Planner
- 10.7.** ORD 24-2553 Second Reading
Ordinance Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes. City of Blaine (Case File No. 24-0028/EJT)
Sponsors: Sheila Sellman, City Planner
- 10.8.** ORD 24-2546 Ordinance Repealing the Moratorium for Car Washes. Ordinance 23-2529 (City of Blaine)

Sponsors: Erik Thorvig, Community Development Director

10.9. ORD 24-2555 Second Reading

Ordinance Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD). City of Blaine (Case File No. 24-0029/SAS)

Sponsors: Sheila Sellman, City Planner

10.10. RES 24-111

Resolution Granting a Comprehensive Plan Amendment of Certain Parcels from Major Recreation (MR) to Planned Commercial (PC). City of Blaine (Case File No. 24-0029/SAS)

Sponsors: Sheila Sellman, City Planner

11. Administration

11.1. 2024-216RES
24-117

Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,958,904.43 for the 2024 Northwest Area Street Reconstruction, Improvement Project No. 24-05

Sponsors: Daniel Schluender, Director of Engineering

12. Other Business

13. Adjournment

PAYROLL CHECKS & WIRE TRANSFERS

MONTH: MAY 2024

PAYROLL CHECKS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
05/09/24	VENDOR CHECKS	CHECK # 79818-79822	\$4,543.92
05/09/24	EMPLOYEES	DIRECT DEPOSITS	\$619,679.33
05/23/24	VENDOR CHECKS	CHECK # 79823-79831	\$11,226.82
05/23/24	EMPLOYEES	DIRECT DEPOSITS	\$635,177.40

WIRE TRANSFERS

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
05/09/24	STATE OF MINNESOTA	PAYROLL TAXES	\$41,843.33
05/09/24	I.R.S.	PAYROLL TAXES	\$190,378.62
05/09/24	P.E.R.A.		\$186,671.66
05/09/24	21ST CENTURY	DEFERRED COMP & H.S.A	\$62,885.69
05/20/24	STATE OF MINNESOTA	APRIL SALES TAX	\$50,942.00
05/22/24	21ST CENTURY	CREDIT CARDS	\$42,282.10
05/23/24	STATE OF MINNESOTA	PAYROLL TAXES	\$43,781.32
05/23/24	I.R.S.	PAYROLL TAXES	\$196,907.89
05/23/24	P.E.R.A.		\$188,375.92
05/23/24	21ST CENTURY	DEFERRED COMP & H.S.A	\$63,563.85

TOTAL \$2,338,259.85

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 6/17/2024 FOR PAYMENTS THE WEEK OF 5/24/2024**

Vendor Name	Description	Amount
ABDO FINANCIAL SOLUTIONS LLC	2023 FS Audit Prep	\$ 2,367.50
ACCESS	Data Storage	\$ 130.88
AFFORDABLE INFLATABLES LLC	Inflatables for Super Hero Party	\$ 450.00
ALL AUTO GLASS LLC	Windshield replacement	\$ 471.79
ALLDATA LLC	Annual Dues - Mechanics	\$ 1,500.00
ALLINA HEALTH	Narcan	\$ 575.42
ALLSTATE PETERBILT OF ROGERS	Filters and Blades; 1221	\$ 89.38
AMAZON CAPITAL SERVICES	Wall plugs for elections	\$ 12.99
AMAZON CAPITAL SERVICES	Ethernet Cables and Cable Straps	\$ 58.52
AMAZON CAPITAL SERVICES	Proclamation Frames	\$ 18.78
AMAZON CAPITAL SERVICES	Sheet protectors	\$ 21.62
AMAZON CAPITAL SERVICES	Administrative supplies	\$ 316.09
AMAZON CAPITAL SERVICES	Oil for 1221	\$ 262.80
AMAZON CAPITAL SERVICES	Gun cleaning supplies	\$ 112.75
AMAZON CAPITAL SERVICES	Receiver/Adaptor for microphones	\$ 29.99
AMAZON CAPITAL SERVICES	Battery for Jump Box	\$ 59.99
AMAZON CAPITAL SERVICES	Black Ink Cartridge	\$ 19.50
AMAZON CAPITAL SERVICES	Mouse (3), Screen Sediment Trapper	\$ 114.79
AMAZON CAPITAL SERVICES	Lock Box for Bearcat Key	\$ 27.77
AMAZON CAPITAL SERVICES	Supplies for little school	\$ 101.19
AMAZON CAPITAL SERVICES	Credit	\$ (35.92)
AMAZON CAPITAL SERVICES	Coffee, tags, labels, cups	\$ 130.72
AMERICAN FLAGPOLE & FLAG CO	Flag	\$ 837.60
ANOKA COUNTY	Record Vacation of Easement	\$ 46.00
ANOKA COUNTY	County Recordings	\$ 46.00
ANOKA COUNTY ATTORNEY'S OFFICE	Forfeiture distribution	\$ 1,058.93
ASPHALT SURFACE TECHNOLOGIES	FA2 material for Streets	\$ 420.54
AUTOMATIC SYSTEMS COMPANY	Water Altitude Valves	\$ 25,700.00
AUTOMATIC SYSTEMS COMPANY	WTP #1-High Service Pump	\$ 27,840.78
BAILEY NURSERIES INC	Trees for Arbor Day Tree Sale	\$ 180.11
BAILEY NURSERIES INC	Trees for Arbor Day Tree Sale	\$ 11,639.25
BAILEY NURSERIES INC	Trees for Arbor Day Tree Sale	\$ 8,623.50
BAKER TILLY MUNICIPAL ADVISORS	GO Bonds 2023A - Fees	\$ 60,000.00
BARNUM COMPANIES INC	PD quarterly door maintenance	\$ 1,681.62
BARNUM COMPANIES INC	PD monthly gate maintenance	\$ 280.00
BLAINE BROTHERS INC	Credit	\$ (810.47)
BLAINE BROTHERS INC	Engine Repair: 1277	\$ 1,223.50

BLAINE BROTHERS INC	Tail lamps for 1221	\$	180.86
BOLTON & MENK INC	PFAS Advertisement	\$	2,976.60
BOLTON & MENK INC	T-Mobile Tower #2 Decon	\$	2,613.00
BOLTON & MENK INC	WTP 1 Coating Observations	\$	2,713.50
BOYER TRUCKS	F350 Storm Water #4634	\$	54,636.86
BOYER TRUCKS	F350 Water #4628	\$	54,636.86
BOYER TRUCKS	F350 Water #4629	\$	54,636.86
BOYER TRUCKS	F350 Water #4630	\$	56,225.86
BROWN SEAN	Septic Seminar	\$	99.72
CENTERPOINT ENERGY	750 Cloverleaf Parkway	\$	89.45
CENTERPOINT ENERGY	April 2024 Gas Service	\$	1,475.67
CENTRAL TURF & IRRIGATION	LAC Irrigation break repair	\$	59.86
CENTURYLINK	911 Service	\$	86.06
CENTURYLINK	Telephone Service	\$	73.76
CINTAS CORPORATION	CH Mats/Rugs	\$	205.47
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$	219.33
CINTAS CORPORATION	MAYC - Mats/Rugs	\$	36.69
CINTAS CORPORATION	Medical supply cabinet	\$	55.08
CIVICPLUS, LLC	MyMunicode Renewal	\$	1,863.75
COMCAST	PW Cable TV	\$	20.98
COMCAST	Cable TV	\$	36.22
COMCAST	Internet and Television - MAYC	\$	69.58
COMCAST	Public Works Internet Service	\$	201.47
CONNEXUS ENERGY	10601 Nassau St - Electric	\$	14.50
CONNEXUS ENERGY	10601 Nassau St - Electric	\$	35.00
CONNEXUS ENERGY	10603 Nassau St NE	\$	35.00
CORE & MAIN LP	Resale - Meter wire	\$	3,951.49
CORVAL CONSTRUCTORS INC	WTP 1 Filter & Piping Upgrades	\$	329,041.53
CUB FOODS INC - THE VILLAGE	Water, Cookies - Briefing	\$	26.48
CUB FOODS INC - THE VILLAGE	Water/Wipes -Training building	\$	46.91
CUB FOODS INC - THE VILLAGE	Water, bars for Patrol	\$	37.77
DELEGARD TOOL COMPANY	Cabinet for Irrig. Van	\$	1,059.58
DELEGARD TOOL COMPANY	Tools for Mechanics Shop	\$	125.24
DELONG MONIQUE	Rental License H24-1592	\$	190.00
DELTA MEDICAL SUPPLY GROUP INC	Nitrile Gloves for Patrol Operations	\$	710.40
DIETZ ALAN	Reimbursement for Parking	\$	120.00
DOUGLAS KERR UNDERGROUND LLC	NW Area St Reconstruction	\$	102,998.86
ECKBERG LAMMERS PC	Prosecution Fees	\$	22,747.15
ECKBERG LAMMERS PC	Employment Retainer	\$	4,798.50
ECKBERG LAMMERS PC	Retainer	\$	4,000.64
ECKBERG LAMMERS PC	Civil Legal Services	\$	18,647.25
ELECTRIC PUMP INC	LS 28 Pump Replacement	\$	73,926.07
ELECTRIC PUMP INC	LS 4 service call	\$	850.00
EMERGENCY AUTOMOTIVE	Install K9 Squad Equipment	\$	4,570.13

EMERGENCY AUTOMOTIVE	Antenna Base Cable for Vehicle	\$	16.00
EVANS KRISTA	Tuition reimbursement	\$	743.25
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$	287.92
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$	306.24
FERGUSON ENTERPRISES LLC #3325	Freeze Kit Parts; Water	\$	226.19
FERGUSON WATERWORKS #2518	Marking Flags for Parks	\$	23.02
FLAGSHIP RECREATION	Wood Fiber for Playgrounds	\$	2,893.33
FRIENDLY CHEVROLET INC	Pads/Rotors for PD Stock	\$	405.12
FRIENDLY CHEVROLET INC	Pads/Rotors for PD Stock	\$	1,622.15
FRIENDLY CHEVROLET INC	Wheels-Distracted Driving Truck	\$	578.52
FRIENDLY CHEVROLET INC	Blower Motor; 5309	\$	121.97
GEVING PAT	Park/Rec Refund	\$	115.00
GOPHER STATE ONE CALL INC	Water & Sewer Locate Fees	\$	1,453.95
GRAINGER	Jail toilet	\$	1,160.31
GROUND PENETRATING RADAR	Locating Services: 89th Road Project	\$	2,100.00
GS DIRECT INC	Plotter Supplies	\$	103.24
HAFFERMAN SUSAN	Well Interference Settlement	\$	13,850.00
HANSON SPORTS LLC	Winter/Spring Sports Camps	\$	1,002.80
HANSON SPORTS LLC	Winter/Spring Sports Camps	\$	493.00
HANSON SPORTS LLC	Winter/Spring Sports Camps	\$	493.00
HAWKINS INC	Water Treatment Chemicals	\$	10,544.00
HAWKINS INC	Water Treatment Chemicals	\$	21,615.45
HELMETS R US INC	Helmets for safety camp	\$	2,002.50
HOLIDAY COMPANIES	Car Washes - PD	\$	755.00
HOLIDAY COMPANIES	Car Washes - Comm. Stds.	\$	25.00
HOSE PROS LLC	Hyd Gate Valve; Storm	\$	650.10
HOSNA EMILY	Reimbursement - Work boots	\$	30.00
I & S GROUP INC	Aquatone Bandshell Construction Trail	\$	3,317.50
ICMA	Membership Dues (Wolfe)	\$	1,200.00
IDENTISYS INC	Name badges	\$	76.25
IMPACT PROVEN SOLUTIONS	UTILITY BILLING INVOICE PRINTING	\$	5,020.86
INDELCO PLASTICS CORPORATION	Meter Panels for Water	\$	1,714.00
INSIGHT PUBLIC SECTOR INC	HP ZBook Laptop for Comm. Mgr.	\$	1,962.54
INTOXIMETERS INC	PBT Supplies	\$	1,275.00
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	April Union Apprenticeship Fund	\$	791.16
JOHNSON KAVAN	Reimbursement - Work boots	\$	30.00
JOHNSON LITHO GRAPHICS	May/June City Connect Newsletter	\$	14,082.21
LANGUAGE LINE SERVICES INC	Language/Interpretation Services	\$	591.73
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	1,302.58
LAWSON PRODUCTS INC	Mechanic shop supplies	\$	35.44
LEADS ONLINE	Cell phone forensics program yearly	\$	5,402.00
LEAGUE OF MN CITIES INSURANCE	Insurance Claim	\$	3,827.00
LEAGUE OF MN CITIES INSURANCE	Workers comp insurance claim	\$	173.39
LIFE SAFETY SYSTEMS INC	CH annual monitoring	\$	325.00

LIFELONG LANDSCAPES LLC	Pond Maintenance; 2975 84th Lane	\$	4,200.00
LIFESTYLE LANDSCAPES LLC	Mowing at City Hall/Tom Ryan Park	\$	2,025.65
LOCKRIDGE GRINDAL NAUEN PLLP	State Lobbyist Services	\$	3,166.66
LRS PORTABLES OF MINNESOTA	Satellite Rental - Parks	\$	8,021.17
MANAGED SERVICES INC	CH towels soap TP	\$	501.08
MENARDS - BLAINE	Socket Set, Screws	\$	49.87
METRO-INET	Internet Support Services	\$	2,942.00
MICKMAN BROTHERS INC	Median Maintenance	\$	2,157.14
MIDWAY FORD COMPANY	Vehicle Repairs: 5324	\$	409.70
MIDWAY FORD COMPANY	Spark Plug/Coil; 4604	\$	108.05
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for PD	\$	169.75
MINNESOTA CHIEFS OF POLICE ASSOC	MCPA State Awards Ceremony	\$	65.00
MINNESOTA CITY/COUNTY MGMT	Membership Dues (Wolfe)	\$	245.00
MINNESOTA DEPT OF PUBLIC SAFETY	Plates for Patrol Vehicles (K9)	\$	60.00
MINNESOTA EQUIPMENT - HAM LAKE	Weed Whips/batteries: Streets	\$	389.98
MINNESOTA UI	Unemployment insurance Q1	\$	10,357.34
MINUTE MAKER SECRETARIAL	Council Minutes	\$	699.50
MINUTE MAKER SECRETARIAL	NRCB MINUTES	\$	167.00
MINUTE MAKER SECRETARIAL	PARK BOARD MINUTES	\$	206.50
MTI DISTRIBUTING INC	Credit	\$	(48.56)
MTI DISTRIBUTING INC	Proximity Switch; 2417	\$	138.80
MTI DISTRIBUTING INC	Control Module; 2427	\$	502.25
MTI DISTRIBUTING INC	V Belts for PW Stock	\$	828.54
MTI DISTRIBUTING INC	Knobs for 4463	\$	55.16
NORTHLAND CAPITAL EQUIPMENT	Fitness Equipment Lease	\$	832.43
NUSS TRUCK & EQUIPMENT	Filters for PW Stock	\$	433.40
OFFICE OF MNIT SERVICES	Telephone and Internet Services	\$	586.68
OFFICE OF MNIT SERVICES	Telephone and Internet Services	\$	586.68
OFFICE OF MNIT SERVICES	Telephone and Internet Services	\$	493.86
OLSON LISA	Mileage and Supplies	\$	97.64
ONENET GLOBAL	Ecessa PowerLink Support Renewal	\$	2,821.00
PLAISTED COMPANIES INC	Fill sand/Class 5 for Water	\$	1,496.58
PRECISE MRM LLC	PW GPS Management	\$	1,480.00
PRINT CENTRAL	Business Cards for CM Larson	\$	39.00
PRO-TEC DESIGN INC	Card reader memory card	\$	456.73
PRO-TEC DESIGN INC	PD camera additions	\$	2,000.00
PRO-TEC DESIGN INC	Cold Storage Cameras-Cradlepoint	\$	4,251.17
PRO-TEC DESIGN INC	3rd floor access control	\$	9,752.86
PRO-TEC DESIGN INC	WTP3 camera	\$	331.50
PRO-TEC DESIGN INC	WTP4-Door repair	\$	51.00
PRO-TEC DESIGN INC	PW mechanics door repair	\$	2,647.78
PRO-TEC DESIGN INC	CH -Lockdown button	\$	2,369.12
QUAM BRIAN	Reimbursement for water leak	\$	4,200.00
REALIZE PROPERTY LLC	Rental License H24-1625	\$	190.00

REDPATH AND COMPANY LLC	2023 Financial Audit	\$ 6,000.00
RESPEC	MapFeeder/Fulcrum subscription	\$ 2,300.00
RICHSMANN MARK	Softball Umpire Fees	\$ 124.00
ROADKILL ANIMAL CONTROL	Disposal of Dead Deer	\$ 103.00
RUFFRIDGE JOHNSON EQUIPMENT	Fuel Filters; 1221	\$ 337.19
S&P GLOBAL RATINGS	2024A Bond Issuance - Fees	\$ 20,700.00
SHORT ELLIOTT HENDRICKSON INC	Water Storage Tank Rehab	\$ 243.66
SNAP-ON INDUSTRIAL	Maintenance Computer & Software	\$ 3,703.06
STATE OF MINNESOTA	Work Crew Contract	\$ 51,750.00
STATE OF MINNESOTA	Forfeiture distribution	\$ 529.47
TAYLOR SCOTT	Irrigation Reimbursement	\$ 12.94
TKDA AND ASSOCIATES INC	TH65 Access Improve, IP 21-01	\$ 294,758.53
TWIN CITIES TRANSPORT	Tows for Squads	\$ 125.00
VERIZON WIRELESS	Telephone Service	\$ 80.02
VOLUNTEERS OF AMERICA	Bus driver meals reimbursed	\$ 95.00
WALTERS RECYCLING & REFUSE INC	Organics Collection	\$ 150.00
WALTERS RECYCLING & REFUSE INC	Refuse and Recycling Fees	\$ 402,477.71
WHAT WORKS INC	PW Supervisory Management Training	\$ 3,000.00
WITHROW MATTHEW	Training Manual/Exam Fee	\$ 64.43
WOLFF ROBERT	VMWare Conference and Travel	\$ 3,087.68
XCEL ENERGY	Electric Service - Siren	\$ 9.78
XCEL ENERGY	Electric Service - Signal	\$ 61.32
XCEL ENERGY	Electric Service	\$ 11.67
XCEL ENERGY	Electric Service - Signal	\$ 58.18
XCEL ENERGY	April 2024 Electric Service	\$ 7,294.01
ZIEGLER INC	Plate/Clips for 1229	\$ 174.54
ZIEGLER INC	3 Yr Agreement: Transfer Switches	\$ 3,210.00
		\$ 1,924,489.82

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 6/17/2024 FOR PAYMENTS THE WEEK OF 5/24/2024**

Vendor Name	Description	Amount
S&P GLOBAL RATINGS	2024A Bond Issuance - Fees	\$ 20,700.00
HAWKINS INC	Water Treatment Chemicals	\$ 21,615.45
ECKBERG LAMMERS PC	Prosecution Fees	\$ 22,747.15
AUTOMATIC SYSTEMS COMPANY	Water Altitude Valves	\$ 25,700.00
AUTOMATIC SYSTEMS COMPANY	WTP #1-High Service Pump	\$ 27,840.78

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 6/17/2024 FOR PAYMENTS THE WEEK OF 5/31/2024**

Vendor Name	Description	Amount
AMAZON CAPITAL SERVICES	Supplies for volunteer banquet	\$ 205.31
AMAZON CAPITAL SERVICES	Supplies for events	\$ 63.98
AMAZON CAPITAL SERVICES	Supplies for Park/Rec	\$ 21.75
AMAZON CAPITAL SERVICES	PW supplies; pressure gauge	\$ 31.10
AMAZON CAPITAL SERVICES	Organizer Trays cardstock	\$ 46.91
AMAZON CAPITAL SERVICES	Fax Machine for PD Records	\$ 219.98
AMAZON CAPITAL SERVICES	Supplies for Playnet	\$ 99.00
AMAZON CAPITAL SERVICES	Plates for volunteer banquet	\$ 33.99
AMAZON CAPITAL SERVICES	Art kit for Super Hero Party	\$ 72.40
AMAZON CAPITAL SERVICES	Paper clips, file folders	\$ 72.30
AMAZON CAPITAL SERVICES	Award certificate holders for Staff	\$ 308.49
AMAZON CAPITAL SERVICES	Credit	\$ (15.78)
AMAZON CAPITAL SERVICES	Training building supplies	\$ 54.99
AMAZON CAPITAL SERVICES	Megaphone for Beach	\$ 226.78
AMAZON CAPITAL SERVICES	Laptop Docking Stations	\$ 1,660.26
AMAZON CAPITAL SERVICES	USB charging station and cords	\$ 41.98
AMIOT JOSHUA	Softball Umpire Fees	\$ 272.00
ANOKA COUNTY	Cloud Dr Signal Project	\$ 11,565.39
ANOKA COUNTY TREASURY DEPT	Connect Anoka County Fiber	\$ 812.50
ASPEN MILLS INC	clothing and uniforms	\$ 35.92
ASPEN MILLS INC	clothing and uniforms	\$ 302.78
ASPEN MILLS INC	clothing and uniforms	\$ 716.42
ASPEN MILLS INC	clothing and uniforms	\$ 51.96
ASPEN MILLS INC	clothing and uniforms	\$ 129.99
ASPEN MILLS INC	clothing and uniforms	\$ 62.35
ASPEN MILLS INC	clothing and uniforms	\$ 299.29
ASPEN MILLS INC	clothing and uniforms	\$ 119.89
ASPEN MILLS INC	clothing and uniforms	\$ 65.99
ASPEN MILLS INC	clothing and uniforms	\$ 77.50
ASPEN MILLS INC	clothing and uniforms	\$ 130.40
ASPEN MILLS INC	clothing and uniforms	\$ 241.34
ASPEN MILLS INC	Uniforms for Reserve Officers	\$ 1,456.83
ASPEN MILLS INC	clothing and uniforms	\$ 1,397.95
ASPEN MILLS INC	Uniforms for Reserve Officers	\$ 1,389.19
ASPEN MILLS INC	clothing and uniforms	\$ 347.75
ASPEN MILLS INC	clothing and uniforms	\$ 226.10
ASPEN MILLS INC	Uniforms for Reserve Officers	\$ 1,316.08

ASPEN MILLS INC	Uniforms for Reserve Officers	\$ 1,408.04
ASPEN MILLS INC	Uniforms for Reserve Officers	\$ 1,455.03
ASPEN MILLS INC	Uniforms for Reserve Officers	\$ 1,466.07
ASPEN MILLS INC	clothing and uniforms	\$ 70.90
ASPEN MILLS INC	clothing and uniforms	\$ 43.48
ASPEN MILLS INC	clothing and uniforms	\$ 64.95
ASPEN MILLS INC	clothing and uniforms	\$ 48.00
ASPEN MILLS INC	clothing and uniforms	\$ 41.35
ASPEN MILLS INC	clothing and uniforms	\$ 189.95
ASPEN MILLS INC	clothing and uniforms	\$ 50.45
ASPEN MILLS INC	clothing and uniforms	\$ 58.85
AT&T MOBILITY	Bait trailer data service	\$ 67.36
BARNUM COMPANIES INC	Planned gate maintenance	\$ 828.40
BARR ENGINEERING COMPANY	WTP1 underdrain Design	\$ 11,897.00
BARR ENGINEERING COMPANY	WTP2 Preventative Maintenance	\$ 6,469.40
BARR ENGINEERING COMPANY	General Engineering Services	\$ 791.50
BAUER BUILT INC	Tires/Installation; 1287	\$ 2,320.68
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 15,100.40
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 6,060.88
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 7,557.75
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 2,612.42
BEAUDRY OIL & PROPANE	Fuel Delivery	\$ 9,095.85
BLAINE BROTHERS INC	Slack auto gun; 1226	\$ 489.32
BLAINE BROTHERS INC	Credit	\$ (489.32)
BLAINE BROTHERS INC	Fuel Filters; 1306	\$ 98.37
BLAINE LOCK & SAFE INC	CH keys	\$ 79.25
BLAINE LOCK & SAFE INC	Key Cores; WTP 1	\$ 432.00
BOLTON & MENK INC	2023 SW Area St Reconstruction	\$ 14,615.50
BOLTON & MENK INC	2024 SW Area St Reconstruction	\$ 50,393.00
BOLTON & MENK INC	89th & Davenport St	\$ 243.00
BOLTON & MENK INC	Lift Station 1 Force Main	\$ 966.00
BOLTON & MENK INC	Lift Station 13 Force Main	\$ 2,483.50
BOLTON & MENK INC	Ulysses & 117th Avenue	\$ 612.30
BOLTON & MENK INC	Ulysses/117th Roundabout	\$ 6,361.00
BOYER TRUCKS	F350, Storm #4632	\$ 56,225.86
BRAD'S CATCH BASIN REPAIR LLC	Curb Stop repair; 4046 107th Ave	\$ 6,520.00
BRAUN INTERTEC CORPORATION	Aquatore Bandshell concrete testing	\$ 762.50
CARQUEST AUTO PARTS STORES	Stock filters for PW	\$ 65.74
CARQUEST AUTO PARTS STORES	Misc Filters for PW Stock	\$ 195.22
CARQUEST AUTO PARTS STORES	Misc Filters for PW Stock	\$ 126.67
CARQUEST AUTO PARTS STORES	Stock Filters/mudflaps; PW	\$ 232.84
CARQUEST AUTO PARTS STORES	Fuel Filter; 1308	\$ 31.14
CARQUEST AUTO PARTS STORES	Tire Depth gauges - Mechanics	\$ 7.28
CARQUEST AUTO PARTS STORES	Misc Filters; PW Stock	\$ 533.94

CARQUEST AUTO PARTS STORES	Misc Filters; PW Stock	\$ 69.29
CARQUEST AUTO PARTS STORES	Bracket for 4511	\$ 5.94
CARQUEST AUTO PARTS STORES	Stock Filters; PW Stock	\$ 26.58
CARQUEST AUTO PARTS STORES	Credit	\$ (26.58)
CARQUEST AUTO PARTS STORES	Filters for PW Stock	\$ 144.16
CARQUEST AUTO PARTS STORES	Filters for Pw Stock	\$ 17.88
CARQUEST AUTO PARTS STORES	Stock Filters; PW Stock	\$ 18.89
CENTENNIAL SCHOOL DIST 12	Plymouth Playhouse - MAYC	\$ 2,047.00
CENTENNIAL SCHOOL DIST 12	Adult Basketball League	\$ 1,916.00
CENTER FOR ENERGY/ENVIRONMENT	EDA HIL Loans	\$ 30,045.00
CENTRAL TURF & IRRIGATION SUPPLY	Grass See for Storm Restoration	\$ 3,974.40
CENTURYLINK	Baseball Complex Telephone	\$ 127.34
CHRONICLES IN HEALTH LLC	MAYC Nutrition Class	\$ 35.00
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 420.50
CINTAS CORPORATION	MAYC - Mats/Rugs	\$ 36.69
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 182.49
CONNEXUS ENERGY	April 2024 Electric Service	\$ 47,993.35
CUSTOM TRUCK ONE SOURCE	Rental of Bucket Truck	\$ 3,685.71
CUSTOM TRUCK ONE SOURCE	Rental of Bucket Truck	\$ 1,141.30
DARRELL'S CONTRACTING INC	Trails - ADA access garden beds	\$ 5,000.00
DEFENSE TECHNOLOGY LLC	Gun Parts	\$ 27.42
DLT SOLUTIONS LLC	AUTOCAD Annual Subscription	\$ 15,613.64
ECM PUBLISHERS INC	Public Hearing Notices	\$ 150.50
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 252.62
EDWARDS ALAN	Softball Umpire Fees	\$ 533.00
ELECTRIC PUMP INC	Lift Station Maintenance	\$ 2,031.00
ESTUESTA PAUL	Well Interference Settlement	\$ 250.00
EVANS KRISTA	tuition reimbursement	\$ 476.00
FACTORY MOTOR PARTS COMPANY	Rotor bolts for PD Stock	\$ 41.04
FACTORY MOTOR PARTS COMPANY	Batteries for PW Stock	\$ 839.04
FAUL PSYCHOLOGICAL	Psychological exams - PD	\$ 7,350.00
FERGUSON ENTERPRISES LLC #3325	Freeze Kit Parts; Water	\$ 231.67
FERGUSON ENTERPRISES LLC #3325	Gate Valve Wrench; Water	\$ 450.00
FERGUSON WATERWORKS #2518	Supplies/Tools for Sewer Dept	\$ 1,238.55
FISKE GORDON	Court Time-Case #02-CR-23-4470	\$ 231.27
FRIENDLY CHEVROLET INC	Window regulator/motor; 5327	\$ 27.45
FRIENDLY CHEVROLET INC	Window regulator/motor; 5327	\$ 42.43
FUN EXPRESS LLC	playnet supplies	\$ 502.37
GALLAGHER BENEFIT SERVICES INC	Ongoing DBM evaluations	\$ 416.67
GIMPL TAMMY	Kennel Services for April, 2024	\$ 350.00
GRAINGER	CH air mover	\$ 133.43
GRAINGER	WTP 1 Air Regulator	\$ 123.32
GROUP HEALTH NON-PATIENT A/R	EAP benefits	\$ 238.00
GROUP HEALTH NON-PATIENT A/R	Wellness Program	\$ 224.00

IDENTISYS INC	Ink for photo machine	\$ 219.33
INDELCO PLASTICS CORPORATION	WTP Chem Booster Pump Parts	\$ 1,350.41
INSIGHT PUBLIC SECTOR INC	Aquatore Bandshell Network Switch	\$ 3,281.24
INSTRUMENTAL RESEARCH INC	Water Sample Testing	\$ 1,152.00
INVICTUS BREWING LLC	Refund Receipt #iMS1897173	\$ 1,200.00
ISOM HARLAN G	Softball Umpire Fees	\$ 248.00
JACOBSON MAGNUSON ANDERSON	Federal Lobbyist Services	\$ 4,500.00
JEFF BELZER'S ROSEVILLE AUTO INC	Radiator: 5322	\$ 572.62
KENNEDY & GRAVEN CHARTERED	Elevage Redevelopment TIF District	\$ 945.00
KRAFT MECHANICAL LLC	CH water heater	\$ 1,699.10
LAND TITLE INC	ZL24-0013 Refund	\$ 75.00
LANDBRIDGE ECOLOGICAL	BMP & Mitigation Maintenance	\$ 3,915.00
LEAGUE OF MN CITIES INSURANCE	Insurance Claim #299517	\$ 500.00
LIFE SAFETY SYSTEMS INC	MAYC install radio communicator	\$ 3,605.00
LIFE SAFETY SYSTEMS INC	MAYC annual fire inspection	\$ 300.00
MANAGED SERVICES INC	CH janitorial May	\$ 4,418.00
MARSDEN CENTRAL LLC	PW May janitorial services	\$ 2,476.38
MENARDS - BLAINE	Tool Set; Storm/Sewer	\$ 152.11
MENARDS - BLAINE	PD/CH coupling, floor drain, bracket	\$ 76.43
MENARDS - BLAINE	Mech supplies: Weldable Rnd/Dipsticks	\$ 34.00
MENARDS - BLAINE	Batteries for Patrol Operations	\$ 70.14
METRO SALES INCORPORATED	Copier Maintenance and Support	\$ 510.87
MID AMERICA METER INC	Meter Testing/Repair; Well 7	\$ 510.00
MIDWAY FORD COMPANY	Radiator; 5300	\$ 238.34
MIDWAY FORD COMPANY	Credit	\$ (45.10)
MINNESOTA EQUIPMENT - HAM LAKE	Instrument Cluster; 2371	\$ 1,410.55
MINNESOTA EQUIPMENT - ISANTI	Filters for PW Stock	\$ 120.52
MINNESOTA EQUIPMENT - ROGERS	Landpride mower #2440	\$ 26,107.00
MINNESOTA EQUIPMENT - ROGERS	Skid trailer #4636	\$ 17,393.57
MINNESOTA EQUIPMENT - ROGERS	Skid Steer trailer #4631	\$ 17,287.94
MINNESOTA EQUIPMENT - ROGERS	Landpride mower #2440 (Parts)	\$ 1,703.46
MINNESOTA EQUIPMENT - ROGERS	Towmaster 16' drop trailer	\$ 16,573.72
MINNESOTA HIGHWAY SAFETY	Defensive Driving Refresher Class	\$ 480.00
MTI DISTRIBUTING INC	Hyd Motor Repair; 2429	\$ 964.44
MTI DISTRIBUTING INC	Mower blades	\$ 522.90
MTI DISTRIBUTING INC	Belts for PW Stock	\$ 386.63
MTI DISTRIBUTING INC	Install Foam Marker on Fertilizer	\$ 1,788.90
MUNIPLATFORM	2024A Bond Issuance - Fees	\$ 750.00
OFFICE OF MNIT SERVICES	Telephone and Internet Services	\$ 586.68
OPENGOV INC	EAMS Upgrade 5/1-12/31	\$ 228,450.00
O'REILLY AUTOMOTIVE INC	Batteries for PW Stock	\$ 366.81
O'REILLY AUTOMOTIVE INC	Credit	\$ (366.81)
O'REILLY AUTOMOTIVE INC	Credit	\$ (45.00)
O'REILLY AUTOMOTIVE INC	Water Pump/Serp belt; 5272	\$ 90.95

O'REILLY AUTOMOTIVE INC	Credit	\$ (196.94)
O'REILLY AUTOMOTIVE INC	Air Filter; 1221	\$ 75.10
O'REILLY AUTOMOTIVE INC	Oil filters for PW Stock	\$ 152.40
O'REILLY AUTOMOTIVE INC	Hydraulic Oil; 2347	\$ 43.14
O'REILLY AUTOMOTIVE INC	Filter for 2372	\$ 18.75
O'REILLY AUTOMOTIVE INC	Oil; Mowers/Spark Plugs; 5165	\$ 107.28
O'REILLY AUTOMOTIVE INC	Oil; Mowers/Spark Plugs; 5165	\$ 43.14
OSSEO CONSTRUCTION CO LLC	HYDRANT DEPOSIT REFUND	\$ 425.00
PENO DUDLEY	HVAC repairs	\$ 1,212.97
PLANT & FLANGED EQUIPMENT CO	Repair parts for Sewer	\$ 180.35
PRINT CENTRAL	Business Cards - Inspections	\$ 156.00
PRINT CENTRAL	Business Cards - Inspections	\$ 39.00
PRO-TEC DESIGN INC	Bandshell Cameras/Door Hardware	\$ 2,306.69
PRO-TEC DESIGN INC	CH panic button monitoring	\$ 987.56
RIVARD COMPANIES INC	Stump Removal, I/P 22-05	\$ 240.00
ROUFS DAVID	Well Interference Settlement	\$ 2,176.72
RUFFRIDGE JOHNSON EQUIPMENT	Door Stops; 1221	\$ 136.66
SHORT ELLIOTT HENDRICKSON INC	2023 NW Area Street Reconstruct	\$ 2,171.09
SHORT ELLIOTT HENDRICKSON INC	National St Water Service Improvement	\$ 911.09
SLACK PAINTING LLC	HYDRANT DEPOSIT REFUND	\$ 425.00
SOIL AND SUNSHINE GARDEN CLUB	Flowers/Dirt at MAYC	\$ 161.38
SPORTS LIGHTING AUTHORITY INC	Jim Peterson Lighting	\$ 1,815.00
STANDARD INSURANCE COMPANY	Life Insurance	\$ 9,104.25
STAR TRIBUNE-SUBSCRIPTIONS	April 2024-2025 Subscription	\$ 314.60
STATE OF MINNESOTA DEED	May 2024 Loan #CDAP-17-0064-H-FY18	\$ 1,568.24
STELLMACH KERRY	Well Interference Settlement	\$ 2,396.40
SUN LIFE FINANCIAL	Long Term Disability Insurance	\$ 4,975.84
SZYPLINSKI RICHARD J	Entertainment at MAYC	\$ 125.00
TEAMSTERS LOCAL #320 WELFARE	Police Dental - Group #1609	\$ 7,866.00
TRI-STATE BOBCAT INC	Wheel Kit; 4639	\$ 300.00
TRI-STATE BOBCAT INC	Light Assembly; 1252	\$ 61.79
TWIN CITIES TRANSPORT & RECOVERY	Tows for Squads 5313 & 5311	\$ 125.00
TWIN CITY FILTER SERVICE INC	CH 72 air filter	\$ 683.80
TYLER TECHNOLOGIES INC	ExecuTime Annual Fee/Maintenance	\$ 13,286.70
ULINE	Equip scheduling supplies	\$ 1,135.69
US BANK	2024A Bond Issuance - Agent Fees	\$ 850.00
VERTEX UNMANNED SOLUTIONS LLC	Drone Tether- Grant Approved	\$ 16,500.00
VIKING ELECTRIC SUPPLY LLC	CH Light bulbs	\$ 109.92
VIKING ELECTRIC SUPPLY LLC	CH Light bulbs	\$ 54.96
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$ 96.04
VOLUNTEERS OF AMERICA	Cook Supplemental Wages	\$ 127.53
WIENS BRIAN	meal reimbursement for training	\$ 98.63
WOLCYN TREE FARMS & NURSERY	Tree Seedlings; Jefferson Park	\$ 150.00
WRIGHT MONROE	Entertainment at MAYC	\$ 175.00

XCEL ENERGY	Electric Service	\$ 18,066.35
X-STREAM LLC	Sign Stripping	\$ 1,085.10
XTREME CUSTOM APPAREL	SERVICE AWARD PLAQUE	\$ 50.00
ZIEGLER INC	Plate/Clips for 1229	\$ 244.46
ZIEGLER INC	Filters for 1310	\$ 185.47
ZIEGLER INC	Stock Filters for PW	\$ 466.89
		\$ 801,846.41

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 6/17/2024 FOR PAYMENTS THE WEEK OF 5/31/2024**

Vendor Name	Description	Amount
MINNESOTA EQUIPMENT - ROGERS	Landpride mower #2440	\$ 26,107.00
CENTER FOR ENERGY/ENVIRONMENT	EDA HIL Loans	\$ 30,045.00
CONNEXUS ENERGY	April 2024 Electric Service	\$ 47,993.35



City of Blaine

City Council Workshop

June 3, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2024-51 9550 Central Ave NE Concept Plan and Zoning Review
Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated the 2.6 acre property is located at 9550 Central Avenue and owned and operated by Matt's Homes, a manufactured home dealer. The property has long been used as a sales lot selling manufactured homes that are then transported to home sites. In recent years, there has been little inventory kept on site. The property is zoned Manufactured Home Park (R-4) which allows for manufactured homes

and manufactured home sales offices/lots. Under the current zoning, the property can continue to be used for sales, or it could be used for manufactured homes either as an expansion of Northview Villas or a small standalone park with 10-15 homes. In 2021, the property owner brought a proposal to the city council for a townhome development. The consensus at that meeting was for the property owner to move forward with the proposal with the understanding there would be risks as the future of the Highway 65 corridor was unknown. Additional concerns raised by councilmembers at that meeting included: the small size of the townhome development related to maintenance of private roads; the need for well-designed landscaping; and noise issues by adding residential in close proximity to Highway 65. The property owner has not moved forward with the townhome proposal.

Mr. Thorvig reported on December 11, 2023, a proposal for a 102 unit apartment building was considered by the City Council at a workshop meeting and the consensus was to not re-guide the property for high-density residential development. Concerns centered around the impact of an apartment building on the residents of the manufactured home park, and concern about book-ending the residents with apartment buildings on either side. The property is adjacent to the Central Avenue frontage road on the west side of Highway 65. This is south of the scope of the upcoming Highway 65 improvements. Improvements south of the 99th Avenue intersection are anticipated at some point in the future, but a timeline and design has not been determined. A sound wall was reviewed for this section of Highway 65 as part of the upcoming project. That review includes a vote by affected residents and property owners. Insufficient votes were cast in favor of the sound wall, so no sound wall will be constructed as part of the project. The property owner submitted a concept plan application to receive feedback on multiple possible developments of this site. The city council may want to consider whether adding residential units in proximity to Highway 65 is appropriate, given that no sound wall will be built.

Matt of Matt's Homes explained he was looking to see what he could do with this property. He understood this property was no longer zoned for mini-storage, noting this would have been ideal location for storage given the fact this property abuts a mobile home community.

Mayor Sanders asked how this property would be impacted by the TH65 project. Director of Engineering Schluender reported the entrance to this property would remain the same.

Councilmember Newland explained he supported mini golf on this property given the close proximity to the National Sports Center. However, if this was not of interest to the property owner, his second choice would be the townhomes. He reported he would not support mini-storage on this property.

Councilmember Larson stated she shared the same thoughts as Councilmember Newland. She indicated she could support the proposed townhomes on this property if there was a market for housing this close to TH65.

Councilmember Fleming explained she liked the idea of mini golf on this property as well, but if the property owner was not interested, she supported the site having single-level townhomes. She stated there was a need for single-level living for residents in Blaine.

Councilmember Robertson anticipated housing would be the best option for this property.

She commented she could support the mobile home community expanding onto this property.

Matt stated he would like something different from mobile homes on this property. He indicated he could support slab on grade or townhomes.

Councilmember Massoglia indicated he could support residential, slab on grade units on this property.

Councilmember Robertson supported the property having slab on grade units as well.

Councilmember Newland asked if the neighbors have been asked what type of housing the neighbors would like to see or what they could embrace on this property. Mr. Thorvig stated he could see what type of information staff has gathered from the neighbors.

Councilmember Saroya reported this property was facing TH65 and asked if the city wanted to see these housing units or something nicer. She questioned if a restaurant could be located on this property. Mr. Thorvig indicated the property could be zoned commercial, but it was not zoned for commercial use at this time. He anticipated as TH65 redevelops this property may become more marketable.

Matt anticipated the neighbors would support a more quiet use on this property versus a commercial or mini golf use.

Councilmember Larson agreed housing would make more sense on this property.

Council consensus was to support slab-on-grade townhomes for this site and possibly B-2 or B-3 zoning.

3.2. 2024-200 Trunk Highway 65 Update
Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender provided the council with an overall update on the TH 65 project, including status of Funding, Lobbying/Legislative, Project Meetings of Note, environmental issues (rusty patch bumble bee investigation), design plans for the nine bridges, progress that has been made on modeling and Project Design. He explained the city has received \$251 million for this project and noted much of this funding came with spend by dates. The project timeline was further reviewed and staff commented on how the project would be managed by MNDOT.

Councilmember Saroya asked when utility assessments would be coming back to the council for further discussion. Mr. Schluender stated staff wants to wait for the final design plans to get further along before addressing the movement of city utilities.

Councilmember Newland questioned if this would be a two or three year project. Mr. Schluender explained the project was written to be a three year project.

Councilmember Robertson requested staff update the Thrive on 65 website with this updated information.

Mayor Sanders thanked Mr. Schluender for the detailed update on TH65.

3.3. 2024-189 Preliminary Financial Report
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated pursuant to Section 7.12 of the City's Charter, which states in part, that "Once each year, the city manager shall submit a preliminary report to the council covering the financial operations of the city for the past year", the attached report was disseminated on March 29. This information is intended to offer readers a narrative overview of the financial activities of the City for the twelve-month period ended December 31, 2023. This analysis includes the General Fund, Special Revenue Funds, Capital Project Funds, Internal Service Funds, and Public Utility Funds. It is important to note the information used was compiled simultaneously with year-end accounting activities and prior to the completion of the city's annual financial audit, thus the data is not final and is subject to change.

Mr. Zimmerman reported in addition to revenues and expenditures, the report also contains information on the General Fund's reserve, including the unrestricted portion of the city's fund balance, as defined by council policy. The fund summaries include the three most recently completed fiscal periods in addition to the current year's projected financial position. This information is intended to provide a preliminary review of the city's 2023 financial performance, begin dialog on the 2024 outlook, and set the stage for the 2025 budget. Staff provided an overview of the report, commenting on the significant highlights and asked for comments or questions from the council.

City Manager Wolfe explained this report was required per city charter on an annual basis. She commented when she read the report this year, she wanted staff to provide the council with a comprehensive overview of the information. She discussed how this report would set a solid foundation for the council when beginning the budgeting process for 2025.

Councilmember Massoglia asked if the proposed fund transfer could be made from the CIP instead of the strategic priorities fund. Mr. Zimmerman indicated this was an option, but noted there were more caveats for the use of CIP funds. In addition, he noted the use of CIP funds require a 6/7 vote.

Mayor Sanders thanked Finance Director Zimmerman for the detailed presentation.

4. Other Business

City Manager Wolfe reported Senator Klobuchar has submitted a mobile command vehicle and the water tower for potential funding for the city.

City Attorney Loonan discussed a complaint regarding council code of conduct matters and asked for council consensus on how to address this matter. Council consensus was to refer this

complaint to a third party for investigation.

5. Adjournment

The workshop was adjourned at 6:53PM.



City of Blaine

City Council

June 3, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:00PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Robertson congratulated all high school 2024 graduates from the communities three high schools, private and charter schools.

6. Open Forum

Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to

no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.

Mayor Sanders opened the Open Forum at 7:04PM.

Chris Hinze, attorney, shared comments in support of his client for the proposed rezoning of the East Blaine Mosque and Academy properties and discussed how this was the right location for a mosque in the community.

Jaylani Hussein, Executive Director of CAIR Minnesota, offered comments in support of the proposed rezoning for the East Blaine Mosque and Academy properties. He explained there was a huge demand for private schooling for Muslim residents in Blaine. He thanked Blaine for being a welcoming community and urged the council to support the rezoning.

Mahammad Aleem, 4780 128th Circle, shared his support of the proposed rezoning for the East Blaine Mosque and Academy stating there would be significant economic benefits to the community if this item were approved.

Talia, first grader in Blaine, encouraged the council to support the East Blaine Mosque and Academy.

Roho, first grader in Blaine, explained she was excited to attend a new school with her friends in Blaine.

Za, first grader in Blaine, encouraged the city council to support the Islamic school as this would be a place for him to learn about faith, math and be proud of the fact he was an Islamic American.

Moath Samari, resident of Blaine, explained he was a father of three boys and shared how the East Blaine Mosque and Academy would be a tremendous asset to the community. He encouraged the council to support the rezoning.

Sabri, first grader in Blaine, asked that the council support the East Blaine Mosque so she could learn with her friends in the community.

An audience member explained he was an eager parent who hoped the council would support the East Blaine Mosque and Academy. He discussed how this Islamic school would enrich the community, while nurturing the Islamic children in the community.

There being no further input, Mayor Sanders closed the Open Forum at 7:23PM.

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Moved by Councilmember Robertson, seconded by Councilmember Newland, that the following items on the Consent Agenda be approved.

Councilmember Massoglia encouraged the council to consider a transfer from the CIP fund instead of the strategic priorities fund for Item 8.4.

Motion adopted unanimously.

- 8.1.** 2024-198 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director
- 8.2.** 2024-187 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk
- 8.3.** 2024-76 Notifying League of Minnesota Cities Insurance Trust That Monetary Limits on Tort Liability are Not Waived
Sponsors: Jason Zimmerman, Finance Director
- 8.4.** RES 24-115 Rescind Resolution 23-113 and Approve Resolution Authorizing Transfers From the General Fund and Strategic Priorities Fund to the Workers Compensation Fund and Self-Insurance Fund Retroactive to Fiscal Year 2023
Sponsors: Jason Zimmerman, Finance Director
- 8.5.** 2024-191 Approve Payment to Anoka County for 2024 Assessing Services
Sponsors: Jason Zimmerman, Finance Director
- 8.6.** RES 24-116 Resolution to Waive Municipal Consent for the TH 65 Project between the City of Blaine and the Minnesota Department of Transportation (MnDOT).
Sponsors: Daniel Schluender, Director of Engineering
- 8.7.** 2024-185 Motion to Authorize the Mayor and City Manager to Enter into a Contract with Braun Intertec for Construction Materials Testing Services for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07

Sponsors: Daniel Schluender, Director of Engineering

- 8.8.** RES 24-108 Resolution to Approve Joint Powers Agreement with the City of Lino Lakes for Street Lighting at the 125th Avenue (CSAH 14) and Sunset Avenue (CR 53) roundabout, Improvement Project No. 23-10

Sponsors: Daniel Schluender, Director of Engineering

- 8.9.** 2024-194 Approve 2024-2025 Liquor License Renewals

Sponsors: Cathy Sorensen, City Clerk

- 8.10.** 2024-199 Approve a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW at the VFW, 1374 109th Avenue NE

Sponsors: Cathy Sorensen, City Clerk

9. 7:00 PM - Public Hearing and Items Published for a Certain Time

- 9.1.** 2024-196 Approve On-Sale and Sunday Intoxicating Liquor Licenses for Thai Twist, 1003 109th Ave NE

Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council is asked to approve the on-sale and Sunday intoxicating liquor licenses for Thai Twist to allow the ability to serve intoxicating spirits, beer and wine.

Mayor Sanders opened the public hearing at 7:26PM.

There being no public input, Mayor Sanders closed the public hearing at 7:26PM.

Moved by Councilmember Fleming, seconded by Councilmember Robertson, to Approve On-Sale and Sunday Intoxicating Liquor Licenses for Thai Twist at 1003 109th Ave NE.

Motion adopted unanimously.

10. Development Business

- 10.1.** ORD 24-2550 Second Reading
Ordinance Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

City Planner Sellman stated the city council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. At the request of the applicant, the Council voted to table the request until June 3, 2024. The applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 40 single-family lots. Staff commented on how the plans for this project had changed since previously considered by the council, stating lots were now 60 feet wide and the outlot sizes had been reduced. It was noted the proposed changes would not impact the wetlands. The revised elevations were further reviewed with the council. She reported the planning commission held a public hearing on April 8 and recommended approval of the rezoning.

Moved by Mayor Sanders, seconded by Councilmember Massoglia, to remove this item from the table.

Motion adopted unanimously.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt the Second Reading of Ordinance 24-2550, Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE.

Councilmembers Massoglia thanked the applicant for revising the plans to have larger lot sizes.

Councilmember Larson indicated she liked the new plan and thanked the applicant for preserving the wetlands and providing enhanced building materials, while also providing connectivity to the adjacent neighborhood.

Councilmember Saroya explained she had continued concerns with the possibility of eagle nests on the property. She questioned why the city has not researched or addressed this matter with the US Fish and Wildlife Service. She was of the opinion the city had to do more to ensure there were no eagles nests on this property. She then read a letter from the Minnesota Humane Society stating in the face of constituent concerns, a detailed description should be verified that no nests were on the property before moving forward with this project. She understood the city did not have an environmental review board and asked if the city had been in contact with the US Fish and Wildlife Service.

Mayor Sanders explained the city was being asked to consider rezoning and noted the environmental issues on the site were the responsibility of the watershed district. Director of Engineering Schluender reported he had an opportunity to reach out to the US Fish and Wildlife and noted they were aware of the fact there were bald eagles in the area, but had agreed there were no nests on site. He reiterated that if there were nests on site, the project would not have to stop, rather the developer would have to work around the nest site.

Councilmember Saroya asked if the US Fish and Wildlife sent somebody to the site to verify there were no nests. Mr. Schluender explained the US Fish and Wildlife did not send a representative to the site, but rather has heard no activity that there was a nest on site and had no confirmation.

Councilmember Saroya commented she would like the city to send somebody to the property to search for eagles nests. She explained eagles have been seen on the site, so the logical conclusion was that there are nests. She was not convinced there were no nests on this property. In addition, she believed an environmental study should have been completed for this project and for this reason she would be a no vote for this project.

Councilmember Robertson thanked the development team for working with the city to revise the plans after receiving feedback from the council.

Motion adopted 6-1 (Councilmember Saroya opposed).

- 10.2. RES 24-89** Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the city council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. At the request of the applicant, the Council voted to table the request until June 3, 2024. The applicant is requesting a preliminary plat to develop the site into 40 single family lots and two outlots for wetlands and ponding.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, to adopt a Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE.

Motion adopted 6-1 (Councilmember Saroya opposed).

- 10.3. RES 24-90** Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the city council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. At the request of the applicant, the Council voted to table the request until June 3, 2024. The applicant is requesting a conditional use permit to allow the development of 40 single-family homes.

Moved by Councilmember Newland, seconded by Councilmember Massoglia to adopt a Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District at 4255 125th Avenue NE and 12581 Lexington Avenue NE.

Motion adopted 6-1 (Councilmember Saroya opposed).

- 10.4. RES 24-95** Resolution Granting Preliminary Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0027/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a preliminary plat to create 13 lots in the Northtown Mall area. Staff commented on the request further and reported the planning commission recommends approval.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting Preliminary Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE.

Councilmember Saroya stated she believed this was a great project. She questioned how the proposed plat would impact the existing businesses. Ms. Sellman explained there should be no immediate impact on the existing businesses.

Councilmember Saroya asked if the existing business owners were contacted regarding the proposed change. Ms. Sellman stated she has not had individual conversations with the business owners, noting the mall was the property owner and they brought this request forward. She was unaware if the mall owner had had conversations with the existing business owners.

Motion adopted unanimously.

- 10.5. RES 24-96** Resolution Granting a Conditional Use Permit for Zero Lot Line, and Shared Access and Parking in the County Road 10 Mixed Use Zoning District at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0027/SAS)
Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a conditional use permit for zero lot line and shared access/parking as part of their plat, Northtown Revitalization.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Granting a Conditional Use Permit for Zero Lot Line, and Shared Access and Parking in the County Road 10 Mixed Use Zoning District at 100 Northtown Drive NE.

Motion adopted unanimously.

- 10.6. ORD 24-2551** First Reading
Ordinance Granting a Rezoning from Planned Business District (PBD) to

Development Flex (DF) at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a rezoning to Development Flex (DF) to allow for a Mosque with a Pre-K through 8 school. The subject site is currently zoned Planned Business district and does not allow elementary schools.

Councilmember Robertson requested staff provide the council with additional materials on past proposals and other schools in industrial areas prior to the second reading. She then spoke about potential impacts of future growth and questioned if a precedent would be set if this item were approved.

Councilmember Saroya asked what other places of worship exist in the area and stated she wanted to understand those that include preschools. She reported she had received 40 emails in support of this project.

Declared by Mayor Sanders that Ordinance No. 24-2551, "Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3680 Pheasant Ridge Drive," be introduced and placed on file for second reading at the June 17, 2024 Council meeting.

10.7. ORD 24-2552 First Reading

Ordinance Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 11 single-family lots.

Declared by Mayor Sanders that Ordinance No. 24-2552, "Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE," be introduced and placed on file for second reading at the June 17, 2024 Council meeting.

10.8. ORD 24-2554 First Reading

Ordinance Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0026/SLK)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales at their existing truck repair business.

Declared by Mayor Sanders that Ordinance No. 24-2554, "Granting a Rezoning from Heavy

Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE," be introduced and placed on file for second reading at the June 17, 2024 Council meeting.

10.9. ORD 24-2555 First Reading

Ordinance Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD). City of Blaine (Case File No. 24-0029/SAS)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the request is to change the zoning for a small additional area in the master plan for redevelopment to 105th Avenue Redevelopment District (RD). When the original changes were made in anticipation of the redevelopment project, this area was not included and has since been added to the overall project.

Declared by Mayor Sanders that Ordinance No. 24-2555, "Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD)," be introduced and placed on file for second reading at the June 17, 2024 Council meeting.

10.10. ORD 24-2553 First Reading

Ordinance Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes. City of Blaine (Case File No. 24-0028/EJT)

Sponsors: Sheila Sellman, City Planner

Ms. Sellman stated the proposed ordinance amendment adds performance standards for car washes and provides language for legal non-conforming car washes.

Declared by Mayor Sanders that Ordinance No. 24-2553, "Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.43 related to regulations for Car Washes," be introduced and placed on file for second reading at the June 17, 2024 Council meeting.

11. Administration

11.1. 2024-203 Approve Amendment to City Manager's Employment Contract

Sponsors: City Council

City Attorney Loonan reported the City Manager's 2023 performance evaluation and compensation review process has been completed. The city council has conducted a performance evaluation process and compensation review. The amendment outlines changes to the city manager's employment contract to reflect a 3% COLA increase to salary, vacation accrual, and a deferred compensation amount. Council is asked to approve an amendment to the employment contract.

Mayor Sanders read a brief summary of what the council considered and concluded during its comprehensive performance evaluation of City Manager Wolfe. The council determined the City Manager was performing extremely well and served the city with diligence and thoughtfulness.

Moved by Mayor Sanders, seconded by Councilmember Robertson, to Approve Amendment to City Manager's Employment Contract.

Councilmember Saroya inquired what the pay raise would be within the employment contract. Mr. Loonan reported the proposed annual salary for the City Manager would be \$210,705.

Councilmember Saroya asked how this compares to cities such as Edina, Minnetonka, and Woodbury. Mr. Loonan explained he did not have the Edina, Minnetonka and Woodbury contracts in front of him, however understood that City Manager Wolfe's contract would place her in the middle of salary ranges with comparable cities.

Councilmember Saroya reported she was of the opinion that Edina, Minnetonka and Woodbury were not fair comparisons to Blaine. She wanted to see the city be honest about its service levels and services provided to residents. She stated under this city manager, Blaine lost \$1.5 million that residents were not aware of. She discussed how only one councilmember provided the city manager with 5 out of 5 ratings. She reviewed staff comments from the May 2023 strategic planning session that noted greatest threats to the city were loss of great employees due to poor leadership, diversity, equity and inclusion, employee burnout, volume of staff turnover, culture at city hall, recruitment and retention, having a collaborative vision for the future of the city, cohesive vision for the community once fully developed, clarity of top level direction and courageous staff, and a shift towards proactive work. She was of the opinion there was a lot of gatekeeping occurring and would not be able to support this contract.

Councilmember Robertson explained the council received an email from the city's employment attorney on May 17, 2024 identifying city manager salaries from 14 different cities, including the three mentioned by Councilmember Saroya. She appreciated the council having space to disagree, but she did not appreciate how Councilmember Saroya was disagreeing and placing targets on the City Manager. She reported some of the staff comments were due to the volatility of the council and had nothing to do with staff's leadership. She discussed how the city of Blaine had a city manager form of government and encouraged the council to stop bring crosshairs into the council chambers because the city manager did not deserve this. She stated the hurling of insults was getting really difficult to manage.

Councilmember Saroya called for a point of order and said she did not believe she was hurling insults but rather read straight from an evaluation and feedback from staff. She reported she was doing her due diligence as a councilmember and believed this was important prior to considering a salary increase for a staff member.

Councilmember Larson reported the council looked at the top ten cities for comparables and noted the salary was within the top ten cities' realm. She was of the opinion City Manager Wolfe was doing an amazing job and has always made her feel really great and not

new or less than with the questions she has had as a new councilmember.

Councilmember Massoglia clarified an inaccuracy brought by Councilmember Saroya in that he first stated the unfortunate issue of fraud that occurred in 2023 when discussing the budget. He explained he made public comments regarding this and it was false that councilmembers could not talk about this. He reported this had nothing to do with City Manager Wolfe's performance, but rather was something other cities were being attacked with. He was of the opinion City Manager Wolfe was doing a phenomenal job and he did not appreciate how the comments read were directed at one person in order to paint this person in a bad light. He indicated this has been a very difficult environment to lead in and he appreciated the grace and tremendous efforts coming from City Manager Wolfe.

Motion adopted 6-1 (Councilmember Saroya opposed).

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 8:13PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 24-114

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, City Planner

Agenda Item # 8.3

Resolution Granting Final Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0031/SAS)

Executive Summary

The applicant is requesting final plat approval for a 13 lot subdivision.

Background

Planning Commission Public Hearing	05/14/24
City Council (Preliminary Plat)	06/03/24
City Council (Final Plat)	06/17/24
Action Deadline	08/02/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

The final plat is consistent with the approved preliminary plat, Resolution No. 24-95.

Zoning

The subject parcels are zoned County Road 10 Mixed Use District (MU).

Land Use Designation

The subject parcels are guided Community Commercial (CC) in the 2040 Comprehensive Plan.

Surrounding Zoning and Uses

The proposed subdivision includes the Northtown Mall, Sky Zone, and Irie Vybz restaurant. The surrounding uses are retail and restaurants which are zoned MU.

Existing Conditions

The subject site is developed with the Northtown Mall, Irie Vybz restaurant, Skyzone and parking lot.

History

The subject site is comprised of four different plats that were platted in 1971, 2014, 2019 and 2023. A conditional use permit was approved for Sky Zone (amusement and recreation) in 2017 and for Irie Vybz (live entertainment) in 2023.

A preliminary plat was approved on June 3, 2024 creating 13 lots. A conditional use permit was also approved on June 3, 2024 for zero lot line and shared access/parking.

Evaluation of Request

Plat

Thirteen new lots are being proposed. The breakdown is as follows:

- Lot 1: 0.68 acres with parking and no building.
- Lot 2: 1.89 acres with parking and no building.
- Lot 3: 7.08 acres with parking and the current Becker Outlet store (future Asia Village).
- Lot 4: 2.18 acres with parking and no building.
- Lot 5: 4.04 acres with parking and the current Burlington store.
- Lot 6: 25.35 acres with parking and the Northtown Mall.
- Lot 7: 0.5 acres with parking and no building.
- Lot 8: 1.03 acres with parking and no building.
- Lot 9: 1.05 acres with parking and no building.
- Lot 10: 1.97 acres with parking and Skyzone.
- Lot 11: 0.92 acres with parking and Irie Vybz restaurant.
- Lot 12: 0.31 acres parking and no building.

The MU district does not have minimum lot size requirements and allows for shared parking/access with approval of a conditional use permit. The conditional use permit was approved on June 3, 2024.

A parking analysis was done based on the current uses. With the proposed shared parking and access, there is adequate parking available.

Grading/Storm Drainage

This preliminary plat does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The existing buildings utilize the existing utility services. No new connections are being requested at this time.

Wetlands/Watershed/FEMA

Existing FEMA flood plain areas will remain unchanged with this preliminary plat. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The existing development will utilize the existing access points to the existing parking areas. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

No additional development is proposed at this time. Therefore, no additional easements, right-of-way or permits are required.

Strategic Plan Relationship

Implementation of the Northtown Master Plan is a strategic Initiative under the Economic Development Strategic Priority in the 2023-2026 Strategic Plan. The proposed plat allows for the Northtown Mall owner to sell off lots for redevelopment.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable.

Public Outreach/Input

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 24-114

Resolution Granting Final Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0031/SAS)

WHEREAS, an application has been filed by 4th Dimension Properties, LLC, as Case File No. 24-0031 for a final plat known as Northtown Revitalization; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

That Northtown Mall Territories, LLC, a Delaware Limited Liability Company is the owner of that part of the Southwest Quarter of Section 31, Township 31 North, Range 23 West of the Fifth Principal Meridian in Anoka County, Minnesota described as follows:

Lot 6, Block 2 of MUIR'S NORTHTOWN ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

All of GLIMCHER NORTHTOWN MALL SIXTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

Lot 1, Block 1 of GLIMCHER NORTHTOWN MALL FIFTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

Lots 4 and 5, Block 1, and Outlot A of PRIME NORTH, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on June 3, 2024, subject to the conditions as contained in Blaine City Council Resolution No. 24-95; and

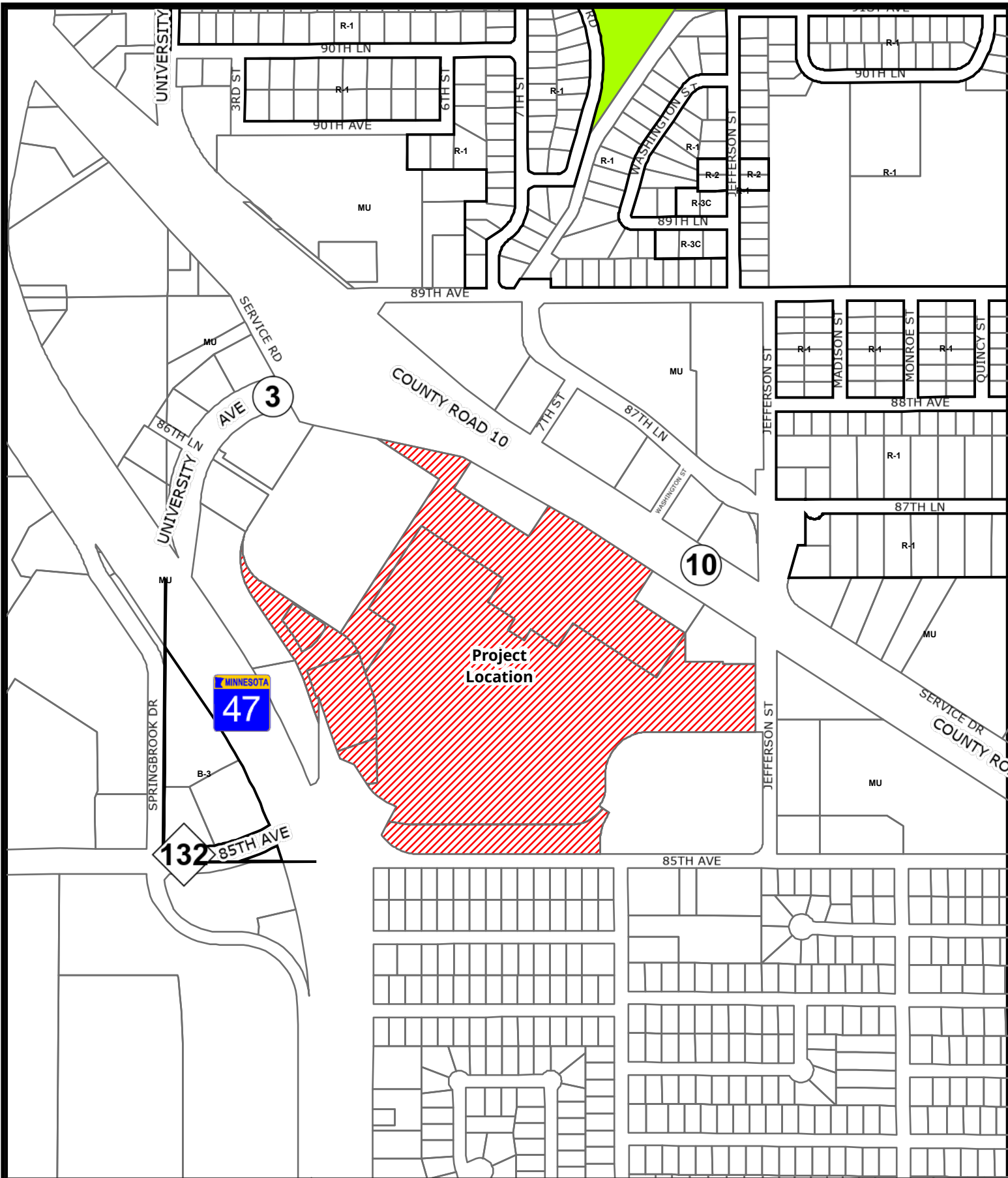
WHEREAS, the final plat is in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Northtown Revitalization per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions.

NOW, THEREFORE, BE IT FURTHER RESOLVED The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Northtown Revitalization.

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. The building official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side to access the other side for purposes of maintaining fire and life safety systems.
3. The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.

PASSED by the City Council of the City of Blaine this 17th day of June 2024.



BlaineMN.gov

Case File No. 24-0031 Northtown Revitalization

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



CITY OF BLAINE
COUNTY OF ANOKA
SEC. 31, TWP. 31, RNG. 23



LEGEND

○ IRON MONUMENT SET AND MARKED
WITH LAND SURVEYOR NO. 54139

● IRON MONUMENT FOUND

⊙ PK NAIL SET

—▲— DENOTES RIGHT-OF-ACCESS
DEDICATED TO ANOKA COUNTY

(284.44) RECORD DISTANCE

(S60°39'03"E) RECORD BEARING

NOTE: SOME LOT CORNERS CREATED BY THIS
PLAT FELL WITHIN EXISTING BUILDING WALLS AND
COULD NOT BE MONUMENTED.



SHEET 1 OF 2
PROJ. NO. 23348



NORTHTOWN REVITALIZATION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 31, TWP. 31, RANG. 23

DEDICATION AND CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That Northtown Mall Territories, LLC, a Delaware Limited Liability Company is the owner of that part of the Southwest Quarter of Section 31, Township 31 North, Range 23 West of the Fifth Principal Meridian in Anoka County, Minnesota described as follows:

Lot 6, Block 2 of MUIR'S NORTHTOWN ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

All of GLIMCHER NORTHTOWN MALL SIXTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

Lot 1, Block 1 of GLIMCHER NORTHTOWN MALL FIFTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

Lots 4 and 5, Block 1, and Outlot A of PRIME NORTH, according to the recorded plat thereof, Anoka County, Minnesota.

And they have caused the said land to be surveyed and platted as NORTHTOWN REVITALIZATION in the City of Blaine, Anoka County, Minnesota, and they do hereby donate and dedicate to the public for drainage and utility purposes the drainage and utility easements as shown on the herein plat, SUBJECT TO easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF said Northtown Mall Territories, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by its proper officer this ____ day of _____, 2024.

Signed: Northtown Mall Territories, LLC, a Delaware Limited Liability Company

Felix Reznick, Manager

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence, this _____, day of _____, 2024 by Felix Reznick, manager of Northtown Mall Territories, LLC, a Delaware limited liability company, on behalf of the company, who has produced _____ as identification.

Signature

Printed Name

My Commission Expires _____

I, Aaron Skatnum, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subdivision 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Aaron Skatnum, Professional Land Surveyor
Minnesota Registration Number 54139

State of _____

County of _____

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this ____ day of _____, 2024, by Aaron Skatnum.

Notary Public _____ County, State of _____

My commission expires _____

BLAINE CITY COUNCIL

This plat of NORTHTOWN REVITALIZATION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof, held this ____ day of _____, 2024, and said plat is in compliance with the provisions Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By _____, Mayor

By _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2024.

By _____
David M. Ziegemeier
Anoka County Surveyor

COUNTY AUDITOR / TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 2024,

Property Tax Administrator

By _____, Deputy

COUNTY RECORDER / REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of NORTHTOWN REVITALIZATION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 2024, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy

PRELIMINARY

SHEET 2 OF 2
PROJ. NO. 23348
 moore
engineering, inc.



City of Blaine Staff Report

File Number: RES 24-104

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Sheila Sellman, City Planner

Agenda Item # 8.4

Resolution Granting Final Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0032/SLK)

Executive Summary

The applicant is requesting final plat approval to develop the site into 40 single family lots and two outlots for wetlands and ponding.

Background

Planning Commission Public Hearing	04/09/24
City Council (Preliminary Plat)	05/20/24 (Tabled)
City Council (Preliminary Plat)	06/03/24
City Council (Final Plat)	06/17/24
Action Deadline	08/04/24

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

The final plat is consistent with the approved preliminary plat, Resolution No. 24-89.

Zoning

The subject site is zoned DF (Development Flex).

Land Use Designation

The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 3.25 units per acre.

Surrounding Zoning and Uses

The subject site is surrounded by DF zoned property to the north with single family homes present and Sunrise Elementary school to the east. Lexington Avenue is located on the west and 125th Avenue is on the south.

Existing Conditions

The two existing parcels have two single family homes that will be removed as a part of the development.

History

There are no previous approvals on this property.

Evaluation of Request

Plat

The preliminary plat creates 40 single family lots and two outlots for ponding and wetlands. The DF zoning district does not have minimum lot sizes. The lots have an average width of approximately 60 feet at the front setback line.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,935 s.f to 11,549 s.f.
- Outlot A (ponding and wetland): 10.25 acres
- Outlot B: .10 acres (4,222 s.f.)

Architecture

All homes will incorporate multiple gables or varied roof lines and articulation of the front façade. All homes will have architectural enhancements, including a mix of horizontal and vertical siding with multiple colors, enlarged window trim details, and a variety of stone options for the front facade. In addition, homes backing up to Lexington Avenue will have vertical and horizontal siding features and larger trim details on the back of the home.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet for house and 7.5 feet for garage.
- Corner side yard setback - 20 feet.
- Rear yard setback - 25 feet, 50 feet (rear yard of Lexington Avenue and 125th Avenue lots)

Landscaping

The standard landscaping requirements are proposed, which are three trees on corner lots and two trees on all other lots. The landscape plan also includes extensive plantings and a 6-foot vinyl fence adjacent to Lexington Avenue and 125th Avenue.

Tree Preservation

Approximately 7.38 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 59 trees would be required for tree replacement purposes. The developer has proposed a total of 119 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 40 new lots being constructed at the rate of \$4,894 per unit (2024 rate), 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.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) 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.

The developer will also need to submit construction contract documents that 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.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer Area Charges (SAC). These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is \$7,451 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.

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.

Hydrant locations must be reviewed and approved by the Fire Department.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width

(25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to RCWD. Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing 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 documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 125th Avenue NE/Main Street NE. As this is a county road, should the county approve the access point, the developer will need to construct as outlined in the development review of Anoka County's plat review comments.

All local roads shall be constructed to 29-feet back-to-back of width and will be extended from the existing stub ends of Erskin Street NE and Fraizer Street NE at the north property line. This development will be required to complete the street connections and remove the existing temporary turn-arounds.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

As part of the street design, the development will be required to provide street lights 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 the lights that are installed that reflect the normal and typical lighting requirements by the City.

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.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60 feet of right-of-way.

The Developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The Planning Commission does not review final plats.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing on the preliminary plat were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the city website.
4. Posted (sign) on the property with contact information for the Planning Department.

Notifications are not required for final plats.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Zoning and Location Map
2. Final Plat



City of Blaine

Signature Copy

Resolution: RES 24-104

Resolution Granting Final Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0032/SLK)

WHEREAS, an application has been filed by Capital Trust Investment LLC, Case File No. 24-0032 for a final plat known as Crispin Cove; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 68 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest corner thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the West 208.708 feet, as measured to right angles to the West line thereof. Also except the South 290.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 00 minutes 28 seconds West along said East line to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence Westerly along the North line of said Southwest Quarter of the Southwest Quarter to the Northwest corner thereof; thence South along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, Anoka County Highway Right-of-Way Plat No. 81

AND

The South 300.00 feet of the North 827.61 feet, as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota,

EXCEPT

Parcel(s) 13 and 13A, Anoka County Highway Right-of-Way Plat No. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder.
(Abstract Property)

WHEREAS, the Blaine City Council granted preliminary plat approval on June 3, 2024, subject to the conditions as contained in Blaine City Council Resolution No. 24-89; and

WHEREAS, the final plat is in general conformance with the approved preliminary plat.

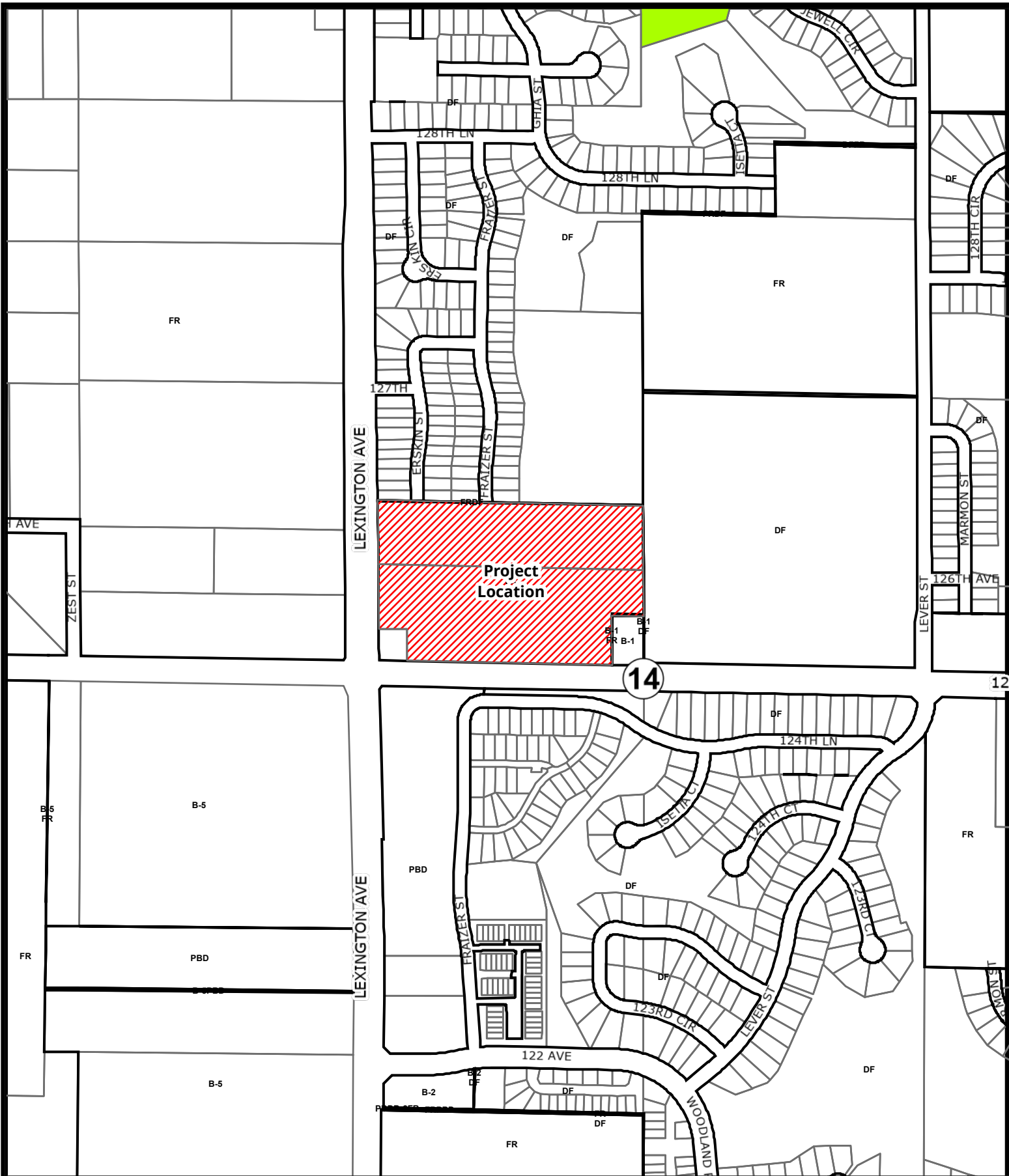
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Crispin Cove per Section 75-33 of the subdivision regulations is hereby granted subject to the listed conditions.

NOW, THEREFORE, BE IT FURTHER RESOLVED The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Crispin Cove.

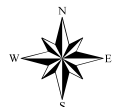
1. Park dedication is required for the 40 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The developer is responsible for Trunk Sanitary 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 is 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 (HOA) 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.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



Case File No. 24-0032
Crispin Cove



BlaineMN.gov

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

CRISPIN COVE

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 1, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Pulte Homes of Minnesota LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East, 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest corner thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the West 208.708 feet, as measured at right angles to the West line thereof. Also except the South 230.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East, 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 00 minutes 28 seconds West along said East line to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence westerly along the North line of said Southwest Quarter of the Southwest Quarter to the Northwest corner thereof; thence South along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81

AND

The South 300.00 feet of the North 827.61 feet as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota.

EXCEPT

Parcels 13 and 13A, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder.

Has caused the same to be surveyed and platted as CRISPIN COVE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 17 and County State Aid Highway No. 14 as shown on this plat.

In witness whereof said Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

PULTE HOMES OF MINNESOTA LLC

Jamie Tharp, Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Jamie Tharp, Chief Manager of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

(Signed)

(Printed)

Notary Public, _____

My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me on this ____ day of _____, 20____ by Thomas R. Balluff.

(Signed)

(Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of CRISPIN COVE was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

David M. Ziegler
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of CRISPIN COVE was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Title

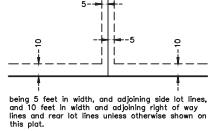
By: _____, Deputy



CRISPIN COVE

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 1, TWP. 31, RGE. 23

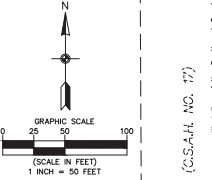
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



For the purposes of this plat, the South line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23 is assumed to have a bearing of S88°52'37"E.

- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes found iron monument, as noted
- Denotes Found Anoka County Cast Iron Section Monument
- Denotes Found Anoka County Right of Way Monument
- Denotes Right of Access Dedicated to Anoka County
- (S88°36'00"E) Denotes deed bearing per parcel description

Denotes wetlands delineated by Kijhaug Environmental Services, Inc. in 2022.



ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81 (C.S.A.H. NO. 17)

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81 (C.S.A.H. NO. 17)

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81 (C.S.A.H. NO. 17)

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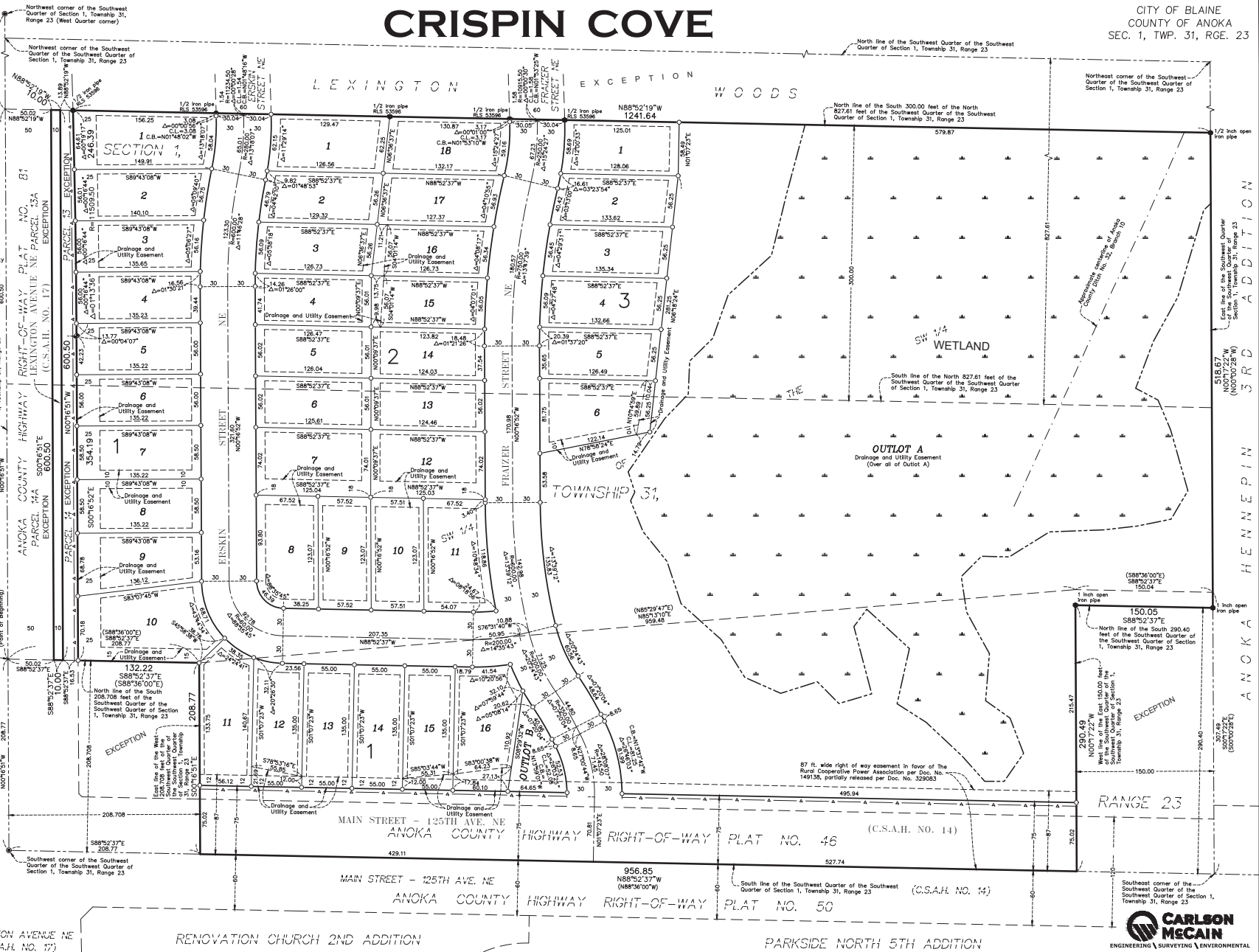
ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81 (C.S.A.H. NO. 17)

ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81 (C.S.A.H. NO. 17)

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ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81 (C.S.A.H. NO. 17)



CARLSON
MECAIN
ENGINEERING SURVEYING ENVIRONMENTAL



City of Blaine Staff Report

File Number: 2024-204RES 24-113

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 8.5

Resolution to Approve Joint Powers Agreement No. C0010878 with Anoka County for Installation and Maintenance of a Traffic Signal at 89th Avenue and 87th Lane

Executive Summary

The Joint Powers Agreement (JPA) between the City of Blaine and Anoka County is for furnishing a traffic signal control cabinet to be installed as a part of the new traffic signal that will be installed at 89th Avenue and 87th Lane as a part of the 2024 Southwest Area Street Reconstruction project, Improvement Project 24-07.

Background

The City Council awarded the Southwest Area Street Reconstructions, Improvement Project 24-07 on May 6, 2024, to Dresel Contracting with Resolution 24-94. As a part of the construction project, the existing traffic signal at 89th Avenue and 87th Lane will be reconstructed. Typically, on traffic signal reconstruction projects, the city contracts with Anoka County to furnish the signal control cabinet.

Staff worked with Anoka County to prepare a JPA based on the county supplying the control cabinet at an estimated cost of \$30,000. Anoka County will furnish one traffic signal cabinet complete with an actuated controller unit, all required signal control equipment, and related appurtenances. The JPA also includes the standard language for future maintenance obligations on the city-owned signal system, which includes luminaries and EVP systems on traffic signals, initial and ongoing electrical costs for streetlights and traffic signal and contracting with Anoka County for maintenance of the traffic signal controllers, traffic signal, loop detectors and pedestrian indicators.

Strategic Plan Relationship

The project aligns with the City's strategic initiatives for Growth Management and providing a well-maintained Infrastructure.

Board/Commission Review

This item has not been reviewed by any boards or commissions.

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program (PMP) fund, Public Utility Funds and Municipal State Aid System funds. The amended appropriation including contingency for the project is \$9,082,100, as authorized via resolution 24-94, which was approved by the City Council on May 6, 2024. To date, \$8,176,038.49 has been encumbered for engineering consulting fees and construction, leaving a remaining total project budget of \$906,061.51.

Staff anticipates improvements to begin in 2024 and be completed in 2025. Based on the progress of the project, bonding for 2024 pavement management projects may be sized accordingly. Upon issuance of the bonds, the City Council will approve annual debt service property tax levies and utility rates to fund the repayment of the bonds.

Public Outreach/Input

N/A

Staff Recommendation

Approve the following resolution.

Attachment List

1. 24-07 Project Area Map
2. 89th Ave @ 87th Lane JPA_C0010878



City of Blaine

Signature Copy

Resolution: RES 24-113

Resolution to Approve Joint Powers Agreement No. C0010878 with Anoka County for Installation and Maintenance of a Traffic Signal at 89th Avenue and 87th Lane

WHEREAS, the County of Anoka and the City of Blaine desire to jointly construct a new traffic control signal system at the intersection of 89th Avenue NE and 87th Lane NE, in accordance with Anoka County and the Minnesota Department of Transportation standards for the benefit of the traveling public; and

WHEREAS, the City has jurisdiction over 89th Avenue NE and 87th Lane NE; and,

WHEREAS, the City has prepared construction plans, specifications, and other project documents for the Project; and,

WHEREAS, the City has requested Anoka County's assistance to perform and conduct the ongoing maintenance and inspection of proposed traffic control signal; and,

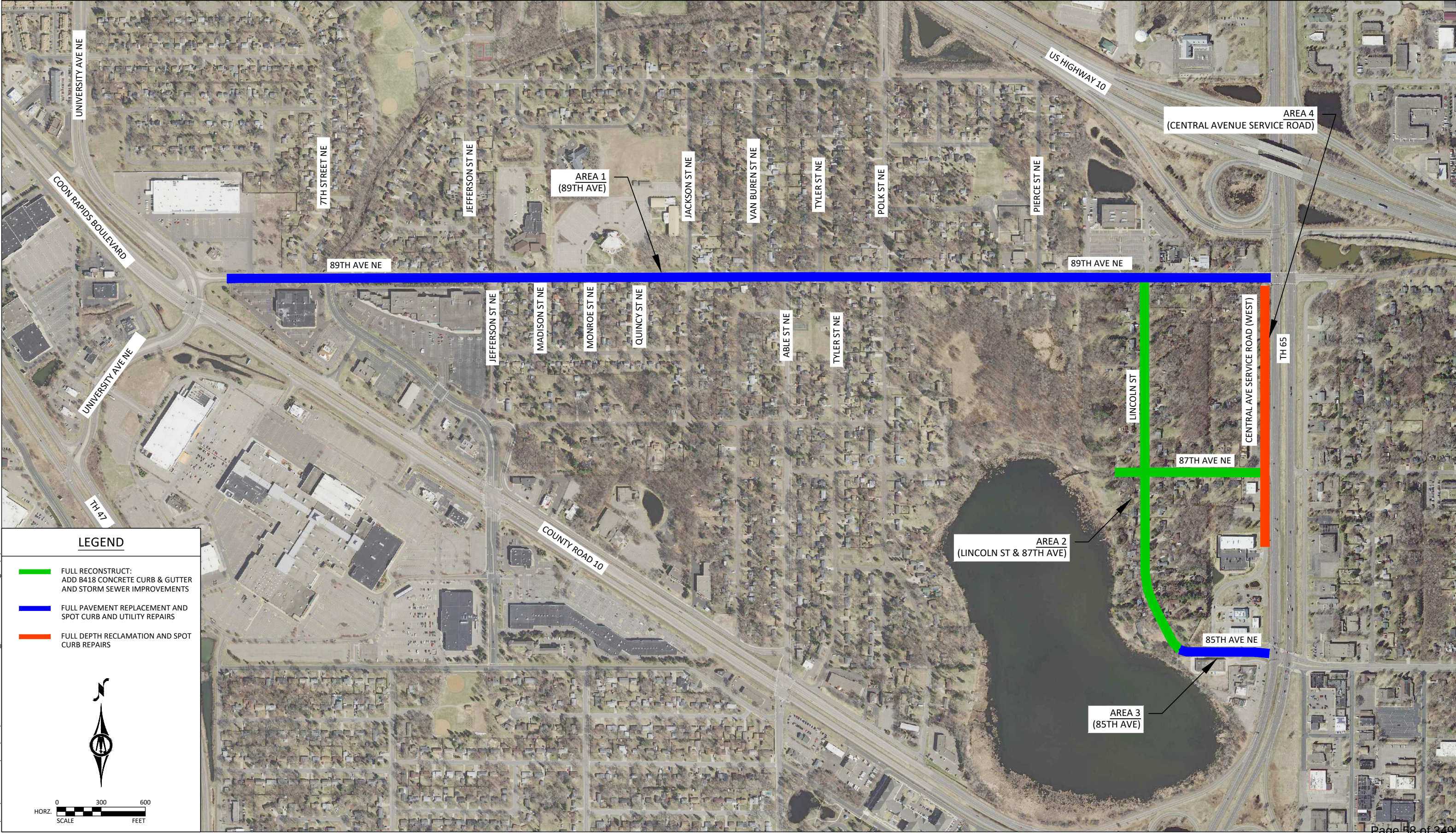
WHEREAS, Minn. Stat. § 471.59 authorizes government entities of the state to enter into joint powers agreements for the joint exercise of powers common to each; and

WHEREAS, said Agreement details the responsibilities of the County of Anoka and the City of Blaine as to the costs associated with the design, construction, and related activities of the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine as follows:

1. Joint Powers Agreement No. C0010878 between the County of Anoka and the City of Blaine with regard to constructing and developing a maintenance plan for a new traffic control signal system at the intersection of 89th Avenue NE and 87th Lane NE is hereby approved.
2. The Mayor and City Manager are hereby authorized and directed to execute said agreement.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



**JOINT POWERS AGREEMENT
FOR THE INSTALLATION AND MAINTENANCE OF A TRAFFIC CONTROL SIGNAL AT
THE INTERSECTION OF 89TH AVENUE NE AND 87TH LANE NE
IN THE CITY OF BLAINE, MN
(CP 24-20-00)**

THIS AGREEMENT is made by the parties on the last date executed below, by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as "County", and the City of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449, hereinafter referred to as "City".

WITNESSETH

WHEREAS, the parties to this agreement agree it is in the best interest of the traveling public to construct a new traffic control signal system at the intersection of 89th Avenue NE and 87th Lane NE, hereinafter referred to as "Project"; and,

WHEREAS, the City has jurisdiction over 89th Avenue NE and 87th Lane NE; and,

WHEREAS, the City has prepared construction plans, specifications, and other project documents for the Project; and,

WHEREAS, the City has requested Anoka County's assistance to perform and conduct the ongoing maintenance and inspection of proposed traffic control signal; and,

WHEREAS, Minn. Stat. § 471.59 authorizes government entities of the state to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

The parties have joined together for the purpose of constructing and developing a maintenance plan for a new traffic control signal system at the intersection of 89th Avenue NE and 87th Lane NE as described in the Project plans. The City project number is SAP 106-139-004. Said engineering plans are on file at the office of the City of Blaine and incorporated herein by reference.

The parties to this Joint Powers Agreement (JPA) agree that construction of the Project is in the best interest of the traveling public and that the Project plans as shown in Exhibit "A" defines the design of the Project.

It is agreed that the Exhibit "A" Plans dated April 1, 2024 have been reviewed and accepted by the parties and are suitable for preparation of final construction documents. Any significant changes made hereafter to the design as presented in the Exhibit "A" plans will require approval by the parties as an amendment to this JPA.

II. METHOD

The City shall cause the construction of Anoka County Project CP 24-20-00, City project number SAP 106-139-004.

TRAFFIC SIGNALS

The parties agree that a new traffic control signal system will be constructed at the intersection of 89th Avenue NE and 87th Lane NE with this project.

The following items will be furnished by the County to the City, subject to reimbursement as addressed herein, for including in the Project:

1. One (1) traffic signal cabinet complete with an actuated controller unit, all required signal control equipment, eight (8) sets of anchor rods, nuts and washers, and one (1) 4-section rubber gasket set for mounting the new traffic signal cabinet.

III. COSTS

Except as otherwise provided herein, construction and engineering costs for the Project are the sole responsibility of the City.

The estimated cost of the materials furnished by the County to the City described in Part II (Traffic Signals) is \$30,000. Actual costs will be determined once the County furnished cabinet is constructed and fully operational. An updated cost estimate shall be provided to the City at the time of billing. These costs shall be reimbursed to the County by the City.

IV. TERM / TERMINATION

This Agreement shall become effective immediately upon execution, and will remain in effect until the Project and all restoration activities are completed, *with exception* of the ownership and maintenance provisions within this Agreement which shall continue indefinitely.

V. DISBURSEMENT OF FUNDS

All funds disbursed by the County or City pursuant to this Agreement shall be disbursed by each entity pursuant to the method provided by law.

VI. CONTRACTS AND PURCHASES

All contracts let and purchases made pursuant to this Agreement shall be made by the parties in conformance with the State laws.

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and shall be made upon request by either party.

VIII. SIGNALIZATION POWER

The City shall, at their sole expense, install and cause the installation of an adequate electrical power source to the service cabinet for the traffic control signal system, including any necessary extension of power lines. The City shall be the lead agency in this matter. Upon completion of said traffic control signal installation, the ongoing cost of the electrical power to the signals shall be the sole cost and expense of the City.

IX. MAINTENANCE

- A. The City shall undertake construction of the Project.
- B. Maintenance of crosswalk pavement markings shall be the responsibility of the City.
- C. Maintenance of the completed traffic control signal and signal equipment at the intersection of 89th Avenue NE and 87th Lane NE shall be performed by the County on a 100% reimbursable basis with the City billed quarterly for 100% of all incurred costs.
- D. The County shall maintain the said traffic signal controllers, traffic signal and pedestrian indications, loop detectors, fiber interconnect and associated wiring of said traffic control signals on a 100% reimbursable basis with the City billed quarterly for 100% of all incurred costs.
- E. Maintenance of the galvanized coating on the traffic signal system poles and mast arms shall be the sole obligation of the City. Any variation of painting color standards shall be the sole obligation of the City.
- F. Timing of the completed traffic control signal shall be determined by the County.
- G. Only the County shall have access to the controller cabinets.
- H. The traffic control signals shall be the property of the City.
- I. The City shall be responsible for maintenance of the luminaires, luminaire relamping and luminaire painting.
- J. All maintenance of the EVP System shall be completed by the County. The City shall be billed by the County on a quarterly basis for all incurred costs.
- K. EVP Emitter Units may be installed on and used only by Emergency Vehicles responding to an emergency as defined in Minnesota Statutes §169.011, Subdivision 3, and §169.03. The City shall provide a list to the County Engineer, or the County's duly appointed representative, of all such vehicles with emitter units on an annual basis.
- L. Malfunctions of the EVP System shall be immediately reported to the County.
- M. All timing of said EVP System shall be determined by the County.

- N. In the event said EVP System or components are, in the opinion of the County, being misused or the conditions set forth are violated, and such misuse or violation continues after receipt by the City, of written notice thereof from the County, the County shall remove the EVP System. Upon removal of the EVP System pursuant to this paragraph, the field wiring, cabinet wiring, detector receiver, infrared detector heads and indicator lamps and all other components shall become the property of the County.

X. NOTICE

For purposes of delivery of any notices herein, the notice shall be effective if delivered to the County Administrator of Anoka County, 2100 Third Avenue, Anoka, Minnesota 55303, on behalf of the County, and to the City Manager of City of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449, on behalf of the City.

XI. INDEMNIFICATION

Subject to the limitations set forth in Minnesota Statutes Chapter 466, the City and County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by either party under this Agreement.

XII. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

XIII. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

COUNTY OF ANOKA

CITY OF BLAINE

By: _____
Dee Guthman
Interim County Administrator

By: _____
Tim Sanders
Mayor

Dated: _____

By: _____
Michelle Wolfe
City Manager

Dated: _____

RECOMMENDED FOR APPROVAL:

By: _____
Joseph J. MacPherson, P.E.
County Engineer

By: _____
Dan Schluender
City Engineer

Dated: _____

APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine V. Carney
Assistant County Attorney

By: _____
Tom Loonan
City Attorney

Dated: _____

EXHIBIT "A"

Layout

MINNESOTA DEPARTMENT OF TRANSPORTATION

CITY OF BLAINE
2024 SOUTHWEST AREA STREET RECONSTRUCTION

--- GOVERNING SPECIFICATIONS ---
THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION
"STANDARD SPECIFICATION FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE
WITH THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD) AND
PART VI, "FIELD MANUAL" FOR TEMPORARY TRAFFIC CONTROL DEVICES.

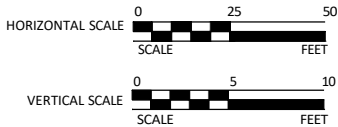
DESIGN DESIGNATION	89TH AVENUE NE SAP 106-139-004 STA. 2+81.49 TO 74+69.71
FUNTIONAL CLASSIFICATION	COLLECTOR
DESIGN SPEED	35 MPH
LOCAL SPEED RESTRICTION	35 MPH
SOIL FACTOR	N/A
HCA DT (PROJECTED YEAR) 2041	N/A
R-VALUE	78
20 YEAR ESALS	444,000
NO. & WIDTH OF TRAFFIC LANES	2 & 12'
WIDTH OF SHOULDERS	2'
NO. & WIDTH OF PARKING LANES	NA
ADT (PRESENT YEAR) 2024	4042
ADT (PROJECTED YEAR) 2044	4015
STRUCTURAL DESIGN STRENGTH	10 TON

DESIGN SPEED FOR ROADWAY BASED
ON STOPPING SIGHT DISTANCE:
HEIGHT OF EYE = 3.5 FT
HEIGHT OF OBJECT = 2.0 FT

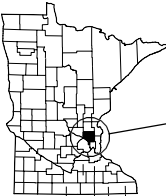
DESIGN SPEED NOT ACHIEVED AT ROUNDABOUT
APPROACHES

SAP 106-139-004 (89TH AVENUE NE)				
GROSS LENGTH	7,188	FEET	1.361	MILES
BRIDGE LENGTH	N/A	FEET	N/A	MILES
EXCEPTION LENGTH	0	FEET	0.000	MILES
NET LENGTH	7,188	FEET	1.361	MILES

TYPICAL PLAN SCALE
UNLESS OTHERWISE NOTED:



PROJECT LOCATION

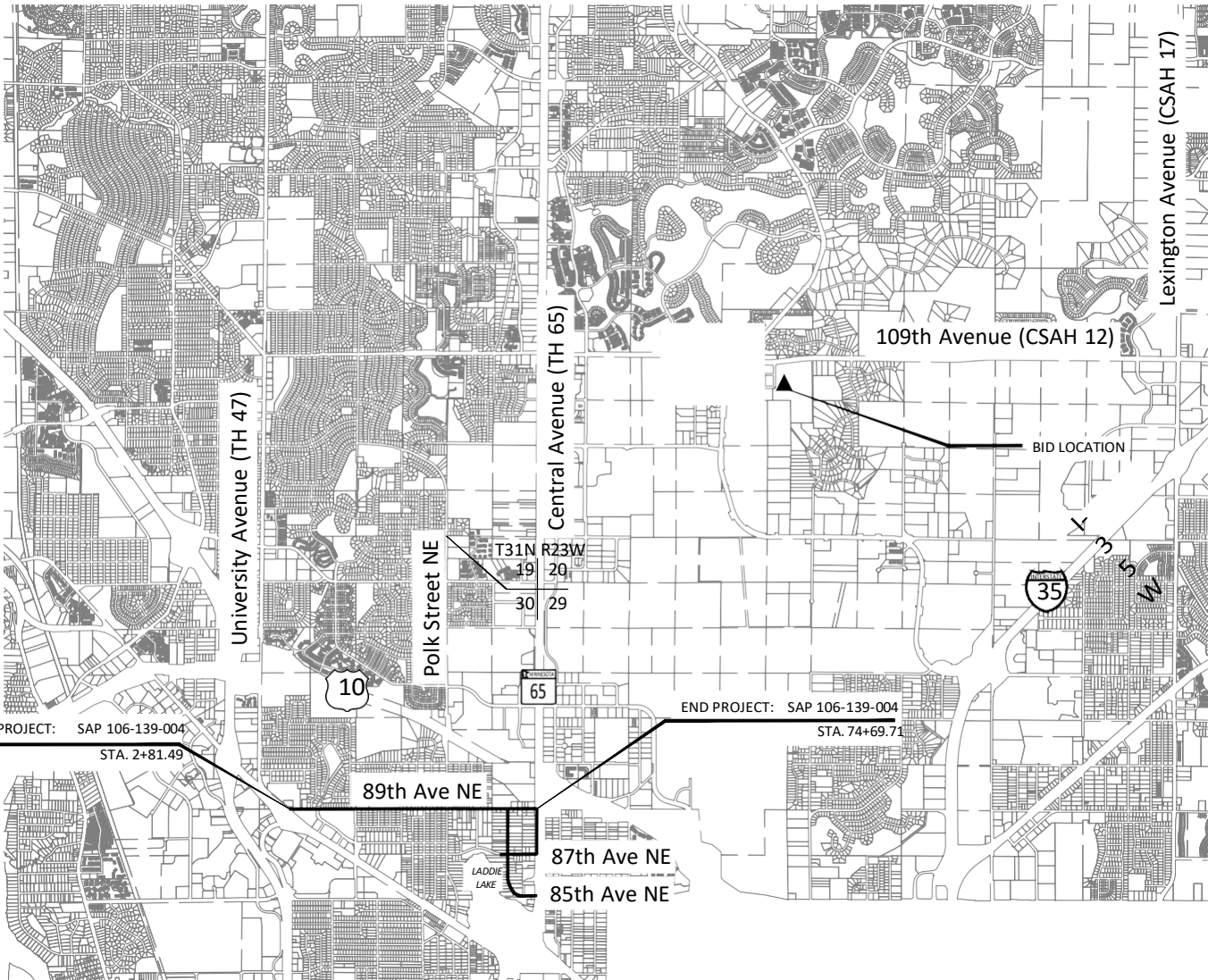


CITY: BLAINE
COUNTY: ANOKA
DISTRICT: METRO

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY
QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL
WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE
38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION
AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY, NAD 83 (2011)
VERTICAL: NAVD 1988

CONCRETE CURB AND GUTTER, CONCRETE SIDEWALKS, STORM DRAINAGE IMPROVEMENTS, WATERMAIN IMPROVEMENTS,
SANITARY IMPROVEMENTS, PLANT MIXED BITUMINOUS PAVEMENT, TRAFFIC CONTROL SIGNAGE, AND RELATED APPURTENANCES
SAP 106-139-004 LOCATED ON 89TH AVENUE NE FROM ±130' EAST OF UNIVERSITY AVE NE TO ±60' WEST OF CENTRAL AVE NE



MAP OF THE
CITY OF BLAINE
ANOKA COUNTY, MN



VICINITY MAP



SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01	TITLE SHEET
G0.02	LEGEND
G0.03	GENERAL NOTES AND SCHEDULES
G1.01 - G1.03	STATEMENT OF ESTIMATED QUANTITIES
G2.01 - G2.02	LOCATION PLAN
CIVIL	
C0.01 - C0.06	REMOVAL PLAN
C1.01	TABULATIONS
C1.02 - C1.03	TYPICAL SECTIONS
C1.04 - C1.13	MNDOT STANDARD PLANS
C1.14 - C1.17	STANDARD DETAIL PLATES
C1.18 - C1.21	PROJECT SPECIFIC DETAILS
C1.22 - C1.23	STORM STRUCTURE RECONSTRUCTION DETAILS
C2.01 - C2.03	STORMWATER POLLUTION PREVENTION PLAN
C2.04 - C2.09	TEMPORARY & PERMANENT EROSION CONTROL
C3.01	COUNTY DITCH 17 GRADING
C4.01 - C4.10	SANITARY SEWER & WATERMAIN PLAN & PROFILE
C5.01 - C5.12	STORM SEWER PLAN & PROFILE
C5.13 - C5.14	BMP LOCATION PLAN
C6.01 - C6.19	CONSTRUCTION PLAN & PROFILE
C6.20 - C6.23	INTERSECTION DETAILS
C7.01 - C7.08	TEMPORARY TRAFFIC CONTROL PLAN
C7.09 - C7.17	SIGNAGE AND PAVEMENT MARKING
C7.18 - C7.45	SIGNAL PLANS
C8.01 - C8.18	CROSS SECTIONS
THIS PLAN SET CONTAINS <u>157</u> SHEETS.	

Michael S. Nill, P.E.
Design Engineer: I hereby certify that this plan 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.
Date 4/1/2024 License Number 26914
Approved: City of Blaine Engineer
District State Aid Engineer:
Review for compliance with State Aid Rules/Policy
Approved for State Aid Funding: State Aid Engineer



3507 HIGH POINT DRIVE NORTH
BLDG. 1 SUITE E130
OAKDALE, MINNESOTA 55128
Phone: (651) 704-9970
Email: Oakdale@bolton-menk.com
www.bolton-menk.com

SAP 106-139-004

DESIGNED	NO.	ISSUED	DATE
DRAWN			04/01/2024
CHECKED			
CLIENT PROJ. NO.			24-07

BLAINE, MINNESOTA
2024 SOUTHWEST AREA STREET RECONSTRUCTION
TITLE SHEET

SHEET
G0.01



City of Blaine

Staff Report

File Number: 2024-207

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 8.6

Authorize Temporary Removal of Parking Restrictions on 91st Avenue, 92nd Avenue, 92nd Lane and Baltimore Street to Accommodate Lettermen Sports Tent Sales on August 1, 2024 - August 9, 2024

Executive Summary

Staff recommends authorization for temporary parking on 91st Avenue, 92nd Avenue, 92nd Lane and the west side of Baltimore Street.

Background

The City of Blaine received a request on May 28, 2024, from Amy Schumacher, representing Lettermen Sports, requesting the temporary removal of parking restrictions on 91st Avenue, 92nd Avenue, 92nd Lane and the west side of Baltimore Street in order to allow parking on those streets August 1, 2024 - August 9, 2024. Lettermen Sports is hosting their annual Tent Sale during that timeframe and expect a need for additional parking to accommodate their customers.

City Council authorization is required for the temporary lifting of parking restrictions. City Council has previously authorized similar temporary lifting of parking restrictions for Lettermen Sports 2012 - 2023 Tent Sales.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Not applicable.

Financial Impact

Not applicable.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, authorize the temporary removal of parking restrictions on both sides of 92nd Avenue cul-de-sac east of Baltimore Street, 91st Avenue and 92nd Lane between Baltimore and Davenport Streets, and the west side of Baltimore Street between 91st Avenue and 92nd Lane, from 10:00 AM to 9:00 PM, August 1, 2024 - August 9, 2024.

Attachment List

1. Lettermen Sports Parking Map



Temporary Removal of No Parking Restrictions Letterman Sports Tent Sale





City of Blaine Staff Report

File Number: 2024-208

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 8.7

Authorize Temporary Removal of Parking Restrictions on 103rd Lane and National Street for a Centennial Elementary school event on October 2, 2024 (Inclement Weather Date: October 3, 2024)

Executive Summary

Authorize Temporary Removal of Parking Restrictions on 103rd Lane and National Street for Centennial Elementary School Event on October 2, 2024 (Inclement Weather Day: October 3, 2024)

Background

The City of Blaine received a letter dated May 23, 2024, from Jen Schwartz, Principal of Centennial Elementary School, requesting the temporary removal of parking restrictions on 103rd Lane and National Street in order to allow parking on those streets from 12:00 AM to 3:00 PM on October 2, 2024 with an inclement weather date of October 3, 2024. The school is hosting their annual Centennial Stroll and expects a need for additional parking to accommodate participants of the event. City Council authorization is required for the temporary lifting of parking restrictions. Over the past several years, the City Council has authorized the temporary lifting of restrictions for this and other annual events held at Centennial Elementary School.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

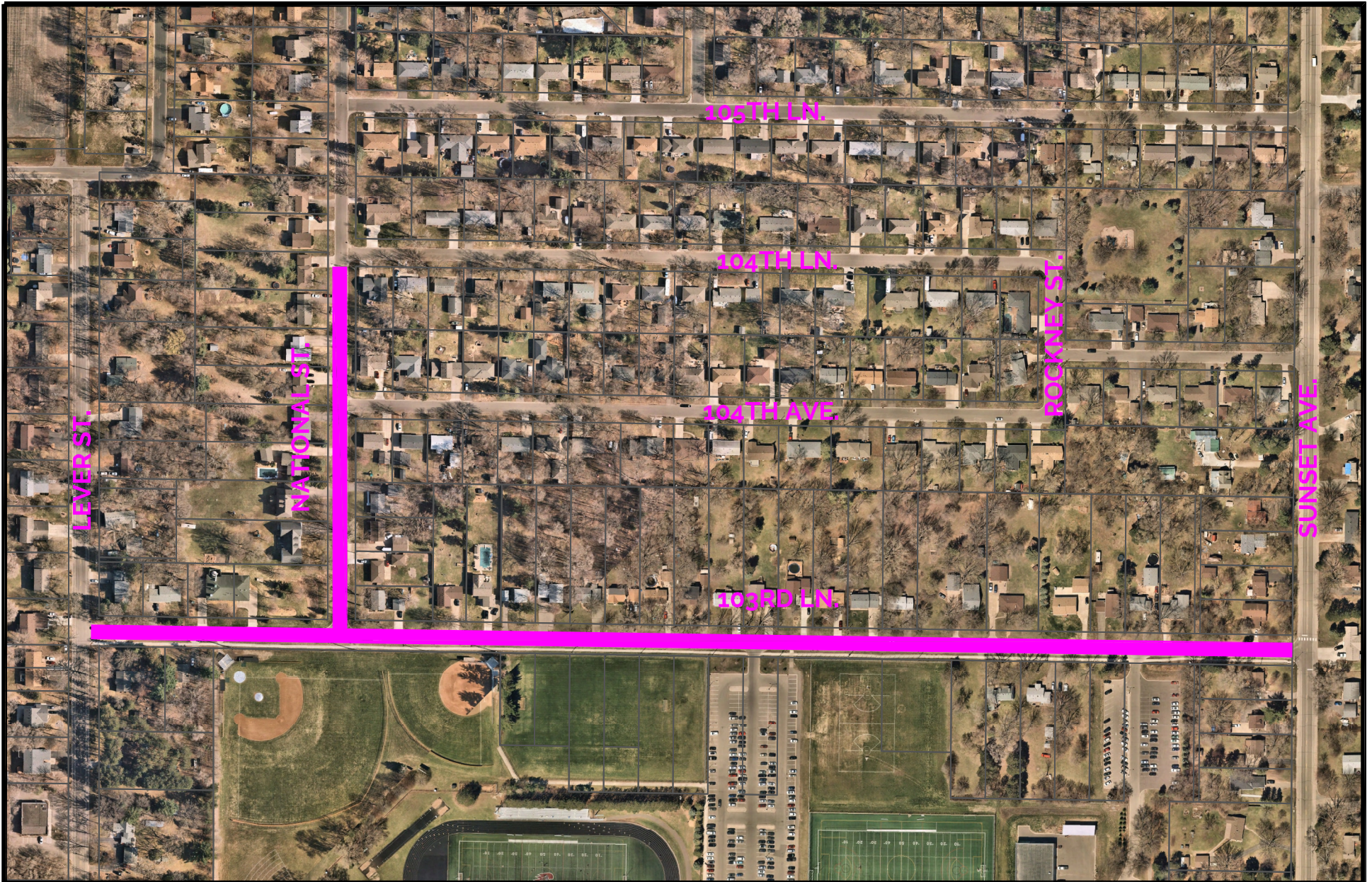
N/A

Staff Recommendation

By motion, authorize the temporary removal of parking restrictions on National Street and 103rd Lane from 12:00 AM to 3:00 PM on October 2, 2024, with an inclement weather date of October 3, 2024.

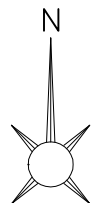
Attachment List

1. Centennial School Parking Map
2. Centennial Elementary Parking Request 10-2-24



**TEMPORARY REMOVAL OF NO PARKING RESTRICTIONS
NATIONAL STREET AND 103RD LANE
CENTENNIAL ELEMENTARY SCHOOL**

City of Blaine Engineering Department / 10801 Town Square Dr NE/ Blaine, MN 55449/ 763-785-6172



PRINCIPAL *Jen Schwartz*

May 23, 2024

Blaine City Council
10801 Town Square Drive NE
Blaine MN 55449

Dear City Council Members,

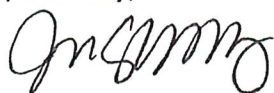
On behalf of the Centennial Elementary students, parents, and teachers, I am requesting your special consideration for temporary removal of street parking restrictions on:

- **Wednesday, October 2, 2024 (rain date Oct. 3).** Our school will be participating in the Centennial Stroll at the Centennial high school track.
- **Wednesday, May 21, 2025 (rain date May 22)** for the 5th Grade Track meet (all 5 elementary schools within ISD12 attend this event).

Many parents would like to come and observe these events and need street parking.

I am requesting your approval for parking on 103rd Lane NE/National Streets on the dates listed above. Your support of this request will be greatly appreciated by our school community.

Respectfully,



Jen Schwartz
Principal
Centennial Elementary School



City of Blaine Staff Report

File Number: 2024-234

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.8

Authorize Payment to Tyler Technologies for Software License, Technical Support, and Maintenance for the City's New World Financial System

Executive Summary

Staff requests Council approval of the 2024 payment of \$92,948.26 for the above referenced software pursuant to the Blaine City Charter section 6.05, which requires City Council approval of all purchases or contracts more than \$50,000.

Background

Council is asked to approve payment to Tyler Technologies for support and maintenance of the City's Financial Management software. The system includes multiple software applications currently in use by the City: (1) Financial Management; (2) Payroll & Human Resources; (3) Utility Management; (4) Decision Support; and (5) eSuite. The current support agreement with Tyler Technologies expires June 30, 2024. The new agreement would extend coverage through June 30, 2025.

Strategic Plan Relationship

Maintenance and support of the City's financial software ensures reliable, well-maintained, and sustainable infrastructure.

Board/Commission Review

Not applicable

Financial Impact

Funding for licensing, technical support, and maintenance of the city's financial system was appropriated within the General Fund's Information Technology Department.

Public Outreach/Input

Not applicable

Staff Recommendation

By motion, approve the payment.

Attachment List

1. 2024 Tyler Technologies Invoice



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-466170	06/01/2024	1 of 2

Questions:

Tyler Technologies- ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com



Bill To CITY OF BLAINE
10801 TOWN SQUARE DR NE
MINNEAPOLIS, MN 55449-8100

Ship To CITY OF BLAINE
10801 TOWN SQUARE DR NE
MINNEAPOLIS, MN 55449-8100

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
49814 - MAIN - MAIN	207294		USD	NET30	07/01/2024

Contract Date	Description	Units	Rate	Extended Price
Contract No.: Blaine, MN				
01/Jul/2019	SUPPORT & UPDATE LICENSING - User License to Site License Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	10,905.38	10,905.38
01/Jul/2019	SUPPORT & UPDATE LICENSING - Asset Management Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	2,007.65	2,007.65
01/Jul/2019	SUPPORT & UPDATE LICENSING - FM Base Suite Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	12,903.57	12,903.57
01/Jul/2019	SUPPORT & UPDATE LICENSING - GASB Reporting Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	3,728.48	3,728.48
01/Jul/2019	SUPPORT & UPDATE LICENSING - Project Accounting Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	2,007.65	2,007.65
01/Jul/2019	SUPPORT & UPDATE LICENSING - PC Cash Register Interface Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	2,007.65	2,007.65
01/Jul/2019	SUPPORT & UPDATE LICENSING- PURCHASING (Combo of POs and Reqs) Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	3,728.48	3,728.48
01/Jul/2019	SUPPORT & UPDATE LICENSING - HR Base Suite Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	8,030.56	8,030.56
01/Jul/2019	SUPPORT & UPDATE LICENSING - Personnel Action Processing Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	2,294.45	2,294.45
01/Jul/2019	SUPPORT & UPDATE LICENSING - Position Control Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	2,294.45	2,294.45
01/Jul/2019	SUPPORT & UPDATE LICENSING - AUTO METER INTERFACE Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	1,720.85	1,720.85
01/Jul/2019	SUPPORT & UPDATE LICENSING - SERVICE ORDER PROCESSING Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	4,015.28	4,015.28
01/Jul/2019	SUPPORT & UPDATE LICENSING- UTILITY BILLING (Water/Sewer Base) Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	8,604.19	8,604.19
01/Jul/2019	SUPPORT & UPDATE LICENSING- DECISION SUPPORT BASE DATAMART Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	0.00	0.00
01/Jul/2019	SUPPORT & UPDATE LICENSING - FM ANALYTICS Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	1,434.03	1,434.03
01/Jul/2019	SUPPORT & UPDATE LICENSING - HR ANALYTICS Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	3,441.68	3,441.68
01/Jul/2019	SUPPORT & UPDATE LICENSING - UM ANALYTICS Cycle: Start: 01/Jul/2024, End: 30/Jun/2025	1	1,434.03	1,434.03
01/Jul/2019	SUPPORT & UPDATE LICENSING - SELF SERVICE eEmployee	1	5,736.13	5,736.13



Remittance:
Tyler Technologies, Inc
(FEIN 75-2303920)
P.O. Box 203556
Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
045-466170	06/01/2024	2 of 2

Questions:
Tyler Technologies- ERP & Schools
Phone: 1-800-772-2260 Press 2, then 1
Email: ar@tylertech.com

Bill To CITY OF BLAINE
10801 TOWN SQUARE DR NE
MINNEAPOLIS, MN 55449-8100

Ship To CITY OF BLAINE
10801 TOWN SQUARE DR NE
MINNEAPOLIS, MN 55449-8100

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
49814 - MAIN - MAIN	207294		USD	NET30	07/01/2024

Contract Date	Description	Units	Rate	Extended Price
	Cycle: Start: 01/Jul/2024, End: 30/Jun/2025			
01/Jul/2019	SUPPORT & UPDATE LICENSING - SELF SERVICE ePayments	1	2,294.45	2,294.45
	Cycle: Start: 01/Jul/2024, End: 30/Jun/2025			
01/Jul/2019	SUPPORT & UPDATE LICENSING - eSUITE BASE (Payments)	1	3,728.48	3,728.48
	Cycle: Start: 01/Jul/2024, End: 30/Jun/2025			
01/Jul/2019	SUPPORT & UPDATE LICENSING - SELF SERVICE eUtilities	1	2,294.45	2,294.45
	Cycle: Start: 01/Jul/2024, End: 30/Jun/2025			
01/Dec/2021	IVR Interface	1	1,682.86	1,682.86
	Cycle: Start: 01/Jul/2024, End: 30/Jun/2025			
01/Oct/2022	Misc Billing & Receivables	1	2,446.37	2,446.37
	Cycle: Start: 01/Jul/2024, End: 30/Jun/2025			
01/May/2022	Standard Edition	1	4,207.14	4,207.14
	Cycle: Start: 01/Jul/2024, End: 30/Jun/2025			
01/May/2022	Processing Software	1	0.00	0.00
	Cycle: Start: 01/Jul/2024, End: 30/Jun/2025			

****ATTENTION****

Order your checks and forms from
Tyler Business Forms at 877-749-2090 or
tylerbusinessforms.com to guarantee
100% compliance with your software.

Subtotal 92,948.26

Sales Tax \$0.00

Invoice Total 92,948.26



City of Blaine Staff Report

File Number: 2024-215

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: - Nick Fleischhacker, Public Works Director

Agenda Item # 8.9

Motion to Authorize the Purchase of Water Treatment Chemicals for July 1, 2024 to December 31, 2024.

Executive Summary

Staff recommends authorizing the purchase of water treatment chemicals from Hawkins, Inc. in the amount of \$347,509.10 for July 1, 2024 to December 31, 2024.

Background

Staff received two bids for the July 1, 2024 to December 31, 2024 chemical bid. Staff has pursued a six-month contract to attempt to get more favorable pricing. Two companies submitted bids; Shannon Chemical Corporation and Hawkins, Inc.

Shannon Chemical Corporation could only supply 3 of the 13 chemicals needed for water department operations.

City Council has approved a \$950,000 budget for 2024 for water treatment chemicals. Resolution 24-74 reallocated \$199,871 of the water treatment chemical budget to the Lead Service Line contract. That leaves a total budget for the year for chemicals of \$750,129. As of June 3, 2024, we have spent \$113,076.47 of the water treatment chemical budget. This leaves \$637,052.53 remaining. Hawkins, Inc. bid was \$347,509.10.

Strategic Plan Relationship

This directly relates to strategic priority number three, infrastructure management.

Board/Commission Review

N/A

Financial Impact

City Council has approved a \$950,000 budget for 2024 for water treatment chemicals. As part of Resolution 24-74, \$199,871 of the water treatment chemical budget was reallocated to the Lead Service Line contract. That leaves a total budget for the year for chemicals of \$750,129. As of June 3, 2024, we have spent \$113,076.47 of the water treatment chemical budget. This leaves \$637,052.53 remaining. Hawkins, Inc. bid was \$347,509.10.

Public Outreach/Input

N/A

Staff Recommendation

Staff recommends authorizing the purchase of water treatment chemicals from Hawkins, Inc. in the amount of \$347,509.10 for the 2nd half of 2024.

Attachment List

1. Blaine MN second chem bid 2024

**2024 Water
 Treatment
 Chemicals (July 1,
 2024 thru Dec 31,
 2024) (#9122019)
 Owner: City of
 Blaine
 Solicitor: City of
 Blaine
 05/31/2024 10:00
 AM CDT**

					Shannon Chemical Corporation		Hawkins, Inc.	
Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension
1	1	Hydrofluosilicic Acid	Gallons	3500	\$0.00	\$0.00	\$5.13	\$17,955.00
2	1-Feb	Chlorine - 1 Ton Cylinder	EA	20	\$0.00	\$0.00	\$2,249.00	\$44,980.00
3	2-Feb	Chlorine - 150 LB Cylinder	EA	20	\$0.00	\$0.00	\$203.00	\$4,060.00
4	3	Polyphosphate	Gallons	2000	\$23.77	\$47,540.00	\$10.93	\$21,860.00
5	4	Zinc Orthophosphate	Gallons	5000	\$27.77	\$138,850.00	\$10.23	\$51,150.00
6	1-May	Sulfur Dioxide - 1 Ton Cylinder	EA	3	\$0.00	\$0.00	\$1,548.00	\$4,644.00
7	2-May	Sulfur Dioxide - 150 LB Cylinder	EA	3	\$0.00	\$0.00	\$195.00	\$585.00
8	6	Sulfuric Acid 40%	Gallons	5000	\$0.00	\$0.00	\$5.76	\$28,800.00
9	7	Sodium Hypochlorite 12.5% NaOCl	Gallons	23000	\$0.00	\$0.00	\$2.19	\$50,370.00

10	8	Sodium Permanganate (20%)	Gallons	5000	\$27.77	\$138,850.00	\$16.37	\$81,850.00
11	9	Aqua Hawk 301	Gallons	375	\$0.00	\$0.00	\$5.70	\$2,137.50
12	10	Aqua Hawk 375	Gallons	70	\$0.00	\$0.00	\$19.68	\$1,377.60
13	11	LPC - 31	Gallons	3000	\$0.00	\$0.00	\$12.58	\$37,740.00
Base Bid Total:						\$325,240.00		\$347,509.10



City of Blaine Staff Report

File Number: 2024-226

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.10

Approve Temporary Liquor Licenses for Invictus Brewing Company for Events on the Adjacent EDA Owned Property

Executive Summary

Council is being asked to approve six temporary on-sale intoxicating liquor licenses for events held by Invictus Brewing Company at 10550 Nassau Street NE, the EDA owned property that was approved for temporary use by Invictus.

Background

Invictus Brewing is requesting issuance of six temporary on-sale intoxicating liquor licenses for special events June 21-24, July 8-11, July 12-15, July 16-19, July 20-23, and July 25-28, 2024. They have submitted the state applications, appropriate fees, and liquor liability insurance for these events. They will also be applying for the required special event licenses that will be approved administratively.

Strategic Plan Relationship

Special event-related licensing relates most closely with the collaboration and engagement strategic priority as it allows the city to foster communication and engagement with local civic groups and provides opportunities for the public to gather.

Board/Commission Review

N/A

Financial Impact

License fees established by the council cover costs of license review and issuance.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve six temporary on-sale intoxicating liquor licenses for Invictus Brewing Company for June 21-24, July 8-11, July 12-15, July 16-19, July 20-23, and July 25-28, 2024.

Attachment List

None



City of Blaine Staff Report

File Number: 2024-227

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.11

Approve Additional 2024-2025 Liquor License Renewals

Executive Summary

The council is asked to approve two additional 2024-2025 liquor license renewals for Best Taste of Pho Saigon, El Zocalo and UMI Sushi & Hibachi. These licenses will allow the establishments to sell and serve alcoholic beverages.

Background

Best Taste of Pho Saigon, El Zocalo and UMI Sushi & Hibachi recently submitted applications to renew their existing liquor license(s). The applicants have met the license fee requirements. Upon completion of all other code requirements including liquor liability insurance, correction of any outstanding fire or building code violations, and payment of any delinquent taxes, assessments and utility charges, the 2024/2025 liquor licenses will be issued. Staff has confirmed there are no outstanding concerns regarding restaurant licensing with Anoka County Community Health and Environmental Services Department.

Strategic Plan Relationship

This item relates to the Growth Management strategic priority in the 2023-2026 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the licenses, including inspections, are included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the additional 2024-2025 liquor license renewals as presented for Best Taste of Pho Saigon, El Zocalo and UMI Sushi & Hibachi, pending receipt of any outstanding required items.

Attachment List

None



City of Blaine Staff Report

File Number: 2024-197

Agenda Date	Status
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June 17, 2024

In Control	File Type
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City Council

Motion

7:00 PM - Public Hearing and Items Published for a Certain Time - Cathy Sorensen, City Clerk

Agenda Item # 9.1

Approve On-Sale and Sunday Intoxicating Liquor Licenses for Pizza Pub Prime, 2190 105th Ave NE

Executive Summary

Council is asked to approve the on-sale and Sunday intoxicating liquor licenses for Pizza Pub Prime to allow the ability to serve intoxicating spirits, beer and wine.

Background

A public hearing is required prior to the approval for on-sale and Sunday intoxicating liquor application for Pizza Pub Prime.

Michael Breese, applicant, submitted the on-sale and Sunday intoxicating liquor application for Pizza Pub Prime. The applicant has paid the required license fees, submitted forms and documents, and a background investigation was conducted by the Blaine Police Department with no concerns found.

The on-sale and Sunday liquor licenses, if approved, would be valid July 1, 2024 – June 30, 2025, and run concurrent with annual liquor license renewals. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Strategic Plan Relationship

This license approval relates to both financial sustainability and growth management priorities in the strategic plan by attracting new businesses to the city.

Board/Commission Review

N/A

Financial Impact

Liquor license fees, adopted annually by city council, provides sufficient funding for review and issuance of the licenses as well as compliance checks and any other necessary license monitoring/enforcement.

Public Outreach/Input

Notice of public hearing was published in *Blaine/Spring Lake Park/Columbia Heights/Fridley Life* and on the city's website as required by code. No feedback was received by the clerk's office.

Staff Recommendation

Hold a public hearing to receive input regarding the on-sale and Sunday liquor licenses, then by motion approve issuance of on-sale and Sunday intoxicating liquor licenses for Pizza Pub Prime located at 2190 105th Avenue NE

Attachment List

None



City of Blaine

Staff Report

File Number: ORD 24-2551

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Second Reading

Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

Executive Summary

The applicant is requesting a rezoning to Development Flex (DF) to allow a K-8 school. The subject site is currently zoned Planned Business District (PBD) and does not allow elementary schools.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24
Action Deadline (60 days)	05/21/24
Action Deadline (City Extended - 60 days)	07/20/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

At the first reading, council members requested additional information. The responses are as follows:

Location of Other Places of Worship in the Area

Attached is a map of all the places of worship in the City of Blaine.

History of Adjoining Properties

- The business park started developing in 1986 with Aveda's headquarters.
- The building at 3920 Pheasant Ridge Drive was built and platted as Pheasant Ridge West in 1993. Plasti Dip International occupies the building.

- The building at 3860 Pheasant Ridge Drive was built in 2004 and platted as CSM Lexington 2nd addition in 2005.
- The building at 3890 Pheasant Ridge Drive was built in 2005 and platted as part of CSM Lexington 2nd Addition in 2005. This is a multi-tenant building.
- The building at 3810 Pheasant Ridge Drive was built in 2006 and platted as part of CSM Lexington 2nd Addition in 2005. This is a multi-tenant building.
- The building at 3785 Pheasant Ridge Drive was built in 2009 and platted as part of CSM Lexington 2nd Addition in 2005. A church received a Conditional Use Permit (CUP) in 2020 but never occupied the space. This is currently a multi-tenant building.
- The building at 3640 Pheasant Ridge Drive was built in 2016 and platted as part of CSM Lexington 4th Addition in 2016. Streamworks occupies the building.
- The remaining surrounding parcels are vacant.

Other Schools That are in Industrial Areas

Karner Blue Education Center (K-8 school, focusing on providing learning for students who have emotional behavioral disorders, autism and developmental cognitive disabilities) is located at 3764 95th Avenue NE and is zoned Development Flex (DF) and guided Planned Industrial (PI). In 2013, the property was rezoned from Planned Business District (PBD) to DF to allow the school.

Different Types of Schools and Where They are Allowed

The proposed use is a K-8 school. The applicant's narrative references preschool, however, the applicant confirmed that no preschool is offered and the school will only be K-8. Schools that are K-12, regardless of whether they are public or private, are allowed in residential zoning districts, and certain commercial districts. K-12 schools are not permitted in the PBD. "Preschools", or schools that offer education/care for children prior to kindergarten, are defined in the zoning code as a Day Care Center. Day care centers, including preschools, are licensed by the Minnesota Department of Human Services, which is different from a K-12 school. Religious schooling that occurs during worship services (e.g. Sunday School), are considered an accessory use to the primary place of worship use, and do not require city approval.

Precedent if the Rezoning is Approved

At the June 3, City Council meeting, a question was raised regarding what precedent may be established if the Council approves a zoning amendment for this parcel from PBD to DF. The decision on whether to rezone a parcel falls under the Council's quasi-legislative authority. When acting legislatively, the Council engages in far-ranging policy discussion and may sort through competing views about what plans and laws to determine what is in the City's best interest. The Council has broad discretion when acting legislatively and any reviewing court will give the City considerable deference.

In consideration of the broad discretion afforded to the Council in making rezone decisions, there are limited instances where the Council is bound by its past zoning decisions. That situation applies only in instances where a rezone request contains a factual scenario that is identical or directly comparable to a previous action by the Council in all material respects. Each request must be reviewed on a case-by-case basis to determine if the facts relating to the request give rise to an equal protection claim whereby the similarly situated applicant is entitled to the same treatment as previous applicants. If an applicant can demonstrate substantial similarity relating to a previous action taken by the Council, then the Council may only deviate from its past decisions if it can demonstrate a rational basis to support the

difference in treatment. Because of the scrutiny applied to analyzing whether two applicants are similarly situated, such scenarios are rare and the Council is often afforded the discretion to make the zoning decisions it deems appropriate for the City without deferring to its previous decisions so long as the actions of Council are supported by fact and rational analysis, and are not arbitrary or capricious.

Here, the applicant has identified a parcel that has not been in use for several years as a potential for rezone to be classified as DF, permitting them to operate a K-8 school on the parcel. Council's decision to either approve or deny the request would not establish a precedent requiring Council to make the same decision for any applicant seeking to rezone a PBD parcel to DF, but the decision would require Council to give careful consideration to future applicants to determine whether they are directly comparable to the present request which would afford them the right to be treated similarly to the current applicant.

Staff Report

Zoning

The subject site is currently zoned Planned Business District (PBD).

Land Use Designation

The current land use designation is Planned Industrial (PI).

Surrounding Zoning and Uses

The site is surrounded by properties zoned PBD and guided PI. The surrounding properties are part of Lexington Ridge Business Park and Pheasant Ridge Business Park.

Existing Conditions

The site is developed with Minnesota School of Business (MSB) and is currently vacant.

History

In 2006, the City approved a code amendment to allow a post-secondary education use as a conditional use in the PBD for a 46,800 square foot office/classroom building in the CSM business park campus. At that time, the PBD zoning did not contain a provision for schools or education uses, but did and currently encourages business and professional offices, research facilities and financial institutions as some of the primary non-manufacturing land uses.

The rationale in 2006 for supporting the proposed code amendment to allow post-secondary education was based on the following findings:

- Post-secondary education, particularly of a business or technical nature, would provide convenient employee training locations for support of the existing work force and Blaine employers.
- The presence of post-secondary colleges and institutions would create a positive reflection on the community and business environment.
- The specific location and proposal by MSB would add significant value to the CSM Business Park and help set the standard, both in land use and building architecture, for the CSM development and the I-35 corridor.

In April 2006, MSB received a Conditional Use Permit (CUP) to construct a three-story, 46,800 square foot college (post-secondary education), and for a zero-lot line for a shared driveway access between sites.

Also in 2006, a preliminary and final plat was approved to subdivide 4.69 acres into one lot for the MSB building.

In 2017, MSB closed all Minnesota locations. The building has been listed for sale/lease since that time, and has not been occupied since.

In February 2023, the Council discussed at a workshop either rezoning this site, or an ordinance amendment to the PBD district to allow for a K-8 school. The council consensus was not to change the zoning or ordinance to allow for an elementary school and to keep it PBD for business park type development.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the comprehensive plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

The DF District (formerly known as the Residential Flex District), is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF District also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- a. By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
- b. By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
- c. By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- d. By allowing for any type of ownership, private, condominium, or rental;
- e. By allowing flexibility in setback and height restrictions;

- f. By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- g. By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
- h. By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- i. By contributing to the tax base of the community without making undue demands on the community services; and
- j. By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The applicant proposes that the proposed project meets the following criteria for the DF zoning district:

- a. That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
 - o N/A. The proposal is for a mosque and religious academy. There will be no additional housing with this proposal.
- b. That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
 - o The amenities and facilities already exist and are already greater than the minimum requirements under existing zoning. The proposal solely concerns the use of the existing building.
- c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
 - o The proposed development is limited to the interior of an existing building. That said, as stated more fully in the narrative, allowing for a second mosque and religious academy is in harmony with the comprehensive plan as it serves the growing community and its ever-changing demographics.
- d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
 - o This proposal utilizes an existing building, and thereby there is no detrimental impact on the environment, but rather a positive impact, as the building will no longer be an eye-sore or blight on the community.
- e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
 - o There is no undue burden as this proposal utilizes an existing building, wherein all the public services and facilities set forth are already in place.
- f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas; and

- This proposed development is for an existing building which is already in harmony with the surrounding area.
- g. That the proposal be consistent with all other applicable city and state regulations.
 - The proposal is consistent with all applicable state and local regulations.

Evaluation of Request

The applicant is requesting to rezone from PBD to DF, and a CUP for a religious institution (mosque) and K-8 school. The PBD zoning does not allow K-8 schools, therefore the applicant is requesting a rezoning. The mosque is already considered a conditional use in the PBD district and does not require rezoning. However, if the rezoning is approved for school use, the DF zoning would also incorporate the mosque as an allowed use.

The mosque and school will utilize the existing building and parking with interior renovations. The mosque will have capacity for up to 300 people for worship services. The K-8 school will begin as a K-2 school. Currently, the applicant projects that approximately 50 families will enroll for grades K-2 with the student count under 60. The first year of instruction is anticipated for the 2024-2025 school year beginning in September. With each passing year, and as the initial students grow and move to the next grade, the school will increase its capacity until it reaches K-8. It is anticipated that at full capacity there will be no more than 20 students per grade level, with a strict maximum of 25. Busing is not proposed. Students will be dropped off and picked up. The school will operate from 8:15AM - 3:30PM.

Parking

Places of worship require at least one (1) parking space for each four (4) seats in accordance with the design capacity of the main auditorium. According to the submitted plans, the capacity is 300 people. Mosques don't have seats for worship, but parking is calculated the same way, therefore requiring 75 parking stalls.

Schools, elementary, junior high, public or private: At least three (3) parking spaces per classroom, plus necessary spaces for student drop off. May be reduced at the zoning administrator's discretion. There are 22 classrooms proposed, therefore the parking requirement for the classroom is 66.

Business and professional offices or public administration buildings: At least one (1) parking space for each two hundred fifty (250) square feet of floor area. Based on the submitted plans, the proposed office space will require 4 parking stalls. In total, 145 parking stalls are required for the proposed uses. The submitted site plan indicates there are 278 parking stalls on site. Parking is met. The site plan indicates plenty of stacking area on site for pickup or drop off. Directional signage should be painted in the parking lot to indicate traffic flow for drop off and pick up.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

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

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access points will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and 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.

Attachment List:

Zoning and Location Map

Narrative

Site Plans

Workshop Minutes 2/13/23

Public Comments

Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Attachments
2. Places of Worship Map
3. Unapproved PC Minutes 051424
4. Public Comments
5. Applicant Response Letter



City of Blaine

Signature Copy

Ordinance: ORD 24-2551

Second Reading

Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Lot 1 Block 1 MN SCHOOL OF BUSINESS BLAINE

Section 2. The above described property is hereby rezoned from:

~~Planned Business District (PBD)~~

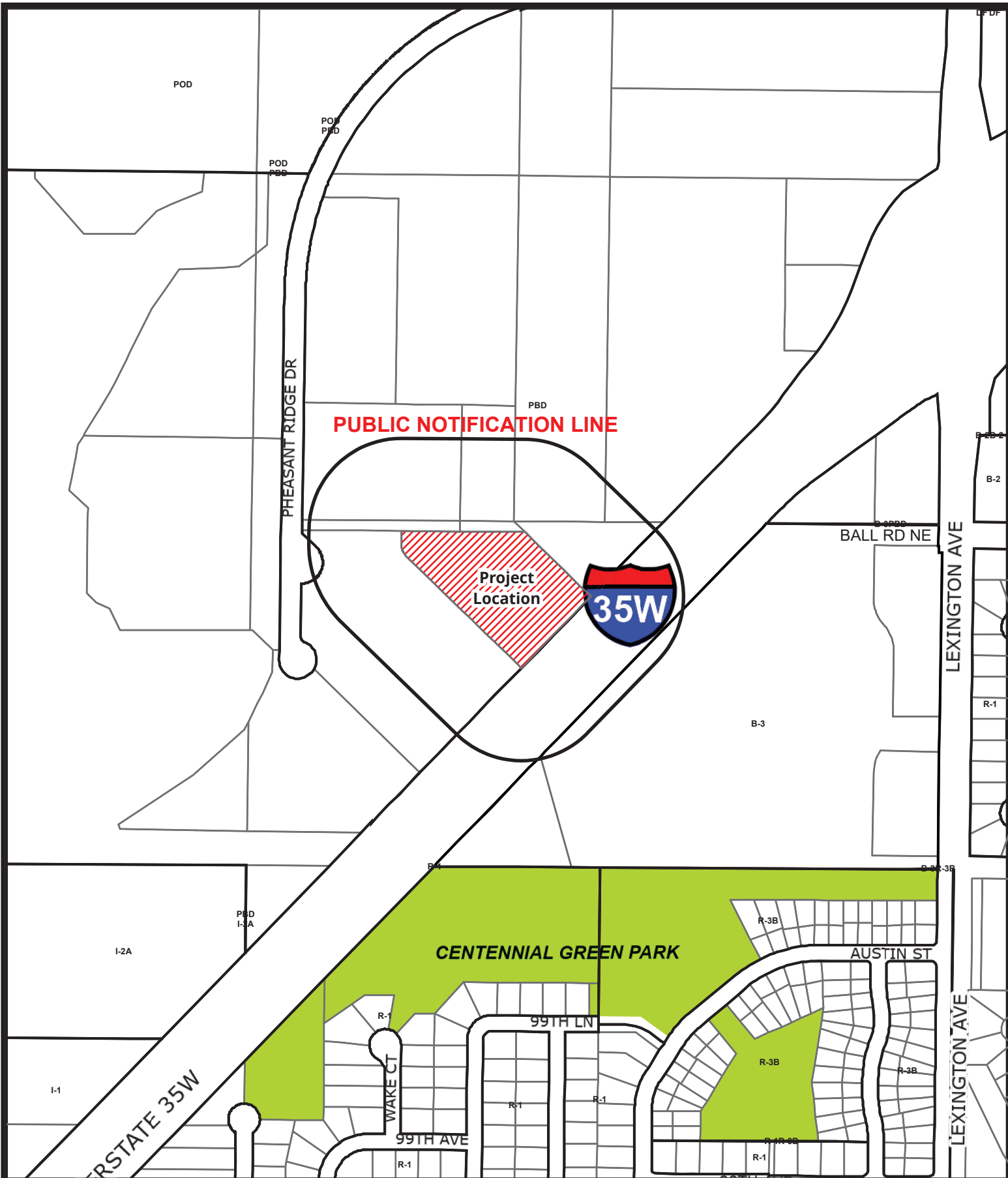
to

Development Flex (DF)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of June 2024.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



BlaineMN.gov

Case File No. 24-0023 East Blaine Mosque and Academy

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



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March 8, 2024

Ms. Sheila Sellman
City Planner
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

Re: Application for Conditional Use Permit and Rezoning for 3680 Pheasant Ridge Drive

Ms. Sellman:

Please find this application for Conditional Use Permit and Rezoning to Development Flex District for the real property located at 3680 Pheasant Ridge Drive, in Blaine, Minnesota.

Our client, East Blaine Community Center LLC, d/b/a East Blaine Mosque and Academy, has purchased this property and are planning on using the property as a mosque and as Islamic K-8 private elementary school.

The Property

Location: 3680 Pheasant Ridge Drive, Blaine, Minnesota
Site Size: 4.68 Acres
Building Size: 46,800 square feet (existing building)

The property is the former home of the now defunct Minnesota School of Business, which permanently ceased operations seven years ago, in 2017. The property currently is zoned as Planned Business District, or “PBD.” The property includes the existing building with 278 parking stalls.

The Need for a New Mosque, Preschool/daycare and Religious K-8 School in Blaine

As the City of Blaine continues its growth, so continues the growth of its Muslim community. In 2010, the City’s population was approximately 57,000.00.¹ In 2020, the City’s population was

¹ City of Blaine 2040 Comprehensive Plan, p. 9.

70,000 (10th largest in Minnesota).² Along with that growth in overall numbers is the City's growth in diversity, which continues to grow just as the City's overall population grows.³ And in just two years, the City has added another 2,000 citizens, and is the most populous city in Anoka County.⁴ Within the next 15 years, it is anticipated that the City's population will increase to approximately 93,000 citizens.⁵

The City has several goals when it comes to its land use. Specifically, the City "encourages and supports development of underutilized areas, particularly where such redevelopment fosters job growth, increased property values, and a positive community image."⁶ Further, the "City prioritizes the incorporation of community amenities and functional gathering spaces," and wants to "maintain flexibility in land use districts to respond to market conditions regarding the mix of industrial, commercial, and residential."⁷

Currently only 2% of the City's land use is being used for institutional purposes, specifically schools, places of worship, hospitals, cemeteries, city halls, museums, and fairgrounds.⁸

Blaine currently has only one mosque – MAS Blaine Masjid. Right now, this mosque is unable to handle the demand, as the mosque conducts several services on Fridays in an attempt to keep up with the community's needs. Compare, for example, that there are thirty (30) Christian churches in the City.⁹

While there are a few Christian K-8 schools in the City to serve the community (Northside Christian School, Avail Academy, Way of the Shepherd, etc.), there is no current religious institution available to those Muslim citizens in the City.

Muslims, like many of the State's immigrant populations, have been in Minnesota since at least 1880. Four years ago, in 2020, the total Muslim population in Minnesota was approximately 140,000 people,¹⁰ which is up from a population of 70,000 to 80,000 just twenty years ago.¹¹

The Muslim population continues to grow in the Twin Cities, especially in its northern cities, including Blaine. There is a deficiency in the City for places of worship for the Muslim community, and there are very few Islamic K-8 schools in the state, and none in the City. Operating a new mosque and K-8 school will cure these deficiencies.

² <https://www.blainemn.gov/655/Population-Demographics>

³ <https://www.blainemn.gov/655/Population-Demographics>

⁴ <https://metro council.org/Data-and-Maps/Research-and-Data/Annual-Population-Estimates.aspx>

⁵ City of Blaine 2040 Comprehensive Plan, p. 17.

⁶ City of Blaine 2040 Comprehensive Plan, p. 103.

⁷ City of Blaine 2040 Comprehensive Plan, p. 103.

⁸ City of Blaine 2040 Comprehensive Plan, p. 109.

⁹ <https://www.churchangel.com/churches-by-state/minnesota/blaine/>

¹⁰ <https://religionismn.carleton.edu/exhibits/show/history-muslims/muslims-mn>

¹¹ <https://www.minneapolisfed.org/article/2002/size-of-twin-cities-muslim-population-difficult-to-determine>

Planned Use of the Property

The existing building is three stories in height. The first floor would house the mosque and related community spaces. The second and third floors would house the Preschool and K-8 school.

1. The Mosque

The mosque will have capacity for up to 300 persons for worship services. Mosques do not have seating areas (as compared to Christian churches, e.g.), and as set forth in the enclosed floor plans, there is plenty of room to accommodate the number of anticipated patrons. The property has enough parking capacity to meet the needs for the anticipated attendees, and because the typical hours of worship are not the same as rush hour, the regular flow of traffic should not be disrupted.

2. Preschool/K-8 School

The K-8 school will begin as a K-2 school. Currently our client projects that approximately 50 families will enroll their children in the school, for grades K-2, with the precise number of students being just under 60. The first year of instruction will be 2024-2025, beginning in September of 2024. With each passing year, and as the initial students grow and move onto the next grade, the school will increase its capacity, going from a K-2 during school year 2024-25, to a K-3 in 2025-26, to a K-4 in 2026-2027, and so on, until reaching K-8. The school anticipates that at full capacity there will be no more than 20 students per grade level, with a strict maximum of 25.

The property has 278 parking stalls. As the school will open with only four grade levels, with a maximum of 100 students, transportation should not be an issue. While traffic is always a concern to any city planning commission, the number of vehicles that will be used to drop off and pick up students will not significantly impact traffic. Further, as set forth in the site plan, there is plenty of parking for those parents who wish to park and bring their children into the school, along with all teachers, staff, and administration needs. Additionally, due to the helpful layout of the building and parking areas, an automotive queue for drop off and pick up has been established which should help ease transportation issues at the beginning and ending of the school day. The school day will run from approximately 8:15 a.m. to 3:30 p.m.

The Need for Rezoning

There is nothing prohibiting the current zoning (Planned Business District, or “PBD”) from the Petitioner’s use of the facility in as a mosque: Under Blaine City Zoning Code, religious institutions are an enumerated allowed use under § 30.52(m).¹² For Petitioner to use the facility

¹² The code specifically covers “Churches,” which must by law include all religious institutions (not only Christianity) or must be interpreted as “a building for public worship” as set forth in the Merriam-Webster Dictionary. <https://www.merriam-webster.com>

as a mosque, Petitioner would simply need to apply for a Conditional Use Permit (“CUP”), which, because the use is expressly set forth in the ordinance, the application for the CUP would be largely perfunctory.¹³

It is notable that the City has, by its zoning ordinance, already found that the following property uses may all exist in harmony with a mosque:

- General Retail
- Massage Salons
- Hair Salons
- Personalized Instruction Services
- Dry Cleaning Services
- Laundromats
- Businesses
- Law Offices
- Accountants
- Portrait Studios
- Art Studios
- Medical Cannabis Dispensaries
- Restaurants
- Restaurants with Live Entertainment
- Restaurants with Outdoor Dining
- Brew Pubs
- Medical Offices
- Banks
- Hotels
- Trade Centers
- Convention Centers
- Fitness Centers
- Gas Stations
- Manufacturing Park
- Industrial Park
- Multifamily Residential
- Research Laboratories
- Commercial Childcare
- Theaters
- Indoor Amusement Parks
- Corporate Office Park
- Distribution Centers
- Warehouses
- Post Secondary Education
- Motorcycle Sales
- Motorcycle Maintenance
- Liquor Stores

In other words, the City has already determined that all of these uses can and do exist in harmony with a mosque. However, elementary education is not one of the enumerated uses under the existing language for PBD zoning in Blaine, and absent an amendment to § 30.52 of the zoning code, a rezoning is in order.

Development Flex District zoning, as set forth in § 29.110, *et seq.* of the zoning code (“Development Flex”) was enacted in part to help with properties and land uses that don’t fit the stricter parts of the code. To wit: Development Flex “attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses. . . [b]y allowing non-residential uses. . .which will serve the inhabitants.” § 29.111.

¹³ If the ordinance expressly authorizes the proposed use, the county may **only** deny the conditional use permit “for reasons relating to public health, safety, and general welfare.” C.R. Investments, Inc. v. Village of Shoreview, 304 N.W.2d 320, 324 (Minn.1981) (emphasis added).

Development Flex states that the criteria to be used in processing an application to be rezoned as Development Flex as follows:

- That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
- That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
- That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
- That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
- That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas; and
- That the proposal be consistent with all other applicable City and State regulations.

§ 29.112.¹⁴ This application for a CUP and rezoning meets all of the foregoing.

Application Materials

Pursuant to § 29.114(b) of the Blaine zoning code, our client's application includes the following:

- Certificate of survey including all existing structures;
- Grading plan existing and proposed grades at 2 foot contour intervals to a known datum, sufficient spot elevations on all proposed hard surfaces, location of proposed stormwater facilities, identification of areas within a flood hazard zone, finished floor elevations of all buildings;
- Utility plan proposed location and size of all utility lines;
- Site plan including location of all proposed buildings and proposed uses, location of driveway and parking areas, building and parking setbacks, location of refuse areas, location of outdoor storage areas;
- Tree preservation plan meeting the requirements of § 33.09 of the Blaine zoning code;
- Landscape plan meeting the requirements of § 33.07 of the Blaine zoning code;
- Floor plan of proposed buildings including dimensions of proposed rooms, specification of uses;
- Elevations of the proposed building identifying exterior treatment, materials, and colors;

¹⁴ § 29.112(a), regarding housing types, is inapplicable to this application.

- Calculation of necessary parking spaces; and
- Narrative explaining the operation of the property.

§ 29.144(b).

Conclusion

In sum, our client shall take a building that has been vacant for over 7 years and will redevelop it where it will be used continually, by both the mosque, Preschool, and the K-8 school. It will increase the City's positive image, providing for its growth and the diverse needs of its citizens. The property will be a functional gathering space for Muslims who not only live in Blaine, but for those looking to relocate to the City, to add to its tax base, and become part of the community.

Very Truly Yours,

LIBBY LAW OFFICE, P.A.

Christopher J. Heinze

Encl.

c: clients

GENERAL SITE NOTES

- A. THIS DOCUMENT WAS GENERATED FROM EXISTING ARCHITECTURAL AND LAND SURVEY DOCUMENTS AND GOOGLE EARTH. LOCATIONS, SIZE, AND TYPE OF ROOFTOP TECHNICAL UNITS HAS NOT BEEN FIELD VERIFIED.
- B. NO CHANGES TO PARKING LOT STRIPING, NUMBER OF STALLS, DRAINAGE, LIGHTING OR GENERAL LANDSCAPING ARE ANTICIPATED IN THIS PROPOSAL.
- C. NO CHANGES IN THE BUILDING ENVELOPE ARE ANTICIPATED IN THIS PROPOSAL.

PARKING REQUIREMENTS

PER CITY OF BLAINE ORDINANCE CHAPTER 11.04, APPENDIX 'B'

PROPOSED USE: MOSQUE AND COMMUNITY SPACES ON GROUND FLOOR WITH PRE-SCHOOL TO JUNIOR HIGH CLASSROOMS ON SECOND AND THIRD FLOORS.

HOUSES OF WORSHIP: 1 STALL PER 4 SEATS IN THE CHAPEL OR NAVE PLUS 1 STALL PER 100 SQUARE FEET OF NON-CHAPEL AREA.

OFFICE AREAS: 1 STALL PER 300 SQUARE FEET.

EDUCATION: 1 STALL PER TEACHER/ADMINISTRATOR

NARRATIVE

MOSQUES DO NOT HAVE SEATING AREAS, BASED ON OCCUPANCY CALCULATIONS FOR THE MOSQUE AREA, THE OCCUPANCY IS 3000 PERSONS. IF PARKING RATIO IS 1:4, 75 STALLS ARE REQUIRED FOR THE WORSHIP AREA.

DESIGNATED NON-CHAPEL COMMUNITY AREAS TOTAL 5,430 SQUARE FEET, REQUIRING 53.4 STALLS.

ADMINISTRATION OFFICES TOTAL 965 SQUARE FEET AND REQUIRE 32 STALLS.

TOTAL NUMBER OF PRE-SCHOOL THRU JUNIOR HIGH CLASSROOMS IS 31.1 STALLS SHALL BE PROVIDED FOR EACH STALL.

CALCULATIONS

MOSQUE AREA: 2,100 SF 1:4 75 STALLS

COMMONS AREA: 2,975 SF

OCCUPATION: 720 SF

EDUCATION AREA: 1,464 SF

5,361 SF

1:100 SF 53.6 STALLS

ADMINISTRATION OFFICES: 965 SF

1:300 SF 32 STALLS

CLASSROOMS/TEACHERS: 30 STALLS

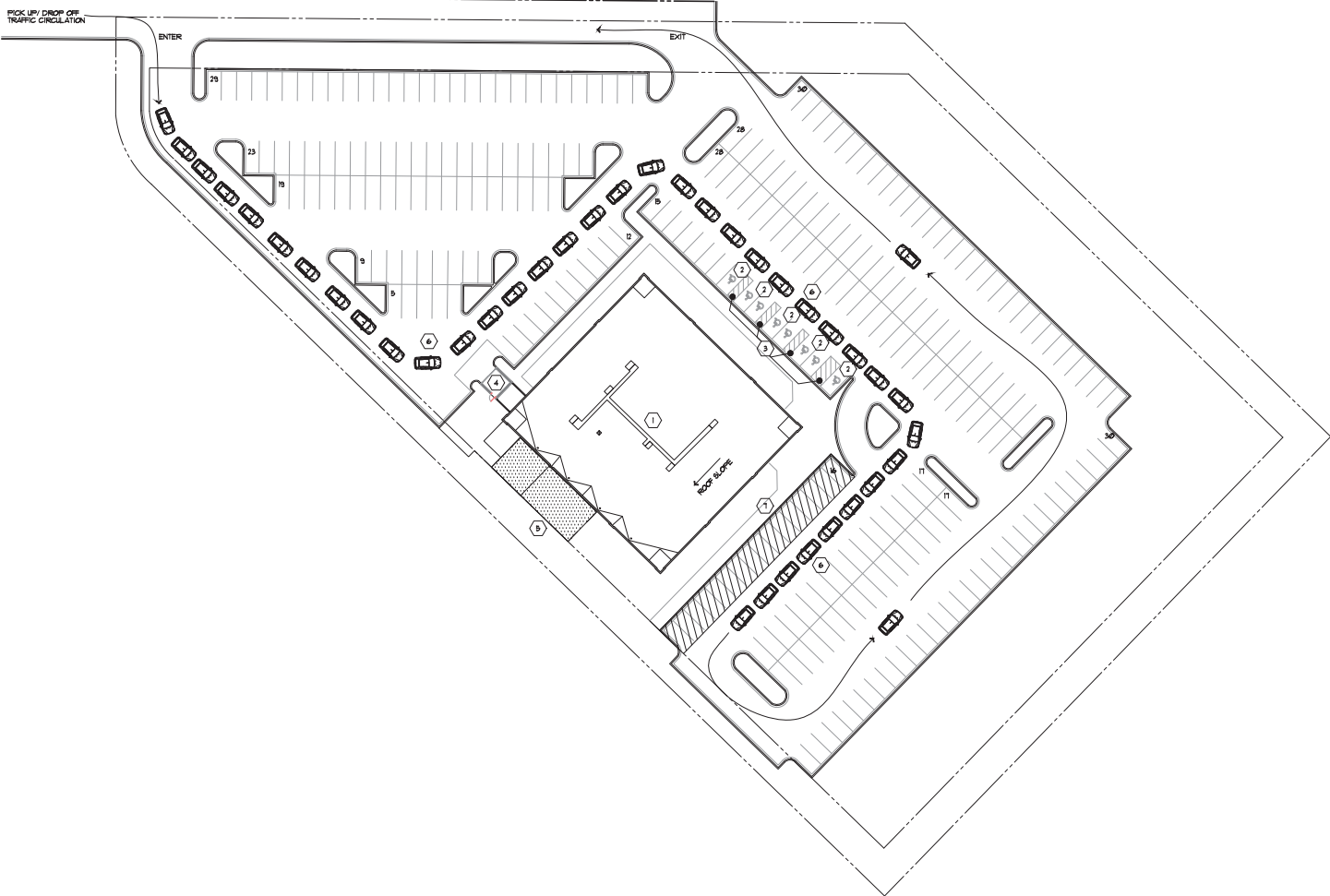
PARKING REQUIRED 155.6 + 595 STALLS

EXISTING SITE PARKING 218 STALLS

TEMPORARY PARKING FOR VISITORS, OR FOR ADDITIONAL STAFF WILL BE ACCOMMODATED IN THE 155 EXCESS PARKING STALLS. SOME STALLS MAY BE BLOCKED DURING LOADING PERIODS.

KEY NOTES

- EXISTING ROOF ASSEMBLY AND SYSTEMS TO REMAIN
- EXISTING HANDICAP STALLS
- EXISTING HANDICAP ACCESS AISLE
- EXISTING TRASH ENCLOSURE
- FUTURE PLAY AREA-1900 SF.
- DROP-OFF AUTO STACKING-UP TO 46 AUTOMOBILES
- PROPOSED DROP OFF ZONE



1 SITE PLAN
1/32" = 1'-0"



118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

Blaine Mosque
3680 Pheasant Ridge Dr
Blaine, MN, 55449

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 architect under the laws of the state of Minnesota.

Nathaniel Shea date
name date
24515
license number signature

scale as noted
name ed/ns

03.07.2024
site plan and parking analysis
level 01



CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, February 13, 2023

6:00PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Sanders at 6:00PM.

ROLL CALL

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Massoglia (attending remotely from 1305 Cape Coral Parkway E, Cape Coral, Florida 33904), Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; City Engineer Dan Schluender; Stormwater Coordinator Megan Hedstrom; Communications Manager Ben Hayle; Deputy Public Works Director Nick Fleischhacker; Public Works Stormwater Maintenance Supervisor Matt Withrow; and City Clerk Catherine Sorensen.

3.1 Minnesota School of Business (3680 Pheasant Ridge Drive) Proposed Change.

City Planner Sellman stated the subject site was developed in 2006 with a 46,800 square foot building on 4.68 acres for the Minnesota School of Business (MSB). A conditional use permit was issued for post-secondary education use, a zero-lot line, and shared driveway access. The building has been vacant since 2017. There have been very little inquiries for the property. The site is zoned Planned Business District (PBD), guided Planned Industrial (PI) and located within Pheasant Ridge Business Park. All uses in the PBD district require a conditional use permit. Pioneers Academy is interested in purchasing the MSB building and using it as a full-time private K-8 school with Saturday classes. This location allows for the expansion of their educational programs in serving over 400 students within the next three years. There will be no bussing, just drop off and pick up during the hours of 8:15-8:30AM and 3:30-3:45PM. A playground will be added as part of the improvements to the site. The PBD zoning district does not allow primary or secondary education uses. In order for this school to occupy this

space, a code amendment or rezoning is necessary. Staff would encourage a rezoning rather than a code amendment if the Council is favorable of the proposed use.

Mayor Sanders asked what other parcels were available for redevelopment in this area. Ms. Sellman explained the surrounding area was zoned PBD and were for sale by the original owner of the business park.

Councilmember Newland stated he was not aware that MSB had closed. He preferred this site remaining part of the development and not becoming an elementary school in the middle of an office/industrial park.

Councilmember Fleming expressed concern with the fact the proposed school would not have any bussing which meant there would be hundreds of cars driving through the office/industrial park twice a day.

Councilmember Saroya asked why another educational facility was not allowed in this building. Ms. Sellman explained MSB was a post-secondary for profit school then commented on the differences between primary/post-secondary schooling requirements within City code.

Councilmember Robertson stated this property was located within an industrial park and while she appreciated the fact another school was interested in locating in Blaine, she did not believe this location was the right fit for an elementary school.

Councilmember Saroya explained she would support this request. She believed a school would benefit the community, especially given the fact the existing schools in Blaine were over capacity. She reiterated that this property had been used for education in the past.

Mayor Sanders commented MSB was a post-secondary for profit educational institutional. He explained if this property were rezoned to allow an elementary school the property would be taken off the property tax rolls. He stated he supported the City maintaining this business park and did not believe an elementary school was the right fit for this industrial park.

Councilmember Massoglia explained while he supported non-profits he agreed this was not the right location for this use. He supported this parcel being reserved for future redevelopment given the fact it was in a high visibility location within the office/industrial park.

Councilmember Saroya asked if the Religious Lane Use and Institutionalized Persons Act would come into effect on this parcel. Ms. Sellman reported the request before the Council was if this property should be rezoned for an elementary educational use. Community Development Director Thorvig explained the request before the Council was for an elementary school and not a religious institution.

Mr. Asada, Pioneers Academy, stated he has worked for the 501C3 tax exempt educational organization for the past 19 years. He stated his current building in Brooklyn Park was too small and he was seeking another location. He understood the MSB building has been vacant for several years and he was looking to move his institution to Blaine. He reported he teaches an Islamic education which includes the Arabic language and the Koran.

Councilmember Saroya asked if this was a religious organization. Mr. Asada stated his school teaches religion, but he operates an educational organization.

Council consensus was to not support the proposed zoning change.

3.2 Stormwater Inspection and Maintenance Programs.

Stormwater Coordinator Hedstrom stated the Minnesota Pollution Control Agency (MPCA) issues the City its Municipal Separate Storm Sewer (MS4) Permit and is the regulatory agency that sets criteria for inspection and maintenance activities. Best Practices for stormwater facilities include an annual inspection program and major maintenance on a five-year cycle. Staff described the current activities being conducted by the City to meet these requirements and the potential impacts these were having on Blaine residents. She noted the City has over 500 ponds to maintain then explained Area 1 would be worked on this spring. She requested the Council provide staff with feedback on how to improve communication plans.

Mayor Sanders thanked Ms. Hedstrom for all her great work on behalf of the City. He stated he was a huge proponent for creating a replanting or reseeding program for residents.

Councilmember Robertson thanked Ms. Hedstrom for this information. She understood the objective of the City's stormwater program and agreed the City needed to work on its communication plan with residents. While she appreciated how responsible the City was with its water management, she believed the City's communication plan could not be a one size fits all plan and questioned if door knocking would be the most effective manner to communicate with residents.

City Manager Wolfe agreed a one size fits all communication plan would not work. She commented on how the City had been divided into five stormwater management areas. She explained that as routine maintenance begins to occur in the City, residents will not be as impacted by the removal of buckthorn, willows, and trees.

Public Works Stormwater Maintenance Supervisor Matt Withrow discussed how some residents have opted to install fences along stormwater ponds and commented on how they would be impacted if trees were to fall on these fences. He anticipated the City would begin receiving insurance claims from these residents when trees begin falling.

Mayor Sanders asked what staff would allow to grow in the area surrounding a stormwater pond. Mr. Withrow explained milkweed, conifers, prairie grasses and black-eyed Susan's would be allowed.

Councilmember Robertson encouraged staff to provide the Council with the maintenance schedule and what messaging should be provided to residents.

Councilmember Newland agreed door knocking should occur to ensure residents know what type of maintenance would be occurring around the City's stormwater ponds.

Councilmember Robertson indicated she would be willing to assist staff with door knocking.

Councilmember Saroya stated the communication efforts for the residents surrounding Pleasure Creek was well done.

Councilmember Newland asked if the City had thought about posting temporary signage near stormwater ponds. Ms. Hedstrom explained in new developments trees were not allowed to be planted in the stormwater buffer zone. She agreed posting temporary signage would be helpful.

Mayor Sanders suggested staff post a video on the City's website showing the type of stormwater pond maintenance the City would be conducting and the type of equipment that would be used.

Council consensus was to encourage staff to door knock prior to completing any stormwater pond inspections and maintenance.

3.3 Northtown Discussion Part III.

Ms. Sellman stated the Blaine Economic Development Authority (EDA) owns six parcels in the Northtown area - a cluster of three lots at the corner of University Avenue and 90th Lane totaling 2.1 acres and a cluster of three lots off 89th Avenue NE, east of Auto Zone (formerly K-Mart), totaling 2.8 acres. The adopted Northtown Plan ("Plan") shows some level of residential on the EDA properties.

Mr. Thorvig explained for Area 1, the plan shows townhomes and green space. For Parcel 2, the plan shows an apartment building. Staff asked if the Council agreed with having some level of residential on these parcels. If so, the EDA has the opportunity to help begin redevelopment in this area. If there is consensus, staff can begin actively marketing the sites and start cleaning these up to prepare for development.

Councilmember Robertson asked what the current zoning was for these properties. Mr. Thorvig explained the properties were zoned high density residential and commercial.

Councilmember Newland supported switching the high density residential to townhomes. He believed this would provide a better transition for the adjacent neighborhoods.

Mayor Sanders anticipated Parcels 1 and 2 would develop faster than the other parcels.

Councilmember Saroya requested further information on why the EDA owned these parcels. Finance Director Huss reported the EDA purchased these parcels to more easily guide the redevelopment of these areas.

Councilmember Saroya supported townhomes in this area or commercial.

Councilmember Robertson recommended Lot 1 remain greenspace. She discussed how the adjacent residents would be impacted if this parcel were redeveloped. She supported Lot 2 being slab or two-story townhouses. Safety Services Director/Police Chief Podany discussed how greenspace in Blaine could possibly attract unsheltered individuals and encampments.

Ms. Sellman asked if multi-family would be acceptable on the other parcels.

Councilmember Robertson did not support these parcels being multi-family.

Mayor Sanders stated he would like this area to remain commercial.

Councilmember Saroya questioned if a community center could be considered for these parcels. Mr. Thorvig reported this would require a community wide vote.

Councilmember Robertson commented the Council had a community center on the ballot twice and both times was voted down. She explained community centers don't typically generate revenue but rather cost the City money. She indicated a partnership with private entity may be a way to move this use forward.

Mayor Sanders stated the Council would have to consider what amenities should be included in the community center such as an indoor pool or play structure for kids. He reported the City had a great park system and gathering spaces. He discussed how neighboring communities have been burdened by their community centers. Mr. Thorvig stated in March a private entity would be coming before the Council with a community center type proposal.

Councilmember Fleming questioned what would happen if a commercial developer wanted to develop Parcel 2. Mr. Thorvig explained because the City owns the land, they have control over the future use.

Councilmember Saroya inquired if single family homes could be built on Parcel 2. Mr. Thorvig stated this could occur, but he anticipated attached townhomes would be more desirable given the proximity to Highway 10.

Ms. Sellman requested comment from the Council on how the Rainbow Village property should redevelop.

Councilmember Robertson supported this area being a mixed-use development in order to support the adjacent commercial uses. She indicated this mixed use could include medical or other creative use.

Mayor Sanders stated there had to be new people and new housing surrounding Northtown to support the renovations that would occur in this area.

Councilmember Newland asked if townhomes were one of the recommendations for the Rainbow Village. Ms. Sellman indicated townhomes and office were recommended for this site.

Councilmember Newland anticipated townhomes would be an easier sell for the Rainbow Village considering how close it was to a residential neighborhood.

Mayor Sanders stated the City asked Roers to construct townhomes and they reported to the City that this would not be financially feasible. He supported the City keeping this property medium density in the hopes of a developer finding a way to make a project work on this site. He noted the current storefronts have been vacant for nine years.

Councilmember Saroya asked if the City had reached out to large employers in surrounding communities to see if they would be interested in constructing satellite offices in this area. Mr. Thorvig stated staff has not done this. He reported the market study shows there was a market for office in this area. He indicated staff would also like to explore medical office in this location, especially given the challenges with retail.

Mr. Thorvig questioned if the entire center was gone, would the Council support multi-family on this parcel if it was oriented away from the single-family neighborhood.

Councilmember Robertson explained she would be open to this if the property owner demoed the 12-acre site.

Councilmember Fleming asked if it would make sense to construct condos over retail on this property. Mr. Thorvig indicated Councilmember Massoglia had proposed a mixed-use concept. He stated it was his understanding this type of project was difficult to finance and

construct. He commented on the unique developments that were occurring in the Fargo area that were a hybrid of office, retail and residential.

Councilmember Massoglia discussed how difficult it was to get financing for mixed use projects and stated he would be willing to support multi-family on this parcel. He indicated the City would have to consider how much assistance they would be willing to offer this redevelopment area.

Councilmember Newland agreed this project area would require TIF financing.

Councilmember Saroya stated she did not know if she would be able to support TIF funding for apartments on this property. She believed a large apartment complex would not fit with the surrounding neighborhood, given that it was in an older part of Blaine.

Councilmember Newland understood this was an older part of Blaine but that the area was in need of redevelopment. He supported the use of TIF to assist with this redevelopment. He believed now was the time to make changes to the Northtown area. He hoped this Council would be willing to affect change to bring a positive change to the Northtown Mall and the surrounding properties.

Mayor Sanders reported any TIF request would be around redevelopment and that he wanted to see this area with something drastically new. He indicated this was the most urban area in Blaine and he hoped a new concept would come forward for the Council to consider.

Councilmember Fleming agreed this was the most urban area of Blaine. She hoped this area could begin to redevelop and thrive while maintaining an urban feel and its surrounding community.

Councilmember Saroya stated she did not mean old Blaine in a negative way but rather this was the more historic portion of Blaine. She hoped this area could be touristy versus just having an apartment building.

Councilmember Robertson indicated she did not just want to put apartments on this property. She understood change was difficult and wanted to find what the change should be. She did not want to exclude multi-family apartments if the right project came forward. She commented on how complex TIF was but how beneficial it would be for this redevelopment area.

Mayor Sanders stated the consensus of the Council was to support medium density housing and retail in the Rainbow Village area.

Councilmember Robertson recommended the Council still consider multi-family housing in the event a unique concept were to come forward.

Mayor Sanders commented on how staff needed proper direction to understand what concepts should be brought before the Council in the future.

Mr. Thorvig discussed how challenging this property was to redevelop and thanked the Council for their feedback. He explained the City had a good relationship with the property owner and would continue conversations.

Ms. Sellman commented on Area C noting this area was owned by Kraus Anderson. She reported the space was 68% occupied at this time. She questioned how the Council would like to see this area redevelop.

Mayor Sanders understood this property owner was interested in redevelopment.

Councilmember Newland indicated residential would be a natural extension to this development, due to the adjacent senior living complex. He was of the opinion Kraus Anderson could buy into this.

Mayor Sanders asked if Kraus Anderson would support retail along with apartments and row homes. Ms. Sellman indicated Kraus Anderson would be open noting their space was currently 68% occupied.

Councilmember Saroya questioned if this could be a mixed-use development with Trader Joe's. Ms. Sellman stated she was uncertain what the future tenants would be. She asked if the Council supported row homes adjacent to the senior living project.

Councilmember Newland supported this recommendation.

Councilmember Saroya inquired if a traffic study had been completed for this area. Ms. Sellman reported a traffic study had not been completed but staff was working on this area.

Mayor Sanders encouraged staff to also speak with Anoka County about this area. City Engineer Dan Schluender stated before a traffic study was completed staff would like the Council to define the future uses that would be allowed on these properties. A traffic study would then be completed based on this information.

Mr. Thorvig reported utility and stormwater studies would also have to be done for this area.

Councilmember Robertson stated she supported the proposed land use and explained she looked forward to learning more about how the roadway would be reworked. She indicated she wanted to see this area being more pedestrian friendly.

Ms. Sellman asked if the Council wanted to create an amenity surrounding Spring Brook Creek. She noted there was property for sale in this area. She indicated the watershed district has expressed interest in a partnership with the City.

Mr. Thorvig reviewed the five properties that the creek runs through.

Mayor Sanders commented it would be tough to make this an amenity given the fact the City does not own all these properties. He questioned how much funding the City had available to purchase additional property. Mr. Thorvig stated staff would have to reevaluate this further.

Councilmember Fleming supported making the area greenspace. She believed residents would enjoy having this amenity in the newly developed area.

Councilmember Robertson asked how much the five properties would cost. Ms. Sellman estimated each parcel would cost \$500,000.

Councilmember Robertson discussed how important the water element would be to the overall redevelopment area. She supported the City looking to purchase the five parcels. Mr. Thorvig commented on where the City limits were for Blaine, noting the creek flows from Coon Rapids.

Mayor Sanders asked if the Council had to take immediate action to purchase property on the creek or could action on this wait. Mr. Thorvig anticipated the City could purchase the one available property at this time and then could wait for the others to sell over time.

Councilmember Massoglia agreed the City should pursue these parcels noting the creek would be a valuable amenity to the overall development.

Ms. Sellman questioned how the staff should be completing outreach. She explained at the recent retreat staff discussed open houses that would be held and noted staff has reached over 65,000 with social media posts. She commented further on the number of people that were receiving emails, texts, and newsletters regarding this project.

Mr. Thorvig reported the City has not been targeting neighborhoods with this information but noted this could be done in the future.

Councilmember Saroya supported the City targeting the surrounding neighborhoods, Ward 1 specifically, to ensure they have a voice throughout this redevelopment process. She noted she was receiving many emails and calls regarding this project.

Councilmember Newland commented on how well the community engagement was conducted by the project in Colorado. He wanted to see the residents in Blaine involved in order to properly move this project forward.

Mayor Sanders agreed community feedback would be important throughout the entire redevelopment process, however, the residents would also have to understand that not all recommendations would be followed. He noted most of the people that live surrounding Northtown would not be living in this area in 30 years. He indicated the Council would have to consider what was best for the City when constructively moving this project forward.

Councilmember Saroya explained there was a distrust of the City among the residents who live in this area of Blaine. She supported the City have these residents a part of the conversations regarding this redevelopment project. She believed there was a disconnect and she wanted to see the City reaching out and making an effort.

Councilmember Robertson indicated she would like to hear from Damon Farber to learn how they conducted public outreach for the Southdale and Ridgedale projects. She stated she would also like to know how much this would cost the City. She reiterated that the feedback received would have to be gauged through a 30-year lens.

Councilmember Newland commented on the leadership and direction that would be needed to move this project forward and onto completion over the next 30 years.

Mayor Sanders stated it was disheartening to learn that the residents in this area believed they would be driven from their homes. He indicated this was not the City's intention or goal, rather the City was trying to save this area.

Councilmember Fleming understood the Council and staff was working to make this area better for the City. She noted Blaine was larger than just Ward 1 and hoped that all voices would be heard.

Councilmember Robertson commented on the wins the Council had already agreed upon based on the feedback from the neighbors. She stated the Council cares and hoped that this could be conveyed to the neighborhoods.

Councilmember Massoglia indicated he would like to hear more from the mall owners. Ms. Sellman explained she reaches out to the mall owner on a weekly basis.

Councilmember Saroya requested an organized forum be held with residents to gather feedback and comments regarding Northtown. Mr. Thorvig indicated a third-party facilitator may be the best option for this type of forum. Ms. Sellman reported staff was always available to meet with residents to discuss this project and any concerns residents may have regarding this project.

Ms. Sellman reviewed the next steps for this project, which included having a discussion on the core of the mall. She noted staff would reach out to Damon Farber as well.

OTHER BUSINESS

City Clerk Sorensen inquired about interviews for Planning Commission vacancies. The Council agreed to meet on Monday, February 27.

Councilmember Saroya requested the Council consider interviewing Fire Board applicants as well as reopening the application process to allow for more applicants.

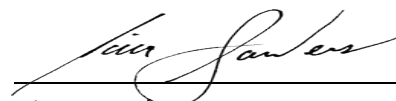
Ms. Wolfe reported the NRCB was lacking a chair at this time then indicated the Board would have an interim chair Gene Rafferty for the next two months and a new chair would be appointed in April.

Ms. Wolfe provided the Council with an update from the legislature. She explained both the federal and local lobbyists were working diligently on behalf of the City of Blaine.

Councilmember Robertson commented on a session she attended regarding FMLA and discussed how changes to FMLA would adversely impact local small businesses.

Ms. Wolfe noted she would be out of town for the rest of the week and explained Mr. Huss would be Acting City Manager in her absence.

The Workshop was adjourned at 8:46PM.



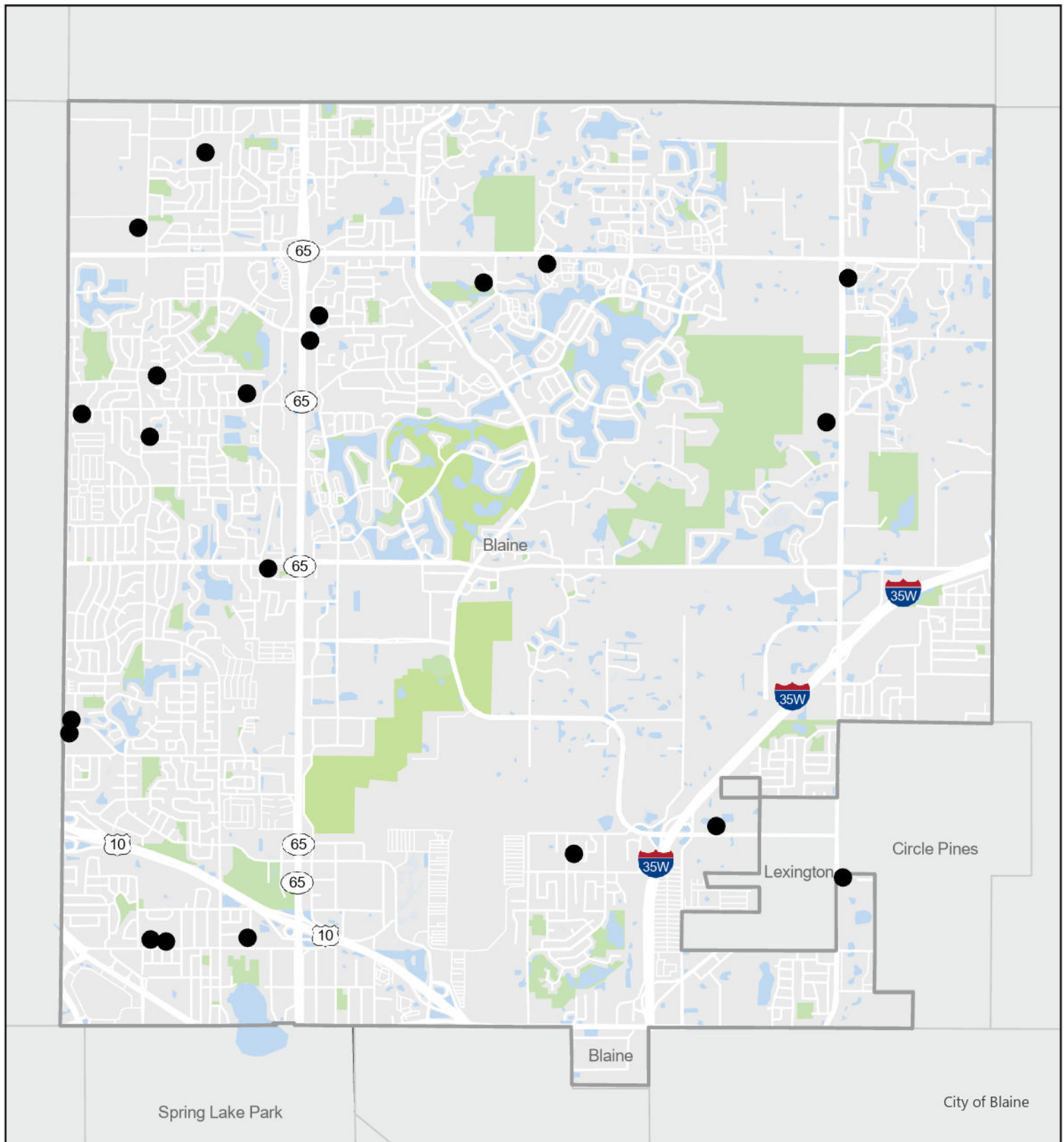
Tim Sanders, Mayor

ATTEST:



Catherine Sorensen, CMC, City Clerk
Submitted by Minute Maker Secretarial

Places of Worship





City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

4.2. 2024-777 Case File No. 24-0023 // East Blaine Mosque and Academy // 3680 Pheasant Ridge Drive
The applicant is requesting the following:

1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
2. Conditional use permit to allow a Mosque (place of worship) and K-8 school in the Development Flex (DF) 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 24-0023 was opened at 7:25PM.

Chris Heinze, attorney for the applicant, reported his client was the owner of property at 3680 Pheasant Ridge Drive which was the previous Minnesota School of Business that has been vacant for the past seven years. He stated his client desires to establish a mosque and a religious private school at this locatin. He indicated the application for the mosque was allowed under the zoning code. He indicated the application for the private religious school requires a rezoning from PBD to Development Flex. He stated his client made this application after consultation with the planning department staff, noting it was preferable to pursue a rezoning versus an amendment to the zoning code. He discussed how the previous owner of this property received an amendment to allow post secondary education at this location. He commented on how this application mirrors the request from Sunrise Elementary School, except this application requires no construction apart from minor interior changes. He indicated the Minnesota School of Business had a greater impact on traffic than the proposed uses would and the existing parking would meet the needs of the proposed uses. He commented further on other intent of the Development Flex zoning district and encouraged the planning commission to offer their support for this application. He explained his client pursued this property for a mosque and private religious school because the Islamic community was vastly underserved in the north metro. He indicated his client had no interest in making others uncomfortable or in causing alarm in the shared community. He stated there would be no call to prayer broadcast over loudspeakers from the proposed mosque. He provided further comment on why this was a great location for the proposed mosque and religious private school noting there would be no impacts to the surrounding property owners. He reported his applicant wants the same opportunity that Christian families have in this community. He reviewed the seven criteria that must be met for the Development Flex zoning district and described how this application meets the criteria. He stated under the comprehensive plan Blaine is proposed to have 93,000 residents in the next 15 years. He indicated the comprehensive plan states the city supports and encourages the development of underutilized areas. He noted this building has been vacant since three years prior to the pandemic. He believed it was time that this underutilized building was put to work. He discussed how the proposed use would respond to the changing conditions in the community or its citizenry. He noted there was only one mosque in Blaine and no private elementary schools based on Islamic tradition in the city, compared to the 30 Christian churches in the city. He stated only 2% of the property in Blaine was being used for institutional purposes. He was of the opinion using this land for this use was in harmony with the city's comprehensive plan. He commented on the concerns that were raised at the February 13, 2023 workshop meeting, noting this was a separate and distinct applicant. He reported there were hundreds of cars driving to and from the property when the Minnesota School of business was in operation, and this was not a problem.

Second, the traffic coming to and from the site would be heavy at two times during the day and he anticipated the traffic levels would be less than was seen with the Minnesota School of Business. He explained the school would begin as a K-2 school with 25 students per grade and would grow to a K-8 over time. He encouraged the commission to support the proposed request in order to turn this blighted property into a community gathering space.

Imam Asad Zaman, 12175 Aberdeen Street, explained he was the executive director for the Muslim American Socieity which operates the Blaine Masjid. He noted he operates seven masjids and he was proud to call Blaine home. He commented on how the Muslim community has dramatically expanded in the city of Blaine which has led to the request for another mosque, in order to provide Muslims in the community with a place to pray. He urged the commission to support this request.

Patrick Farley, 3917 87th Lane NE, reported he was an attorney and he commended Mr. Heinze on his presentation. He explained he was speaking as a citizen of Blaine. He noted he has a friend (Saed Wadi) who was part of the purchasing team. He indicated he has gotten to know Saed over the past three years because their sons play basketball together. He described how he was a privileged member of the community who was able to send his son to Avail Academy, while Saed had no private Islamic religious opportunities for his son. He reported the Islamic members of the community would continue to grow and they had no place where they can send their kids to school that identifies with their faith. He encouraged the commission to be inclusive of all groups and to offer their support for the rezoning.

Jaylani Hussein, provided the commission with a greeting of peace and blessings. He explained he was the Executive Director of the Council American Islamic Relations (CAIR) Minnesota and noted he had the privilege of serving the American Muslim community in Minnesota. He reported he was also a trained urban planner and he thanked the commissioners for their service to the community. He indicated he was a child who grew up in this state and he did not have the opportunity to attend a private Islamic school. He stated in 1993 his father drove him from Minneapolis to the Islamic Center in Fridley and at first his father didn't understand the speeding limits. He explained his father was caught speeding and for the next ten years he did not drive one mile over the speed limit. He discussed how important it was for him to attend the Islamic Center for Sunday service to play with others who understood him. He further discussed the request before the commission and noted this nation was founded on the core principles of protecting freedom of religion. He reported planning laws consider the fit and noted Development Flex has almost every other use, except a school. He requested the city approve this use and allow a religious school to operate in conjunction with the mosque. He commented on how the mosque would be a place the community could be proud of, especially for the Muslim children in the community.

Zeke, resident of Blaine, spoke to the commission about something important in to him. He commented on how there was a building in Blaine that was vacant. He suggested this building be turned into an Islamic school where kids like him learn about faith, math and science. He stated this would be a place where he would feel proud of who he was as an American Muslim in Blaine. It would also provide an opportunity for him to learn with kids from all different backgrounds and become friends. He encouraged the commission to fix the zoning of this building for his Islamic school because it would mean so much to him and all of the other children in Blaine that want to learn and grow in this community.

Jeannie Shaw, 14 year resident of Blaine, stated she has found this community very welcoming. She asked if a mosque centric community was being built in Lino Lakes at 125th Avenue and Sunset Avenue. She questioned how this related to this proposal.

Chair Goracke stated the proposal in Lino Lakes does not apply to the request before the commission.

Ms. Shaw was of the opinion the other request should be considered because there would be two mosques very close together.

City Planner Sellman indicated the other request was in Lino Lakes. She suggested the applicant speak to if there was any relation between the two proposals. She stated she could

not speak to the request before Lino Lakes and if it would be approved or not.

Mr. Heinze reported the requests were completely separate and there was no affiliation.

Barb Bailey, resident of Blaine, explained she was a retired teacher. She indicated she was worried about the safety of the children because this was a busy area of Blaine. She questioned if this building would have elevators for handicap children and inquired what the capacity of the building would be. She had the understanding there was an Islamic school in Blaine across from Wells Fargo. She expressed concern with the fact Blaine would be adding a mosque, school and another huge mosque was being added in Lino Lakes. She reported this was a lot of area and new buildings just for one religion. She commented on how Blaine includes everyone, like with the new Sunrise Elementary School, that was for the whole community. She questioned if this school would involve the whole community. She stated she was also concerned with the amount of traffic that would be coming to and from the site if there were 525 students and if the building could support that many students.

Imam from Blaine MAS, 12175 Aberdeen Street, explained he was the Imam of the Blaine mosque. He offered his support for the proposed mosque and academy. He indicated he moved to the area in 2008 and commented on how the Muslim population has grown since that time. He stated Blaine has been a very welcoming community to the Muslim population and he loved living here. He discussed how there was a need for another mosque in Blaine due to the rising Muslim population. In addition, parents are looking for a private Islamic school for their children. He hoped the commission would support and approve this project.

Ruaa Kalam, resident of Blaine, stated she could not wait until the new building opens up. She was excited for the new indoor playground. She indicated there were a lot of her friends that want to come to the new school and she was happy about that. She thanked the commission and told them to have a great day.

Kate Gillette, commercial real estate broker, provided the commission with background on the acquisition of this property for the East Blaine Mosque and Academy. She reported over the past seven years she has met many leaders, teachers and families as she worked with them on a challenging real estate search. Throughout the entire time she was impressed by their professionalism, collaboration and perseverance even in the face of setbacks, difficulties and complexities along the way. She was of the opinion the East Blaine Mosque and Academy would be a great addition to the community of Blaine and will contribute to positively towards the city being a place of growth in the areas of diversity and inclusion. Additionally, as a real estate advisor, she has deep respect for the work done by city officials to ensure development and land use was done in a thoughtful way to create sustainable and desirable places to live and work. She commented on how the things have changed since the pandemic with respect to office space and working from home. She noted the Minnesota School of Business buildings has sat vacant for the past seven years. Based on her professional experience, the most sustainable, highest and best use for this building would be to use it as a community center, place of worship and school. She encouraged the commission to offer their support for the rezoning and conditional use permit.

Saed Wadi, 12502 Zumbrota Street, stated he has been a resident of Blaine for the past 20 years. He explained his father brought his whole family here and purchased a home in Club West. He indicated he has raised his children in Blaine and he called this community home.

He referred to the resident who used the term "they" and stated America was for us, all of us and he was part of this community. He reported his nephew, went into the Army and served this country. He explained he loved this country and he needed the same love back. He commented on how immigrant communities were moving to Blaine noting the council has recently approved the Asian village in Northtown Mall. He indicated there was another group that was thinking about bringing their business to Blaine and this was happening because people loved Blaine. He explained his children were old and would not be able to attend this school, but he wanted this school for his grandkids. He wanted his children to have the option to send their children to a private Islamic school.

Mark Evensen, explained he worked with Kate Gillette and the East Blaine Mosque acquire this property. He noted he has been in commercial property for the past 40 years. He reported he was the son of a Lutheran minister and he grew up in a small town with a catholic church, lutheran church and methodist church all on the same corner. He stated this is the way communities have settled in the midwest. He reported over the past 40 years he has worked to have ensure he had good reputation more than money. He stated he was more than happy to work with the East Blaine Mosque and Academy and he appreciated what they stand for. He wanted to see this group thrive and prosper and to find a location that would benefit their families in the community. He discussed how 3680 Pheasant Ridge would be an ideal opportunity for the East Blaine Mosque, the seller and the city of Blaine. He commented on how it would benefit the community to have a more diverse population with diverse cultures in order to build a stronger city that can support all families and interests. He noted this project would also support the commercial real estate market by filling a prolonged vacancy, noting the office market has been influx since the pandemic began. He anticipated there would be a plenty of vacancy and repositioning of assets for years to come. He encouraged to support this request as the East Blaine Mosque and Academy would bring life back to this building.

The public hearing was closed at 8:09PM.

Chair Goracke thanked all of the members of the public who took the time to attend this meeting. He asked that staff speak to the level of traffic that would be generated by this use.

Project Engineer Barnes commented on the traffic that would be generated by the proposed school. She indicated the number of trips compared to the number of students would not be a one to one ratio. She reported that the addition of 500 cars would not be taxing on the adjacent roadway. She stated the proposed site had adequate parking and stacking lanes.

Chair Goracke requested further comment regarding the safety of the building for students.

City Planner Sellman reported the building had an elevator noting this was required per building code. She explained building permits would have to be pulled before modifications could be made to the interior of the structure.

Chair Goracke commented he believed it made sense to rezone the property from PBD to Development Flex. He stated the building has sat vacant for seven years with the PBD zoning.

Commissioner Olson asked if the city has previously rezoned a property from PBD to Development Flex.

Chair Goracke reported this has occurred in the city.

Commissioner Olson questioned why a conditional use permit could not be approved for the school instead of a rezoning.

City Planner Sellman explained the rezoning was required to allow a K-8 school, because this use is not permitted in the PBD district.

Chair Goracke reported the property for Sunrise Elementary was previously Farm Residential and this property was rezoned to Development Flex in order to allow for the school.

City Planner Sellman reported this was the case.

Commissioner Olson questioned if Pheasant Ridge Drive would support bussing in the future.

Project Engineer Barnes indicated this roadway could support busses.

Commissioner Olson inquired if the adjacent businesses were notified of the proposed use and did they have any comments regarding the request.

City Planner Sellman stated all properties within 350 feet were notified. She explained staff received one comment from a business owner.

Commissioner Olson reported she had the opportunity to practice her religion in the community, as well as having private school options for her children. She believed it was important for families to have this option.

Commissioner Deonauth thanked the community for their show of support for this request.

Chair Goracke thanked the two children who got up and spoke at this meeting.

Commissioner Swanson commented she believed this location was phenomenal and she hoped the surrounding companies provided opportunities for workshops and collaborated with the school.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0023A a rezoning to DF and allowing a K-8 school on the subject site.

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

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0023B a CUP for the mosque (place of worship) and K-8 school in the Development Flex (DF) zoning district:

Case 24-0023B:

Conditions for the mosque are as follows:

- 1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.**
- 2. The City reserves the right to require the mosque to provide on-site traffic management.**
- 3. All signage requires separate permits meeting the requirements of the zoning code.**
- 4. Temporary uses such as outdoor events, are not permitted without a specific special event licensed issued by the City.**

Conditions for a K-8 school CUP:

- 1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.**
- 2. School hours shall be limited to 8AM to 3:30PM.**
- 3. Directional signage shall be painted on the parking lot for the drop-off and pick-up area.**
- 4. All signage requires separate permits meeting the requirements of the zoning code.**
- 5. Each classroom is capped at 25 students.**

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

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

From: [Howard Clarys](#)
To: [Planning](#)
Subject: Re: proposed Blaine Mosque
Date: Monday, April 1, 2024 9:28:25 PM

Hello -

I'm writing regarding the proposed rezoning to allow East Blaine Mosque and Academy.

My question is this: will the 'Adhan' - the Muslim 'announcement', or call to prayer that happen five times a day - be allowed to be publicly broadcast from the facility?

Until recently, it was limited to being played only during daylight hours in Minneapolis. A change in city ordinance occurred allowing it to be played at regular intervals regardless of time of day, and without consideration of the neighborhood. I don't have first-hand knowledge or experience with the situation in Minneapolis, but I can only imagine it to be disruptive.

I would propose that it not be allowed in this situation as it could violate noise ordinance. Short of not being allowed, it should be limited to daylight hours, and at decibel levels limiting it to only be heard within close proximity to the Mosque.

Howard Clarys
3945 88th Lane NE
Blaine, MN 55014

Sent from my Verizon, Samsung Galaxy smartphone

From: [Sheila Sellman](#)
To: howard.clarys@hotmail.com
Cc: [Patricia Robinson](#)
Subject: proposed Blaine Mosque
Date: Friday, April 5, 2024 10:17:27 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Howard, I apologize in the delayed response but I just heard back from the Mosque. They said that they will be using an internal system for this and it will not be amplified so you shouldn't hear it outside.

Also please note they have requested to be postponed to the May 14th Planning Commission meeting. We will be sending out new public hearing notices next month.

Please let me know if you have any other questions.



Sheila Sellman

City Planner

City of Blaine

Community Development Department
10801 Town Square Drive NE, Blaine MN 55449

p: 763-785- 6198 c: 612-422-3300

BlaineMN.gov

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decibel levels limiting it to only be heard within close proximity to the Mosque.

Howard Clarys
3945 88th Lane NE
Blaine, MN 55014

From: [Molly Herseth](#)
To: [Planning](#)
Subject: Request for Reconsideration of Zoning Proposal: Case PC24-0023
Date: Friday, April 5, 2024 3:02:42 PM

Dear Planning Commission of Blaine,

I am writing to express my concerns regarding the zoning proposal for Case PC24-0023, which seeks to replace the planned business zoning with the construction of a mosque and associated development. As residents who moved to this area three years ago, my husband and I were attracted by the tranquility, open fields, and sense of community that this area offered.

Unfortunately, we have observed the disappearance of those fields and the rapid construction of housing developments without thoughtful planning. This lack of consideration is disheartening. If these open areas are to be developed, it is crucial to prioritize businesses that can unite the community rather than further divide it.

Our community currently lacks a downtown area or gathering space where people from all backgrounds, regardless of their religious affiliation, can come together and feel welcome. My concern lies in the potential harm that a religiously segregated housing development and business district may cause. I firmly believe that neighborhoods should not be associated exclusively with one religion, as this can create divisions and exclusion among residents.

In particular, the proposed homes for this development include special bathrooms for religious purposes, which may not be inviting and inclusive for everyone. While I wholeheartedly support the construction of a mosque or place of worship for any religion, the concept of an entire community designed solely to serve one religion may prove to be highly divisive for our diverse community.

I kindly request that you reconsider the approval of this zoning proposal in order to prevent further division within our community. If this land is to be developed, I urge you to consider businesses that will foster unity and ensure that everyone feels welcome. By doing so, we can create a thriving community that embraces diversity and guarantees a sense of belonging for all residents.

Thank you for dedicating your time and considering my concerns. I trust that you will carefully assess the potential impacts of this zoning proposal and make a decision that best serves the interests of our community as a whole.

Sincerely, Molly Herseth

Sent from my iPhone

From: [Sheila Sellman](#)
To: [Patricia Robinson](#)
Subject: Please add to public comment 24-0023
Date: Friday, April 5, 2024 1:58:09 PM
Attachments: [image001.png](#)

Yes, you can absolutely include my email below with the additional concern of 50-100+ cars coming in and out of a business park would be very dangerous for all parties involved considering the amount of semi's and box trucks that travel this route daily. It would be a major concern for neighboring business within the business park.

Thank you for the information, I greatly appreciate your response. I am assuming this would then be tax exempt and that the city would not want to convert such a prime business space and remove it from tax roll? Since I built my building next to this site I would not be in favor of any religious or K-8 school of any kind within the business district I moved within.

Since I do not have or know all the facts can you share with me your opinion?

Sincerely,

Joe Klohn

Chief Operating Officer

651.766.1262 [direct](#)

651.486.0252 [main](#)

Streamworks

3640 Pheasant Ridge Drive NE

Blaine, MN 55449

streamworksmn.com



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From: [Trace Ludewig](#)
To: [Planning](#)
Subject: trong Support for Rezoning and Conditional Use Permit (Minnesota School of Business Property)
Date: Monday, May 6, 2024 9:28:19 AM

Dear Planning Commission Members and Blaine City Council,

My name is Trace Ludewig and I am a resident of the Blaine Lakes of Radisson Community. I am writing to express my enthusiastic support for the rezoning of the Minnesota School of Business property from Planned Business District (PBD) to Development Flex (DF) and the conditional use permit to allow a mosque and K-8 elementary school within this zoning district.

The Minnesota School of Business building has been vacant for an extended period of time. This redevelopment project will transform a blighted property into a vibrant community asset. A mosque and elementary school would provide much-needed and valuable services to our residents.

This proposal aligns well with our community's need for diverse educational options and places of worship that reflect our growing population. I believe it would enhance the quality of life in our neighborhood.

I urge you to approve this rezoning and conditional use permit.

Thank you for your time and consideration of this important matter.

Sincerely,

Trace Ludewig

Blaine, MN

651-233-7791

Patricia Robinson

From: Saed Wadi <saed@saffronmpls.com>
Sent: Thursday, May 9, 2024 7:04 PM
To: Planning
Subject: Case File No. 24-0023 Rezoning from Planned Business District (PBD) to Development Flex (DF)

Dear Planning Commission of Blaine,

I am writing to express my full support for the rezoning of the chartered Minnesota School of Business from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools. I appreciate your time and consideration in this matter.

As a member of the Muslim community, I have called Blaine home for our family for the past 19 years. It has been amazing to see the growth during that time. Blaine is one of the MN suburbs with a diverse population from around the world with different ethnicities, backgrounds, languages, and religious beliefs.

The growth of our community requires rethinking our religious institutions & religious educational institutions. I urge the planning commission to promptly approve the rezoning and the conditional use permit.

Sincerely,

Saed Wadi

Patricia Robinson

From: Naji El-Araby <najielaraby01@gmail.com>
Sent: Friday, May 10, 2024 10:44 AM
To: Planning
Subject: Case File No. 24-0023 Rezoning from Planned Business District (PBD) to Development Flex (DF)

Hi Planning Commission of Blaine,

I am writing to you in full support for the rezoning of the chartered Minnesota School of Business from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools. Thank you for time, and review of my understanding!

I was born and raised in the city of Blaine, and have been a long time member of the overall community. From being a 3 sport athlete & captain at Blaine High School, to working in many of the establishments around the city, I consider myself someone who is very proud to call Blaine home. After my time in Blaine I spent 6 years in the US Army, and was a played college football at Hamline.

During my time in service & my college experience, I began to push myself to get closer to my Muslim religion and community. As a child living in Blaine, I never had the opportunity as other Arab Americans to have the luxury of attending a private Muslim school/mosque, which I now feel robbed me of my experience to stay close to my family's heritage & religion. I look to invest into this project if possible to ensure my family and friends do not run into the same issues, and grow closer to their education and faith.

Now, as a homeowner in Blaine I wish for our city to invest into inclusion and diversity for all communities. I only see positive benefits in allowing the rezoning effort, and believe it will only continue to build Blaine into one of the best places to live in the nation!

Thank you for your review and consideration,

-Naji

From: Pastor@Colpres.org
To: [Planning](#); [Alan Goracke](#)
Subject: Planning Commission
Date: Monday, May 13, 2024 8:53:37 PM

Al and Planning Commission

I am writing to express my support for the rezoning of the chartered Minnesota School of Business

from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools.

As the pastor for the past 15 years of Chain of Lakes Church in Blaine, I see the proposed mosque and school as a benefit to the religious community of our area. Chain of Lakes has established a relationship with the current mosque in Blaine. We attended the Iftar at the Blaine Islamic Center at the end of Ramadan. We were touched by the hospitality of the Muslim community at the Iftar. The people from Chain of Lakes are also in conversations with their Blaine Islamic Center about doing combined service projects together in the community.

Adding another mosque is a big win for Blaine.

Blessings,

Paul H. Moore
Pastor, Chain of Lakes Church
763-257-6994 (cell)

Patricia Robinson

-----Original Message-----

From: diyaabdu@everyactioncustom.com <diyaabdu@everyactioncustom.com>

Sent: Friday, May 17, 2024 9:13 AM

To: PublicComment <publiccomment@blainemn.gov>

Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

Moreover, Blaine is home to thirty Christian churches and several Christian K-8 schools such as Northside Christian School, Avail Academy, and Way of the Shepherd, which serve a considerable portion of our community. In contrast, our Muslim residents lack a dedicated religious educational institution. Given that Muslims have been integral to Minnesota's community fabric since its founding, it is imperative that we support their needs equitably.

The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face opposition. This statistic is troubling and highlights a broader issue of inequality that we must address directly. By supporting the East Blaine Mosque and Academy, the Blaine Planning Commission has an opportunity to affirm its commitment to a diverse and inclusive community.

I emphasize the critical role that educational institutions play in community development, particularly as proposed in the rezoning for the East Blaine Mosque and Academy. Our city's Planned Business District (PBD) zoning already accommodates a variety of beneficial uses including daycares and places of worship. However, it currently lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

Reflecting on the foundational elements of thriving communities throughout history, the pairing of educational and religious institutions has always been vital. From the classic depiction in 'Little House on the Prairie' to modern urban settings, a community's vitality often hinges on the presence of both schools and places of worship. In proposing the East Blaine Mosque and Academy, we are advocating for a modern interpretation of this historical pairing, enhancing both the educational and cultural landscape of our city. The mosque also plans to engage with other faiths in interfaith programing further create a more cohesive community in Blaine and beyond.

This proposal represents an opportunity to address a significant gap in our community's infrastructure by providing a dedicated educational institution for our Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive. I strongly advocate for the commission to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,

Diya Hassen

Fridley, MN 55432

diyaabdu@gmail.com

Patricia Robinson

-----Original Message-----

From: awstransportationmn@everyactioncustom.com <awstransportationmn@everyactioncustom.com>

Sent: Friday, May 17, 2024 9:13 AM

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Thank you,

Sincerely,

Diyawulhaq Hassen

Fridley, MN 55432

awstransportationmn@gmail.com

Patricia Robinson

-----Original Message-----

From: dsbened@everyactioncustom.com <dsbened@everyactioncustom.com>

Sent: Friday, May 17, 2024 8:56 PM

To: PublicComment <publiccomment@blainemn.gov>

Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private Islamic school. This situation underscores a significant need for additional facilities.

Moreover, Blaine is home to thirty Christian churches and several Christian K-8 schools such as Northside Christian School, Avail Academy, and Way of the Shepherd, which serve a considerable portion of our community. In contrast, our Muslim residents lack a dedicated religious educational institution. Given that Muslims have been integral to Minnesota's community fabric since its founding, it is imperative that we support their needs equitably.

The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face opposition. This statistic is troubling and highlights a broader issue of inequality that we must address directly. By supporting the East Blaine Mosque and Academy, the Blaine Planning Commission has an opportunity to affirm its commitment to a diverse and inclusive community.

I emphasize the critical role that educational institutions play in community development, particularly as proposed in the rezoning for the East Blaine Mosque and Academy. Our city's Planned Business District (PBD) zoning already accommodates a variety of beneficial uses including daycares and places of worship. However, it currently lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

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This proposal represents an opportunity to address a significant gap in our community's infrastructure by providing a dedicated educational institution for our Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive. I strongly advocate for the commission to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,

Derek Benedict

Lynnwood, WA 98036

dsbened@frontier.com

Patricia Robinson

-----Original Message-----

From: dsbened@everyactioncustom.com <dsbened@everyactioncustom.com>

Sent: Saturday, May 18, 2024 12:56 AM

To: PublicComment <publiccomment@blainemn.gov>

Subject: All peaceful religions in America need equal protection!

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,

Derek Benedict

Lynnwood, WA 98036

dsbened@frontier.com

From: [Lisa Derr](#) on behalf of [PublicComment](#)
To: [Planning](#)
Subject: FW: I am writing to you today regarding a very important issue
Date: Monday, May 20, 2024 8:40:28 AM

-----Original Message-----

From: jacobainfan@everyactioncustom.com <jacobainfan@everyactioncustom.com>
Sent: Saturday, May 18, 2024 7:17 PM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,

jason husby
Minneapolis, MN 55412
jacobainfan@aol.com

From: [Lisa Derr](#) on behalf of [PublicComment](#)
To: [Planning](#)
Subject: FW: I am writing to you today regarding a very important issue
Date: Monday, May 20, 2024 8:40:31 AM

-----Original Message-----

From: abfil48@everyactioncustom.com <abfil48@everyactioncustom.com>
Sent: Saturday, May 18, 2024 12:47 PM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private Islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,
Filson Barkad
Minneapolis, MN 55448
abfil48@hotmail.com

From: saed@everyactionadvocacy.com <saed@everyactionadvocacy.com>
Sent: Friday, May 31, 2024 7:01 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

This proposal is timely and necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers and lacks a private Islamic school. This situation highlights a significant need for additional facilities.

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Saed Wadi
12502 Zumbrota St NE Blaine, MN 55449-6171 saed@saffronmpls.com

From: [Ahmed Ghalban](#)
To: [Planning](#)
Subject: Support East Blaine Mosque and Academy
Date: Friday, May 31, 2024 8:04:27 PM

Hello committee members,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,
Best Regards
Ahmed Ghalban
612- 701 2822

From: ysishiwi@everyactionadvocacy.com <ysishiwi@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 10:05 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Yaser Ishtaiwi
11827 Fillmore St NE Blaine, MN 55434-4510 ysishiwi@yahoo.com

From: mqamari@everyactionadvocacy.com <mqamari@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 10:14 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

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Thank you,

Sincerely,
Muhammad Islam
10206 Madison St NE Blaine, MN 55434-4229 mqamari@gmail.com

From: hamdi9015@everyactionadvocacy.com <hamdi9015@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 11:50 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

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Thank you,

Sincerely,

Hamdi Farah

8585 Groveland Ct NE Minneapolis, MN 55449-2206 hamdi9015@gmail.com

From: iskhani5454@everyactionadvocacy.com <iskhani5454@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 11:56 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

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Thank you,

Sincerely,
Ibrahim Khan
12436 Midway Cir NE Minneapolis, MN 55449-6228 iskhani5454@gmail.com

From: rarafa87@everyactionadvocacy.com <rarafa87@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 12:13 PM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

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Thank you,

Sincerely,
Rumad Arafa
11241 Isanti Ct NE Blaine, MN 55449-6115 rarafa87@gmail.com

From: [Mon-Wei Chou](#)
To: [Sheila Sellman](#); [Planning](#)
Subject: Strong support for Case File No. 24-0023
Date: Thursday, June 6, 2024 11:17:46 PM

To the Blaine Planning Commission and City Council:

I am emailing to communicate my strong support for the rezoning of this parcel in order to convert an abandoned, vacant building into a vibrant place of community and worship. While I am not muslim, my property lies directly on the opposite side of the freeway adjacent to Centennial Green Park and so I am directly affected by this proposal.

One concern called into question whether an area's development should be focused on one religion. If that's the case, then those individuals should actually be supportive of the addition of a mosque as I count at least 10 Christian churches - and only Christian churches - within two miles of my house in any direction. As such, if their concerns lie in the application of religious equality, then this project should absolutely be approved.

Some detractors have also suggested the potential increase in traffic. This is a false choice fallacy as this argument is painted as a constant, sustained increase in traffic. Just as any other Christian church does not result in unabated traffic (I don't see constant traffic at Living Faith Church or Eagle Brook Church 24/7), that logic should apply here also. While some have suggested the increase would be dangerous given the semis and box trucks that utilize the road, surely vehicles aren't driving over the large earthen center dividers on that road into opposing traffic. Eagle Brook Church sits adjacent to a business park, a school, and a public transit hub and I have yet to see a traffic accident there involving congregants and a semi during my daily commute nor are there concerns of traffic when the church is used as an election site. Additionally, the traffic pattern at the proposed location must have been taken into consideration when the building was in active use, and thus, putting the building back into use just returns the traffic level to prior, approved usage levels. Furthermore, the existing Christian places of worship in the surrounding area are located in residential areas and I am curious if there are sustained concerns over traffic levels there. If those places of worship can co-exist with the surrounding residents on residential roads, surely a place of worship away from residential neighborhoods can be accommodated.

Finally, I would like to highlight some of the economic benefits of the addition of a mosque. As you are likely aware, there are significant retail centers near the proposed project - Walmart, Home Depot, Cub Foods, to name a few, as well as numerous restaurants and fast food. With the addition of a mosque, congregants are likely to boost the economic activity of nearby businesses, increasing local tax revenues through their purchases. If economic interests are within the scope of consideration for this project, I'm fairly certain retail businesses would welcome the addition of potential customers.

My wife and I purchased our home in this community two years ago due to its perceived tolerance and diversity. I believe that the addition of a mosque within my neighborhood would strengthen that value proposition and communicate to current and future families and businesses that this area is a promising place for investment and community development. Any concerns currently raised seem unfounded and I feel any unmentioned in public comments so far would be outweighed by the clear, known benefits.

Regards,
Monwei Chou
99th Ln NE, Circle Pines, MN 55014

From: Airaj.ahmed@everyactionadvocacy.com <Airaj.ahmed@everyactionadvocacy.com>
Sent: Saturday, June 8, 2024 11:57 PM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

This proposal is timely and necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers and lacks a private Islamic school. This situation highlights a significant need for additional facilities.

Moreover, Blaine is home to nearly thirty Christian churches and several Christian K-8 schools, such as Northside Christian School, Avail Academy, and Way of the Shepherd, which serve a considerable portion of our community. In contrast, Muslim residents lack dedicated religious educational institutions. Given that Muslims have been integral to Minnesota's community fabric, it is essential to support their needs equitably.

The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face unfair, religiously intolerant opposition. This statistic is troubling and highlights a broader issue of inequality that must be addressed directly. Supporting the East Blaine Mosque and Academy would demonstrate the Blaine City Council's commitment to a diverse and inclusive community.

Educational institutions play a critical role in community development. The city's Planned Business District (PBD) zoning currently accommodates a variety of similar uses, including daycares and places of worship. However, it lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

Reflecting on the foundational elements of thriving communities throughout U.S. history, the pairing of educational and religious institutions has always been vital. From the classic depiction in 'Little House on the Prairie' to modern urban settings, a community's vitality often hinges on the presence of both schools and places of worship. The East Blaine Mosque and Academy represents a modern interpretation of this historical pairing, enhancing both the educational and cultural landscape of our city. The mosque also plans to engage with other faiths in interfaith programming, fostering a more cohesive community in Blaine and beyond.

This proposal addresses a significant gap in our community's infrastructure by providing a dedicated educational institution for Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive.

I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Airaj Ahmed
12460 National St NE Blaine, MN 55449-7062 Airaj.ahmed@gmail.com

Libby Law Office, P.A.

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June 14, 2024

Ms. Shelia Sellman
City Planner
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449
ssellman@blainemn.gov

VIA EMAIL ONLY

Re: Application for Conditional Use Permit and Rezoning for 3680 Pheasant Ridge
Drive - East Blaine Community Center
Your File Number: ORD 24-2552

Ms. Sellman,

Please find this correspondence in response to questions and concerns raised by some of the Blaine City Council members during the city council meeting on June 3, 2024, regarding the above captioned matter.

Playground

Councilmember Robertson raised some questions about the school potentially having a playground. I believe she made some inquiries as to whether the school intends to construct a playground, where such playground may be located, and the like.

As set forth previously, the site plan as originally submitted as part of the application shows where a potential playground may be constructed. As designated on that site plan, there is a hexagon with the numeral "5" inside of it just to the southwest of the building. The site plan provides for up to 1,500 square feet at this location immediately next to the building for any future playground plans. At present time there are no definite plans to build a playground, but our client may elect to build a playground depending upon more input from the students, staff, and community members as the school grows.

Schools Located in Non-Traditional Areas

Councilmember Robertson also raised some questions about having a school located in a nontraditional building and area, and inquired about other schools in the Twin Cities metropolitan area that might be similarly situated.

In Minnesota, there are number of schools that are similarly situated to the East Blaine Community Center. Schools that may be comparable are in city-like environments, near busy roads, or have business-like surroundings.

In St. Paul, there are a number of schools in its downtown. For example, the Upper Mississippi Academy (grades 6-12) is located at 19 E Exchange Street E, in a building that formerly houses the Science Museum of Minnesota. Water Lily Montessori School is located at 499 Wacouta Street, St. Mary's School at 262 E 8th Street, and New Horizon Academy at 401 Robert Street, a 4 star office building. All of these schools educate very young children.

Minneapolis also has a number of schools downtown. For example, Lincoln International High School is located on Hennepin Avenue in an office building. The Gardner School of Minneapolis is located at 811 LaSalle Avenue, another office building. FAIR School for Arts, located at 10 S Street, Loring Nicollet Alternative School, located at 20 S 13th Street, and Twin Cities International Schools, located at 277 N 12th Avenue, are all in the downtown area and in what otherwise would be deemed office buildings. The Minnesota Transitions School is located at 2872 26th Ave S, Minneapolis, MN 55406. This school is located in a strip mall next to a Target and Sprint store.

Eden Prairie is also converting an office building into a school. The Eden Prairie School District, ISD #272, purchased the old United Natural Foods office building and is in the process of turning that building into a school.

Additionally, there are a number of schools in the metro area that abut up against highways. For example, Saint Peter Claver Catholic School, located at 1060 Central Ave W in St. Paul, has a playground, educates children K-8, and are located right off of Interstate 94. Normandale Elementary School is located at 5701 Normandale Road in Edina and is located right off of State Highway 100. Benilde-St. Margaret's is located is right on State Highway 100, located 2501 MN-100 in St. Louis Park. Excelsior Elementary is located at 441 Oak St, Excelsior and is right next to State Highway 7. Clear Springs Elementary is located at 5701 County Rd 101 in Minnetonka and is right on County Road 101 itself. Wayzata Oakwood Elementary School is located at 17340 County Rd 6 in Plymouth and is located right on County Road 6 itself. Norte Dame Academy is located at 13505 Excelsior Blvd in Minnetonka and is located right off 494.

There are examples in Blaine as well: Westwood Intermediate and Middle School is located right off US-10. Centerview Elementary, just a few blocks away from City Hall, is located right in the National Sports Center, and despite all of the traffic from nearby State Highway 65, the NSC, the golf courses, etc., the school functions just fine.

Traffic

Some of the City Council expressed some concerns about traffic. As we have mentioned at the public hearings, the traffic generated by the school will be far less than the traffic that the building entertained when it operated as the Minnesota School of Business. Additionally, folks driving

sedans, SUVs, pickup trucks, etc., on their way to and from the old MSB had no problem navigating the semi-trucks that may traverse Pheasant Ridge Drive NE. Importantly, as this is a K-8, none of the students will be driving on these roads – rather they will be vehicles driven by parents taking their children to school or picking their children up from school.

Additionally, as Theresa Barnes, Project Engineer for the City of Blaine, stated at the Planning Commission meeting in May: The city did traffic counts on Pheasant Ridge Drive in 2023, meaning the city has a very good idea on the amount of existing traffic. Ms. Barnes stated that even if there was an addition of 500 cars per day added to the existing traffic counts, such an increase is “not taxing on that road at all.”

Class Size

Lastly, Councilmember Robertson expressed some concerns about the growth of the school, opining that it may become much bigger than our client expects.

To be clear, East Blaine Community Center shall cap each grade at twenty-five (25) students. Our client does not want this school to grow too large, and even if the school were to be at full capacity by the time it taught kindergarten through eighth grade, there would only be a total of 225 students. That is a very normal amount in comparison to other schools of faith not too far away. For example, Avail Academy in Blaine, MN, “usually caps their classroom size at 25.” Like Avail Academy, our client will cap their classroom size at 25.

To conclude, we are very sensitive to any concerns and are more than willing to go the extra mile to show that this is a more than realistic plan that would change life for the youth who want to experience their cultures’ tradition.

Very Truly Yours,

LIBBY LAW OFFICE, P.A.

/s/ Chris Heinze

Christopher J. Heinze

CJH/ams



City of Blaine

Staff Report

File Number: RES 24-112

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting a Conditional Use Permit to Allow a Mosque (Place of Worship) and K-8 School in the Development Flex (DF) Zoning District at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

Executive Summary

The applicant is requesting a conditional use permit to allow for a Mosque and K-8 school.

Background

Planning Commission Public Hearing	05/14/24
City Council (Conditional Use Permit)	06/17/24
Action Deadline (60 Days)	05/21/24
Action Deadline (City Extended - 60 days)	07/20/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

At the first reading, council members requested additional information. The responses are as follows:

Location of Other Places of Worship in the Area

Attached is a map of all the places of worship in the City of Blaine.

History of Adjoining Properties

- The business park started developing in 1986 with Aveda's headquarters.
- The building at 3920 Pheasant Ridge Drive was built and platted as Pheasant Ridge West in 1993. Plasti Dip International occupies the building.
- The building at 3860 Pheasant Ridge Drive was built in 2004 and platted as CSM Lexington 2nd addition in 2005.

- The building at 3890 Pheasant Ridge Drive was built in 2005 and platted as part of CSM Lexington 2nd Addition in 2005. This is a multi-tenant building.
- The building at 3810 Pheasant Ridge Drive was built in 2006 and platted as part of CSM Lexington 2nd Addition in 2005. This is a multi-tenant building.
- The building at 3785 Pheasant Ridge Drive was built in 2009 and platted as part of CSM Lexington 2nd Addition in 2005. A church received a Conditional Use Permit (CUP) in 2020 but never occupied the space. This is currently a multi-tenant building.
- The building at 3640 Pheasant Ridge Drive was built in 2016 and platted as part of CSM Lexington 4th Addition in 2016. Streamworks occupies the building.
- The remaining surrounding parcels are vacant.

Other Schools That are in Industrial Areas

Karner Blue Education Center (K-8 school, focusing on providing learning for students who have emotional behavioral disorders, autism and developmental cognitive disabilities) is located at 3764 95th Avenue NE and is zoned Development Flex (DF) and guided Planned Industrial (PI). In 2013, the property was rezoned from Planned Business District (PBD) to DF to allow the school.

Different Types of Schools and Where They are Allowed

The proposed use is a K-8 school. The applicant's narrative references preschool, however, the applicant confirmed that no preschool is offered and the school will only be K-8. Schools that are K-12, regardless of whether they are public or private, are allowed in residential zoning districts, and certain commercial districts. K-12 schools are not permitted in the PBD. "Preschools", or schools that offer education/care for children prior to kindergarten, are defined in the zoning code as a Day Care Center. Day care centers, including preschools, are licensed by the Minnesota Department of Human Services, which is different from a K-12 school. Religious schooling that occurs during worship services (e.g. Sunday School), are considered an accessory use to the primary place of worship use, and do not require city approval.

Precedent if the Rezoning is Approved

At the June 3, City Council meeting, a question was raised regarding what precedent may be established if the Council approves a zoning amendment for this parcel from PBD to DF. The decision on whether to rezone a parcel falls under the Council's quasi-legislative authority. When acting legislatively, the Council engages in far-ranging policy discussion and may sort through competing views about what plans and laws to determine what is in the City's best interest. The Council has broad discretion when acting legislatively and any reviewing court will give the City considerable deference.

In consideration of the broad discretion afforded to the Council in making rezone decisions, there are limited instances where the Council is bound by its past zoning decisions. That situation applies only in instances where a rezone request contains a factual scenario that is identical or directly comparable to a previous action by the Council in all material respects. Each request must be reviewed on a case-by-case basis to determine if the facts relating to the request give rise to an equal protection claim whereby the similarly situated applicant is entitled to the same treatment as previous applicants. If an applicant can demonstrate substantial similarity relating to a previous action taken by the Council, then the Council may only deviate from its past decisions if it can demonstrate a rational basis to support the difference in treatment. Because of the scrutiny applied to analyzing whether two applicants are similarly situated, such scenarios are rare and the Council is often afforded the discretion to make the

zoning decisions it deems appropriate for the City without deferring to its previous decisions so long as the actions of Council are supported by fact and rational analysis, and are not arbitrary or capricious.

Here, the applicant has identified a parcel that has not been in use for several years as a potential for rezone to be classified as DF, permitting them to operate a K-8 school on the parcel. Council's decision to either approve or deny the request would not establish a precedent requiring Council to make the same decision for any applicant seeking to rezone a PBD parcel to DF, but the decision would require Council to give careful consideration to future applicants to determine whether they are directly comparable to the present request which would afford them the right to be treated similarly to the current applicant.

Staff Report

Zoning

The subject site is currently zoned Planned Business District (PBD).

Land Use Designation

The current land use designation is Planned Industrial (PI).

Surrounding Zoning and Uses

The site is surrounded by properties zoned PBD and guided PI. The surrounding properties are part of Lexington Ridge Business Park and Pheasant Ridge Business Park.

Existing Conditions

The site is developed with Minnesota School of Business and is currently vacant.

History

In 2006, the City approved a code amendment to allow a post-secondary education use as a conditional use in the PBD for a 46,800 square foot office/classroom building in the CSM business park campus. At that time, the PBD zoning did not contain a provision for schools or education uses, but did and currently encourages business and professional offices, research facilities and financial institutions as some of the primary non-manufacturing land uses.

The rationale in 2006 for supporting the proposed code amendment to allow post-secondary education was based on the following findings:

- Post-secondary education, particularly of a business or technical nature, would provide convenient employee training locations for support of the existing work force and Blaine employers.
- The presence of post-secondary colleges and institutions would create a positive reflection on the community and business environment.
- The specific location and proposal by Minnesota School of Business would add significant value to the CSM Business Park and help set the standard, both in land use and building architecture, for the CSM development and the I-35 corridor.

In April 2006, the Minnesota School of Business received a conditional use permit to construct a three-story, 46,800 square foot college (post-secondary education), and for a zero-lot line for a shared

driveway access between sites.

Also in 2006, a preliminary and final plat was approved to subdivide 4.69 acres into one lot for the Minnesota School of Business building.

In 2017, the Minnesota School of Business closed all Minnesota locations. The building has been listed for sale/lease since that time, and has not been occupied since.

In February 2023, the Council discussed at a workshop either rezoning this site, or an ordinance amendment to the PBD district to allow for a K-8 school. The council consensus was not to change the zoning or ordinance to allow for an elementary school and to keep it PBD for business park type development.

Evaluation of Request

The applicant is requesting to rezone from PBD to DF, and a conditional use permit for a place of worship (mosque) and K-8 school. The PBD zoning does not allow K-8 schools (elementary), therefore the applicant is requesting a rezoning. The place of worship (mosque) is already a conditional use in the PBD district. If the rezoning is approved to allow the K-8 school, the place of worship use will be incorporated into the DF CUP resolution. If the zoning is not approved, a CUP is still required for the place of worship in the PBD district.

The mosque and school will utilize the existing building and parking with interior renovations. The mosque will have capacity for up to 300 people for worship services. The K-8 school will begin as a K-2 school. Currently, the applicant projects that approximately 50 families will enroll for grades K-2 with the student count under 60. The first year of instruction is anticipated for the 2024-2025 school year beginning in September. With each passing year, and as the initial students grow and move to the next grade, the school will increase its capacity until it reaches K-8. It is anticipated that at full capacity there will be no more than 20 students per grade level, with a strict maximum of 25. Bussing is not proposed. Students will be dropped off and picked up. The school will operate from 8:15AM - 3:30PM.

It should be noted that if the Mosque and/or school deviates from its proposed uses as described in the narrative submitted for this application, a conditional use permit amendment will be required.

Parking

Places of worship require at least one (1) parking space for each four (4) seats in accordance with the design capacity of the main auditorium. According to the submitted plans, the capacity is 300 people. Mosques don't have seats for worship, but parking is calculated the same way, therefore requiring 75 parking stalls.

Schools, elementary, junior high, public or private: At least three (3) parking spaces per classroom, plus necessary spaces for student drop off. May be reduced at the zoning administrator's discretion. There are 22 classrooms proposed, therefore the parking requirement for the classrooms is 66.

Business and professional offices or public administration buildings: At least one (1) parking space for each two hundred fifty (250) square feet of floor area. Based on the submitted plans, the proposed office space will require 4 parking stalls. In total, 145 parking stalls are required for the proposed uses. The submitted site plan indicates there are 278 parking stalls on site. Parking is met. The site plan

indicates plenty of stacking area on site for pickup or drop off. Directional signage should be painted in the parking lot to indicate traffic flow for drop off and pick up.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

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

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access points will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and 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.

In the Planned Business District, places of worship are permitted through a CUP and can be approved regardless of the outcome of the rezoning. All uses in the Development Flex zone require a CUP.

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 The building is existing. The proposed use as a mosque will not create an excessive burden on existing parks, schools, streets and other public facilities. The Planning Commission should determine if a K-8 school creates a 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.

- The use of a mosque in an existing building is deemed compatible with the adjoining properties and the intended character of the zoning district. The DF district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interests of surrounding properties. The Planning Commission should determine if a K-8 school meets this intent.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The building is existing and does not have an adverse effect.
- 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 DF district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties. The use of a mosque is consistent. The Planning Commission should determine if the K-8 use is consistent.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The site is guided PI. Other schools and places of worship are located within the PI land use and are not in conflict.
- 7. The use will not cause traffic hazard 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.

Attachment List:

Zoning and Location Map

Narrative

Site Plans

Workshop Minutes 2/13/23

Public Comments

Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

If the rezoning to DF is approved, the attached resolution would grant a CUP for the place of worship and K-8 school. If the rezoning is not approved, the City Council should adopt a CUP resolution only for the mosque.

Attachment List

1. Attachments
2. Places of Worship Map
3. Unapproved PC Minutes 051424
4. Public Comments
5. Applicant Response Letter



City of Blaine

Signature Copy

Resolution: RES 24-112

Resolution Granting a Conditional Use Permit to Allow a Mosque (Place of Worship) and K-8 School in the Development Flex (DF) Zoning District at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

WHEREAS, an application has been filed by East Blaine Mosque as Conditional Use Permit Case File No. 24-0023 for East Blaine Mosque and Academy; and

WHEREAS, said case involves the property described as follows:

Lot 1 Block 1 MN SCHOOL OF BUSINESS BLAINE

WHEREAS, the Blaine Planning Commission held a public hearing on May 14, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council reviewed said case on June 17, 2024; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 29.110, 27.03 and 27.04 of the Zoning Ordinance to allow a mosque (place of worship) regardless if the rezoning is approved or not, as a place of worship is a conditional use with the following conditions:

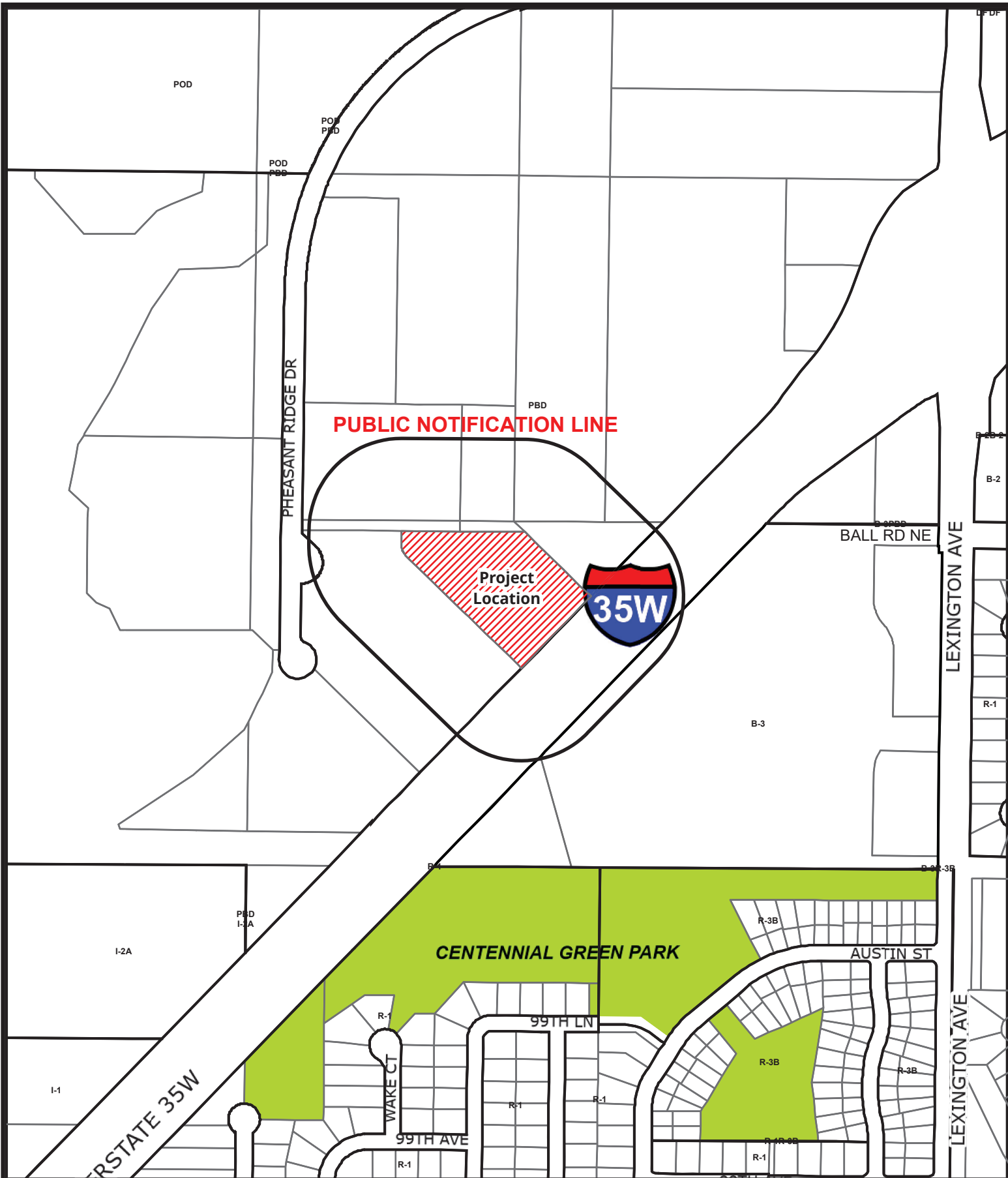
1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.
2. The City reserves the right to require the mosque to provide on-site traffic management.
3. All signage requires separate permits meeting the requirements of the zoning code.
4. Temporary uses such as outdoor events, are not permitted without a specific special event license issued by the City.
5. The performance standards in the Planned Business District (PBD) shall apply.

NOW, THEREFORE BE IT FURTHER RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 29.110, 27.03 and 27.04 of the Zoning Ordinance to allow a K-8 School with the following conditions:

1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.
2. School hours shall be limited to 8AM to 3:30PM.

3. Directional signage shall be painted on the parking lot for the drop-off and pick-up area.
4. Loading areas shall be designed with appropriate means of vehicular access to/from a street or drive aisle in a manner which will least interfere with traffic circulation.
5. All signage requires separate permits meeting the requirements of the zoning code.
6. Each classroom is capped at 25 students.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



BlaineMN.gov

Case File No. 24-0023 East Blaine Mosque and Academy

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



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March 8, 2024

Ms. Sheila Sellman
City Planner
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

Re: Application for Conditional Use Permit and Rezoning for 3680 Pheasant Ridge Drive

Ms. Sellman:

Please find this application for Conditional Use Permit and Rezoning to Development Flex District for the real property located at 3680 Pheasant Ridge Drive, in Blaine, Minnesota.

Our client, East Blaine Community Center LLC, d/b/a East Blaine Mosque and Academy, has purchased this property and are planning on using the property as a mosque and as Islamic K-8 private elementary school.

The Property

Location: 3680 Pheasant Ridge Drive, Blaine, Minnesota
Site Size: 4.68 Acres
Building Size: 46,800 square feet (existing building)

The property is the former home of the now defunct Minnesota School of Business, which permanently ceased operations seven years ago, in 2017. The property currently is zoned as Planned Business District, or “PBD.” The property includes the existing building with 278 parking stalls.

The Need for a New Mosque, Preschool/daycare and Religious K-8 School in Blaine

As the City of Blaine continues its growth, so continues the growth of its Muslim community. In 2010, the City’s population was approximately 57,000.00.¹ In 2020, the City’s population was

¹ City of Blaine 2040 Comprehensive Plan, p. 9.

70,000 (10th largest in Minnesota).² Along with that growth in overall numbers is the City's growth in diversity, which continues to grow just as the City's overall population grows.³ And in just two years, the City has added another 2,000 citizens, and is the most populous city in Anoka County.⁴ Within the next 15 years, it is anticipated that the City's population will increase to approximately 93,000 citizens.⁵

The City has several goals when it comes to its land use. Specifically, the City "encourages and supports development of underutilized areas, particularly where such redevelopment fosters job growth, increased property values, and a positive community image."⁶ Further, the "City priorities the incorporation of community amenities and functional gathering spaces," and wants to "maintain flexibility in land use districts to respond to market conditions regarding the mix of industrial, commercial, and residential."⁷

Currently only 2% of the City's land use is being used for institutional purposes, specifically schools, places of worship, hospitals, cemeteries, city halls, museums, and fairgrounds.⁸

Blaine currently has only one mosque – MAS Blaine Masjid. Right now, this mosque is unable to handle the demand, as the mosque conducts several services on Fridays in an attempt to keep up with the community's needs. Compare, for example, that there are thirty (30) Christian churches in the City.⁹

While there are a few Christian K-8 schools in the City to serve the community (Northside Christian School, Avail Academy, Way of the Shepherd, etc.), there is no current religious institution available to those Muslim citizens in the City.

Muslims, like many of the State's immigrant populations, have been in Minnesota since at least 1880. Four years ago, in 2020, the total Muslim population in Minnesota was approximately 140,000 people,¹⁰ which is up from a population of 70,000 to 80,000 just twenty years ago.¹¹

The Muslim population continues to grow in the Twin Cities, especially in its northern cities, including Blaine. There is a deficiency in the City for places of worship for the Muslim community, and there are very few Islamic K-8 schools in the state, and none in the City. Operating a new mosque and K-8 school will cure these deficiencies.

² <https://www.blainemn.gov/655/Population-Demographics>

³ <https://www.blainemn.gov/655/Population-Demographics>

⁴ <https://metro council.org/Data-and-Maps/Research-and-Data/Annual-Population-Estimates.aspx>

⁵ City of Blaine 2040 Comprehensive Plan, p. 17.

⁶ City of Blaine 2040 Comprehensive Plan, p. 103.

⁷ City of Blaine 2040 Comprehensive Plan, p. 103.

⁸ City of Blaine 2040 Comprehensive Plan, p. 109.

⁹ <https://www.churchangel.com/churches-by-state/minnesota/blaine/>

¹⁰ <https://religionismn.carleton.edu/exhibits/show/history-muslims/muslims-mn>

¹¹ <https://www.minneapolisfed.org/article/2002/size-of-twin-cities-muslim-population-difficult-to-determine>

Planned Use of the Property

The existing building is three stories in height. The first floor would house the mosque and related community spaces. The second and third floors would house the Preschool and K-8 school.

1. The Mosque

The mosque will have capacity for up to 300 persons for worship services. Mosques do not have seating areas (as compared to Christian churches, e.g.), and as set forth in the enclosed floor plans, there is plenty of room to accommodate the number of anticipated patrons. The property has enough parking capacity to meet the needs for the anticipated attendees, and because the typical hours of worship are not the same as rush hour, the regular flow of traffic should not be disrupted.

2. Preschool/K-8 School

The K-8 school will begin as a K-2 school. Currently our client projects that approximately 50 families will enroll their children in the school, for grades K-2, with the precise number of students being just under 60. The first year of instruction will be 2024-2025, beginning in September of 2024. With each passing year, and as the initial students grow and move onto the next grade, the school will increase its capacity, going from a K-2 during school year 2024-25, to a K-3 in 2025-26, to a K-4 in 2026-2027, and so on, until reaching K-8. The school anticipates that at full capacity there will be no more than 20 students per grade level, with a strict maximum of 25.

The property has 278 parking stalls. As the school will open with only four grade levels, with a maximum of 100 students, transportation should not be an issue. While traffic is always a concern to any city planning commission, the number of vehicles that will be used to drop off and pick up students will not significantly impact traffic. Further, as set forth in the site plan, there is plenty of parking for those parents who wish to park and bring their children into the school, along with all teachers, staff, and administration needs. Additionally, due to the helpful layout of the building and parking areas, an automotive queue for drop off and pick up has been established which should help ease transportation issues at the beginning and ending of the school day. The school day will run from approximately 8:15 a.m. to 3:30 p.m.

The Need for Rezoning

There is nothing prohibiting the current zoning (Planned Business District, or “PBD”) from the Petitioner’s use of the facility in as a mosque: Under Blaine City Zoning Code, religious institutions are an enumerated allowed use under § 30.52(m).¹² For Petitioner to use the facility

¹² The code specifically covers “Churches,” which must by law include all religious institutions (not only Christianity) or must be interpreted as “a building for public worship” as set forth in the Merriam-Webster Dictionary. <https://www.merriam-webster.com>

as a mosque, Petitioner would simply need to apply for a Conditional Use Permit (“CUP”), which, because the use is expressly set forth in the ordinance, the application for the CUP would be largely perfunctory.¹³

It is notable that the City has, by its zoning ordinance, already found that the following property uses may all exist in harmony with a mosque:

- | | | |
|----------------------|----------------------|--------------------|
| • General Retail | • Restaurants with | • Commercial |
| • Massage Salons | Outdoor Dining | Childcare |
| • Hair Salons | • Brew Pubs | • Theaters |
| • Personalized | • Medical Offices | • Indoor Amusement |
| Instruction Services | • Banks | Parks |
| • Dry Cleaning | • Hotels | • Corporate Office |
| Services | • Trade Centers | Park |
| • Laundromats | • Convention Centers | • Distribution |
| • Businesses | • Fitness Centers | Centers |
| • Law Offices | • Gas Stations | • Warehouses |
| • Accountants | • Manufacturing | • Post Secondary |
| • Portrait Studios | Park | Education |
| • Art Studios | • Industrial Park | • Motorcycle Sales |
| • Medical Cannabis | • Multifamily | • Motorcycle |
| Dispensaries | Residential | Maintenance |
| • Restaurants | • Research | • Liquor Stores |
| • Restaurants with | Laboratories | |
| Live Entertainment | | |

In other words, the City has already determined that all of these uses can and do exist in harmony with a mosque. However, elementary education is not one of the enumerated uses under the existing language for PBD zoning in Blaine, and absent an amendment to § 30.52 of the zoning code, a rezoning is in order.

Development Flex District zoning, as set forth in § 29.110, *et seq.* of the zoning code (“Development Flex”) was enacted in part to help with properties and land uses that don’t fit the stricter parts of the code. To wit: Development Flex “attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses. . . [b]y allowing non-residential uses. . .which will serve the inhabitants.” § 29.111.

¹³ If the ordinance expressly authorizes the proposed use, the county may **only** deny the conditional use permit “for reasons relating to public health, safety, and general welfare.” C.R. Investments, Inc. v. Village of Shoreview, 304 N.W.2d 320, 324 (Minn.1981) (emphasis added).

Development Flex states that the criteria to be used in processing an application to be rezoned as Development Flex as follows:

- That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
- That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
- That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
- That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
- That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas; and
- That the proposal be consistent with all other applicable City and State regulations.

§ 29.112.¹⁴ This application for a CUP and rezoning meets all of the foregoing.

Application Materials

Pursuant to § 29.114(b) of the Blaine zoning code, our client's application includes the following:

- Certificate of survey including all existing structures;
- Grading plan existing and proposed grades at 2 foot contour intervals to a known datum, sufficient spot elevations on all proposed hard surfaces, location of proposed stormwater facilities, identification of areas within a flood hazard zone, finished floor elevations of all buildings;
- Utility plan proposed location and size of all utility lines;
- Site plan including location of all proposed buildings and proposed uses, location of driveway and parking areas, building and parking setbacks, location of refuse areas, location of outdoor storage areas;
- Tree preservation plan meeting the requirements of § 33.09 of the Blaine zoning code;
- Landscape plan meeting the requirements of § 33.07 of the Blaine zoning code;
- Floor plan of proposed buildings including dimensions of proposed rooms, specification of uses;
- Elevations of the proposed building identifying exterior treatment, materials, and colors;

¹⁴ § 29.112(a), regarding housing types, is inapplicable to this application.

- Calculation of necessary parking spaces; and
- Narrative explaining the operation of the property.

§ 29.144(b).

Conclusion

In sum, our client shall take a building that has been vacant for over 7 years and will redevelop it where it will be used continually, by both the mosque, Preschool, and the K-8 school. It will increase the City's positive image, providing for its growth and the diverse needs of its citizens. The property will be a functional gathering space for Muslims who not only live in Blaine, but for those looking to relocate to the City, to add to its tax base, and become part of the community.

Very Truly Yours,

LIBBY LAW OFFICE, P.A.

Christopher J. Heinze

Encl.

c: clients

GENERAL SITE NOTES

- A. THIS DOCUMENT WAS GENERATED FROM EXISTING ARCHITECTURAL AND LAND SURVEY DOCUMENTS AND GOOGLE EARTH. LOCATIONS, SIZE, AND TYPE OF ROOFTOP TECHNICAL UNITS HAS NOT BEEN FIELD VERIFIED.
- B. NO CHANGES TO PARKING LOT STRIPING, NUMBER OF STALLS, DRAINAGE, LIGHTING OR GENERAL LANDSCAPING ARE ANTICIPATED IN THIS PROPOSAL.
- C. NO CHANGES IN THE BUILDING ENVELOPE ARE ANTICIPATED IN THIS PROPOSAL.

PARKING REQUIREMENTS

PER CITY OF BLAINE ORDINANCE CHAPTER 112.04, APPENDIX 'B'

PROPOSED USE: MOSQUE AND COMMUNITY SPACES ON GROUND FLOOR WITH PRE-SCHOOL TO JUNIOR HIGH CLASSROOMS ON SECOND AND THIRD FLOORS.

HOUSES OF WORSHIP: 1 STALL PER 4 SEATS IN THE CHAPEL OR NAVE PLUS 1 STALL PER 100 SQUARE FEET OF NON-CHAPEL AREA.

OFFICE AREAS: 1 STALL PER 300 SQUARE FEET.

EDUCATION: 1 STALL PER TEACHER/ADMINISTRATOR

NARRATIVE

MOSQUES DO NOT HAVE SEATING AREAS, BASED ON OCCUPANCY CALCULATIONS FOR THE MOSQUE AREA, THE OCCUPANCY IS 3000 PERSONS. IF PARKING RATIO IS 1:4, 75 STALLS ARE REQUIRED FOR THE WORSHIP AREA.

DESIGNATED NON-CHAPEL COMMUNITY AREAS TOTAL 5,430 SQUARE FEET, REQUIRING 53.4 STALLS.

ADMINISTRATION OFFICES TOTAL 965 SQUARE FEET AND REQUIRE 32 STALLS.

TOTAL NUMBER OF PRE-SCHOOL THRU JUNIOR HIGH CLASSROOMS IS 31.1 STALLS SHALL BE PROVIDED FOR EACH STALL.

CALCULATIONS

MOSQUE AREA: 2,100 SF 1:4 75 STALLS

COMMONS AREA: 2,975 SF

OCCUPATION: 720 SF

EDUCATION AREA: 1,464 SF

5,361 SF

1:100 SF 53.6 STALLS

ADMINISTRATION OFFICES: 965 SF

1:300 SF 32 STALLS

CLASSROOMS/TEACHERS: 30 STALLS

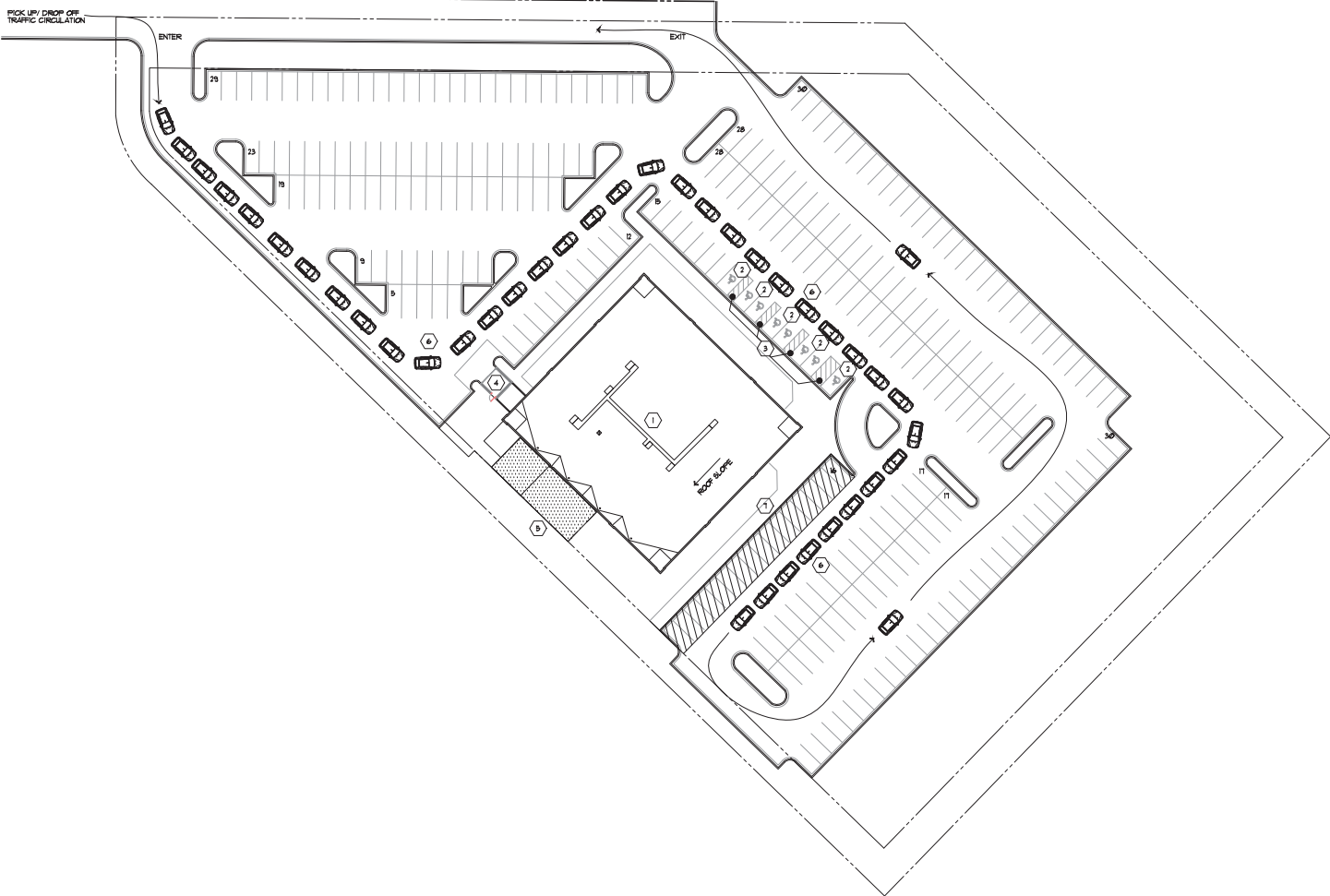
PARKING REQUIRED 155.6 + 59 STALLS

EXISTING SITE PARKING 218 STALLS

TEMPORARY PARKING FOR VISITORS, OR FOR ADDITIONAL STAFF WILL BE ACCOMMODATED IN THE 15 EXCESS PARKING STALLS. SOME STALLS MAY BE BLOCKED DURING LOADING PERIODS.

KEY NOTES

- EXISTING ROOF ASSEMBLY AND SYSTEMS TO REMAIN
- EXISTING HANDICAP STALLS
- EXISTING HANDICAP ACCESS AISLE
- EXISTING TRASH ENCLOSURE
- FUTURE PLAY AREA-1900 SF.
- DROP-OFF AUTO STACKING-UP TO 46 AUTOMOBILES
- PROPOSED DROP OFF ZONE



1 SITE PLAN
a010 1/32" = 1'-0"



118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

Blaine Mosque
3680 Pheasant Ridge Dr
Blaine, MN, 55449

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 architect under the laws of the state of Minnesota.

Nathaniel Shea date
name date
24515
license number signature

scale as noted
name ed/ns

03.07.2024
site plan and parking analysis
level 01



CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, February 13, 2023

6:00PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Sanders at 6:00PM.

ROLL CALL

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Massoglia (attending remotely from 1305 Cape Coral Parkway E, Cape Coral, Florida 33904), Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; City Engineer Dan Schluender; Stormwater Coordinator Megan Hedstrom; Communications Manager Ben Hayle; Deputy Public Works Director Nick Fleischhacker; Public Works Stormwater Maintenance Supervisor Matt Withrow; and City Clerk Catherine Sorensen.

3.1 Minnesota School of Business (3680 Pheasant Ridge Drive) Proposed Change.

City Planner Sellman stated the subject site was developed in 2006 with a 46,800 square foot building on 4.68 acres for the Minnesota School of Business (MSB). A conditional use permit was issued for post-secondary education use, a zero-lot line, and shared driveway access. The building has been vacant since 2017. There have been very little inquiries for the property. The site is zoned Planned Business District (PBD), guided Planned Industrial (PI) and located within Pheasant Ridge Business Park. All uses in the PBD district require a conditional use permit. Pioneers Academy is interested in purchasing the MSB building and using it as a full-time private K-8 school with Saturday classes. This location allows for the expansion of their educational programs in serving over 400 students within the next three years. There will be no bussing, just drop off and pick up during the hours of 8:15-8:30AM and 3:30-3:45PM. A playground will be added as part of the improvements to the site. The PBD zoning district does not allow primary or secondary education uses. In order for this school to occupy this

space, a code amendment or rezoning is necessary. Staff would encourage a rezoning rather than a code amendment if the Council is favorable of the proposed use.

Mayor Sanders asked what other parcels were available for redevelopment in this area. Ms. Sellman explained the surrounding area was zoned PBD and were for sale by the original owner of the business park.

Councilmember Newland stated he was not aware that MSB had closed. He preferred this site remaining part of the development and not becoming an elementary school in the middle of an office/industrial park.

Councilmember Fleming expressed concern with the fact the proposed school would not have any bussing which meant there would be hundreds of cars driving through the office/industrial park twice a day.

Councilmember Saroya asked why another educational facility was not allowed in this building. Ms. Sellman explained MSB was a post-secondary for profit school then commented on the differences between primary/post-secondary schooling requirements within City code.

Councilmember Robertson stated this property was located within an industrial park and while she appreciated the fact another school was interested in locating in Blaine, she did not believe this location was the right fit for an elementary school.

Councilmember Saroya explained she would support this request. She believed a school would benefit the community, especially given the fact the existing schools in Blaine were over capacity. She reiterated that this property had been used for education in the past.

Mayor Sanders commented MSB was a post-secondary for profit educational institutional. He explained if this property were rezoned to allow an elementary school the property would be taken off the property tax rolls. He stated he supported the City maintaining this business park and did not believe an elementary school was the right fit for this industrial park.

Councilmember Massoglia explained while he supported non-profits he agreed this was not the right location for this use. He supported this parcel being reserved for future redevelopment given the fact it was in a high visibility location within the office/industrial park.

Councilmember Saroya asked if the Religious Lane Use and Institutionalized Persons Act would come into effect on this parcel. Ms. Sellman reported the request before the Council was if this property should be rezoned for an elementary educational use. Community Development Director Thorvig explained the request before the Council was for an elementary school and not a religious institution.

Mr. Asada, Pioneers Academy, stated he has worked for the 501C3 tax exempt educational organization for the past 19 years. He stated his current building in Brooklyn Park was too small and he was seeking another location. He understood the MSB building has been vacant for several years and he was looking to move his institution to Blaine. He reported he teaches an Islamic education which includes the Arabic language and the Koran.

Councilmember Saroya asked if this was a religious organization. Mr. Asada stated his school teaches religion, but he operates an educational organization.

Council consensus was to not support the proposed zoning change.

3.2 Stormwater Inspection and Maintenance Programs.

Stormwater Coordinator Hedstrom stated the Minnesota Pollution Control Agency (MPCA) issues the City its Municipal Separate Storm Sewer (MS4) Permit and is the regulatory agency that sets criteria for inspection and maintenance activities. Best Practices for stormwater facilities include an annual inspection program and major maintenance on a five-year cycle. Staff described the current activities being conducted by the City to meet these requirements and the potential impacts these were having on Blaine residents. She noted the City has over 500 ponds to maintain then explained Area 1 would be worked on this spring. She requested the Council provide staff with feedback on how to improve communication plans.

Mayor Sanders thanked Ms. Hedstrom for all her great work on behalf of the City. He stated he was a huge proponent for creating a replanting or reseeding program for residents.

Councilmember Robertson thanked Ms. Hedstrom for this information. She understood the objective of the City's stormwater program and agreed the City needed to work on its communication plan with residents. While she appreciated how responsible the City was with its water management, she believed the City's communication plan could not be a one size fits all plan and questioned if door knocking would be the most effective manner to communicate with residents.

City Manager Wolfe agreed a one size fits all communication plan would not work. She commented on how the City had been divided into five stormwater management areas. She explained that as routine maintenance begins to occur in the City, residents will not be as impacted by the removal of buckthorn, willows, and trees.

Public Works Stormwater Maintenance Supervisor Matt Withrow discussed how some residents have opted to install fences along stormwater ponds and commented on how they would be impacted if trees were to fall on these fences. He anticipated the City would begin receiving insurance claims from these residents when trees begin falling.

Mayor Sanders asked what staff would allow to grow in the area surrounding a stormwater pond. Mr. Withrow explained milkweed, conifers, prairie grasses and black-eyed Susan's would be allowed.

Councilmember Robertson encouraged staff to provide the Council with the maintenance schedule and what messaging should be provided to residents.

Councilmember Newland agreed door knocking should occur to ensure residents know what type of maintenance would be occurring around the City's stormwater ponds.

Councilmember Robertson indicated she would be willing to assist staff with door knocking.

Councilmember Saroya stated the communication efforts for the residents surrounding Pleasure Creek was well done.

Councilmember Newland asked if the City had thought about posting temporary signage near stormwater ponds. Ms. Hedstrom explained in new developments trees were not allowed to be planted in the stormwater buffer zone. She agreed posting temporary signage would be helpful.

Mayor Sanders suggested staff post a video on the City's website showing the type of stormwater pond maintenance the City would be conducting and the type of equipment that would be used.

Council consensus was to encourage staff to door knock prior to completing any stormwater pond inspections and maintenance.

3.3 Northtown Discussion Part III.

Ms. Sellman stated the Blaine Economic Development Authority (EDA) owns six parcels in the Northtown area - a cluster of three lots at the corner of University Avenue and 90th Lane totaling 2.1 acres and a cluster of three lots off 89th Avenue NE, east of Auto Zone (formerly K-Mart), totaling 2.8 acres. The adopted Northtown Plan ("Plan") shows some level of residential on the EDA properties.

Mr. Thorvig explained for Area 1, the plan shows townhomes and green space. For Parcel 2, the plan shows an apartment building. Staff asked if the Council agreed with having some level of residential on these parcels. If so, the EDA has the opportunity to help begin redevelopment in this area. If there is consensus, staff can begin actively marketing the sites and start cleaning these up to prepare for development.

Councilmember Robertson asked what the current zoning was for these properties. Mr. Thorvig explained the properties were zoned high density residential and commercial.

Councilmember Newland supported switching the high density residential to townhomes. He believed this would provide a better transition for the adjacent neighborhoods.

Mayor Sanders anticipated Parcels 1 and 2 would develop faster than the other parcels.

Councilmember Saroya requested further information on why the EDA owned these parcels. Finance Director Huss reported the EDA purchased these parcels to more easily guide the redevelopment of these areas.

Councilmember Saroya supported townhomes in this area or commercial.

Councilmember Robertson recommended Lot 1 remain greenspace. She discussed how the adjacent residents would be impacted if this parcel were redeveloped. She supported Lot 2 being slab or two-story townhouses. Safety Services Director/Police Chief Podany discussed how greenspace in Blaine could possibly attract unsheltered individuals and encampments.

Ms. Sellman asked if multi-family would be acceptable on the other parcels.

Councilmember Robertson did not support these parcels being multi-family.

Mayor Sanders stated he would like this area to remain commercial.

Councilmember Saroya questioned if a community center could be considered for these parcels. Mr. Thorvig reported this would require a community wide vote.

Councilmember Robertson commented the Council had a community center on the ballot twice and both times was voted down. She explained community centers don't typically generate revenue but rather cost the City money. She indicated a partnership with private entity may be a way to move this use forward.

Mayor Sanders stated the Council would have to consider what amenities should be included in the community center such as an indoor pool or play structure for kids. He reported the City had a great park system and gathering spaces. He discussed how neighboring communities have been burdened by their community centers. Mr. Thorvig stated in March a private entity would be coming before the Council with a community center type proposal.

Councilmember Fleming questioned what would happen if a commercial developer wanted to develop Parcel 2. Mr. Thorvig explained because the City owns the land, they have control over the future use.

Councilmember Saroya inquired if single family homes could be built on Parcel 2. Mr. Thorvig stated this could occur, but he anticipated attached townhomes would be more desirable given the proximity to Highway 10.

Ms. Sellman requested comment from the Council on how the Rainbow Village property should redevelop.

Councilmember Robertson supported this area being a mixed-use development in order to support the adjacent commercial uses. She indicated this mixed use could include medical or other creative use.

Mayor Sanders stated there had to be new people and new housing surrounding Northtown to support the renovations that would occur in this area.

Councilmember Newland asked if townhomes were one of the recommendations for the Rainbow Village. Ms. Sellman indicated townhomes and office were recommended for this site.

Councilmember Newland anticipated townhomes would be an easier sell for the Rainbow Village considering how close it was to a residential neighborhood.

Mayor Sanders stated the City asked Roers to construct townhomes and they reported to the City that this would not be financially feasible. He supported the City keeping this property medium density in the hopes of a developer finding a way to make a project work on this site. He noted the current storefronts have been vacant for nine years.

Councilmember Saroya asked if the City had reached out to large employers in surrounding communities to see if they would be interested in constructing satellite offices in this area. Mr. Thorvig stated staff has not done this. He reported the market study shows there was a market for office in this area. He indicated staff would also like to explore medical office in this location, especially given the challenges with retail.

Mr. Thorvig questioned if the entire center was gone, would the Council support multi-family on this parcel if it was oriented away from the single-family neighborhood.

Councilmember Robertson explained she would be open to this if the property owner demoed the 12-acre site.

Councilmember Fleming asked if it would make sense to construct condos over retail on this property. Mr. Thorvig indicated Councilmember Massoglia had proposed a mixed-use concept. He stated it was his understanding this type of project was difficult to finance and

construct. He commented on the unique developments that were occurring in the Fargo area that were a hybrid of office, retail and residential.

Councilmember Massoglia discussed how difficult it was to get financing for mixed use projects and stated he would be willing to support multi-family on this parcel. He indicated the City would have to consider how much assistance they would be willing to offer this redevelopment area.

Councilmember Newland agreed this project area would require TIF financing.

Councilmember Saroya stated she did not know if she would be able to support TIF funding for apartments on this property. She believed a large apartment complex would not fit with the surrounding neighborhood, given that it was in an older part of Blaine.

Councilmember Newland understood this was an older part of Blaine but that the area was in need of redevelopment. He supported the use of TIF to assist with this redevelopment. He believed now was the time to make changes to the Northtown area. He hoped this Council would be willing to affect change to bring a positive change to the Northtown Mall and the surrounding properties.

Mayor Sanders reported any TIF request would be around redevelopment and that he wanted to see this area with something drastically new. He indicated this was the most urban area in Blaine and he hoped a new concept would come forward for the Council to consider.

Councilmember Fleming agreed this was the most urban area of Blaine. She hoped this area could begin to redevelop and thrive while maintaining an urban feel and its surrounding community.

Councilmember Saroya stated she did not mean old Blaine in a negative way but rather this was the more historic portion of Blaine. She hoped this area could be touristy versus just having an apartment building.

Councilmember Robertson indicated she did not just want to put apartments on this property. She understood change was difficult and wanted to find what the change should be. She did not want to exclude multi-family apartments if the right project came forward. She commented on how complex TIF was but how beneficial it would be for this redevelopment area.

Mayor Sanders stated the consensus of the Council was to support medium density housing and retail in the Rainbow Village area.

Councilmember Robertson recommended the Council still consider multi-family housing in the event a unique concept were to come forward.

Mayor Sanders commented on how staff needed proper direction to understand what concepts should be brought before the Council in the future.

Mr. Thorvig discussed how challenging this property was to redevelop and thanked the Council for their feedback. He explained the City had a good relationship with the property owner and would continue conversations.

Ms. Sellman commented on Area C noting this area was owned by Kraus Anderson. She reported the space was 68% occupied at this time. She questioned how the Council would like to see this area redevelop.

Mayor Sanders understood this property owner was interested in redevelopment.

Councilmember Newland indicated residential would be a natural extension to this development, due to the adjacent senior living complex. He was of the opinion Kraus Anderson could buy into this.

Mayor Sanders asked if Kraus Anderson would support retail along with apartments and row homes. Ms. Sellman indicated Kraus Anderson would be open noting their space was currently 68% occupied.

Councilmember Saroya questioned if this could be a mixed-use development with Trader Joe's. Ms. Sellman stated she was uncertain what the future tenants would be. She asked if the Council supported row homes adjacent to the senior living project.

Councilmember Newland supported this recommendation.

Councilmember Saroya inquired if a traffic study had been completed for this area. Ms. Sellman reported a traffic study had not been completed but staff was working on this area.

Mayor Sanders encouraged staff to also speak with Anoka County about this area. City Engineer Dan Schluender stated before a traffic study was completed staff would like the Council to define the future uses that would be allowed on these properties. A traffic study would then be completed based on this information.

Mr. Thorvig reported utility and stormwater studies would also have to be done for this area.

Councilmember Robertson stated she supported the proposed land use and explained she looked forward to learning more about how the roadway would be reworked. She indicated she wanted to see this area being more pedestrian friendly.

Ms. Sellman asked if the Council wanted to create an amenity surrounding Spring Brook Creek. She noted there was property for sale in this area. She indicated the watershed district has expressed interest in a partnership with the City.

Mr. Thorvig reviewed the five properties that the creek runs through.

Mayor Sanders commented it would be tough to make this an amenity given the fact the City does not own all these properties. He questioned how much funding the City had available to purchase additional property. Mr. Thorvig stated staff would have to reevaluate this further.

Councilmember Fleming supported making the area greenspace. She believed residents would enjoy having this amenity in the newly developed area.

Councilmember Robertson asked how much the five properties would cost. Ms. Sellman estimated each parcel would cost \$500,000.

Councilmember Robertson discussed how important the water element would be to the overall redevelopment area. She supported the City looking to purchase the five parcels. Mr. Thorvig commented on where the City limits were for Blaine, noting the creek flows from Coon Rapids.

Mayor Sanders asked if the Council had to take immediate action to purchase property on the creek or could action on this wait. Mr. Thorvig anticipated the City could purchase the one available property at this time and then could wait for the others to sell over time.

Councilmember Massoglia agreed the City should pursue these parcels noting the creek would be a valuable amenity to the overall development.

Ms. Sellman questioned how the staff should be completing outreach. She explained at the recent retreat staff discussed open houses that would be held and noted staff has reached over 65,000 with social media posts. She commented further on the number of people that were receiving emails, texts, and newsletters regarding this project.

Mr. Thorvig reported the City has not been targeting neighborhoods with this information but noted this could be done in the future.

Councilmember Saroya supported the City targeting the surrounding neighborhoods, Ward 1 specifically, to ensure they have a voice throughout this redevelopment process. She noted she was receiving many emails and calls regarding this project.

Councilmember Newland commented on how well the community engagement was conducted by the project in Colorado. He wanted to see the residents in Blaine involved in order to properly move this project forward.

Mayor Sanders agreed community feedback would be important throughout the entire redevelopment process, however, the residents would also have to understand that not all recommendations would be followed. He noted most of the people that live surrounding Northtown would not be living in this area in 30 years. He indicated the Council would have to consider what was best for the City when constructively moving this project forward.

Councilmember Saroya explained there was a distrust of the City among the residents who live in this area of Blaine. She supported the City have these residents a part of the conversations regarding this redevelopment project. She believed there was a disconnect and she wanted to see the City reaching out and making an effort.

Councilmember Robertson indicated she would like to hear from Damon Farber to learn how they conducted public outreach for the Southdale and Ridgedale projects. She stated she would also like to know how much this would cost the City. She reiterated that the feedback received would have to be gauged through a 30-year lens.

Councilmember Newland commented on the leadership and direction that would be needed to move this project forward and onto completion over the next 30 years.

Mayor Sanders stated it was disheartening to learn that the residents in this area believed they would be driven from their homes. He indicated this was not the City's intention or goal, rather the City was trying to save this area.

Councilmember Fleming understood the Council and staff was working to make this area better for the City. She noted Blaine was larger than just Ward 1 and hoped that all voices would be heard.

Councilmember Robertson commented on the wins the Council had already agreed upon based on the feedback from the neighbors. She stated the Council cares and hoped that this could be conveyed to the neighborhoods.

Councilmember Massoglia indicated he would like to hear more from the mall owners. Ms. Sellman explained she reaches out to the mall owner on a weekly basis.

Councilmember Saroya requested an organized forum be held with residents to gather feedback and comments regarding Northtown. Mr. Thorvig indicated a third-party facilitator may be the best option for this type of forum. Ms. Sellman reported staff was always available to meet with residents to discuss this project and any concerns residents may have regarding this project.

Ms. Sellman reviewed the next steps for this project, which included having a discussion on the core of the mall. She noted staff would reach out to Damon Farber as well.

OTHER BUSINESS

City Clerk Sorensen inquired about interviews for Planning Commission vacancies. The Council agreed to meet on Monday, February 27.

Councilmember Saroya requested the Council consider interviewing Fire Board applicants as well as reopening the application process to allow for more applicants.

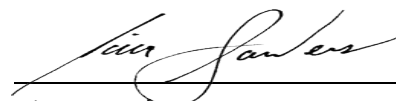
Ms. Wolfe reported the NRCB was lacking a chair at this time then indicated the Board would have an interim chair Gene Rafferty for the next two months and a new chair would be appointed in April.

Ms. Wolfe provided the Council with an update from the legislature. She explained both the federal and local lobbyists were working diligently on behalf of the City of Blaine.

Councilmember Robertson commented on a session she attended regarding FMLA and discussed how changes to FMLA would adversely impact local small businesses.

Ms. Wolfe noted she would be out of town for the rest of the week and explained Mr. Huss would be Acting City Manager in her absence.

The Workshop was adjourned at 8:46PM.



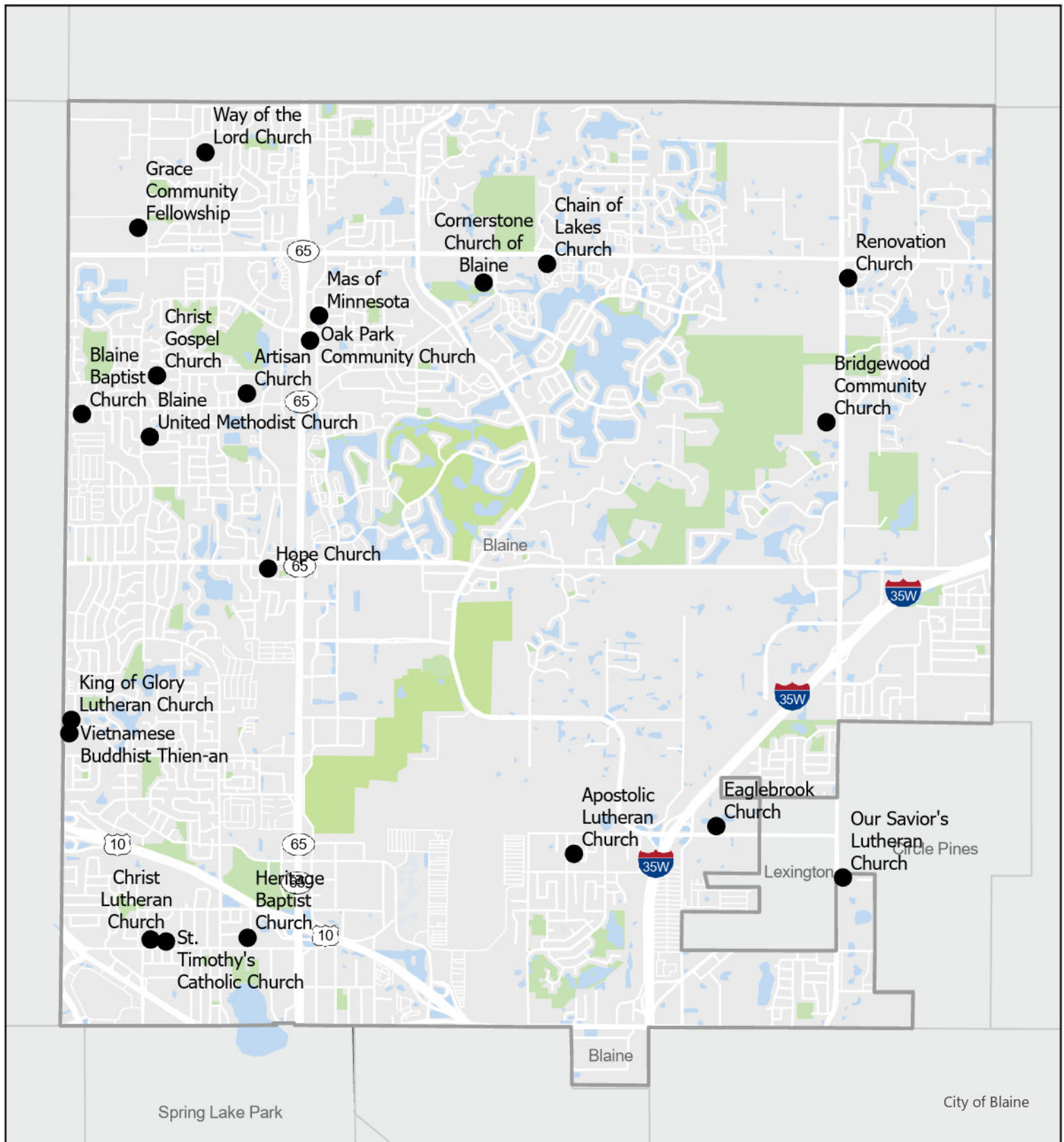
Tim Sanders, Mayor

ATTEST:



Catherine Sorensen, CMC, City Clerk
Submitted by Minute Maker Secretarial

Places of Worship





City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

4.2. 2024-777 Case File No. 24-0023 // East Blaine Mosque and Academy // 3680 Pheasant Ridge Drive
The applicant is requesting the following:

1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
2. Conditional use permit to allow a Mosque (place of worship) and K-8 school in the Development Flex (DF) 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 24-0023 was opened at 7:25PM.

Chris Heinze, attorney for the applicant, reported his client was the owner of property at 3680 Pheasant Ridge Drive which was the previous Minnesota School of Business that has been vacant for the past seven years. He stated his client desires to establish a mosque and a religious private school at this locatin. He indicated the application for the mosque was allowed under the zoning code. He indicated the application for the private religious school requires a rezoning from PBD to Development Flex. He stated his client made this application after consultation with the planning department staff, noting it was preferable to pursue a rezoning versus an amendment to the zoning code. He discussed how the previous owner of this property received an amendment to allow post secondary education at this location. He commented on how this application mirrors the request from Sunrise Elementary School, except this application requires no construction apart from minor interior changes. He indicated the Minnesota School of Business had a greater impact on traffic than the proposed uses would and the existing parking would meet the needs of the proposed uses. He commented further on other intent of the Development Flex zoning district and encouraged the planning commission to offer their support for this application. He explained his client pursued this property for a mosque and private religious school because the Islamic community was vastly underserved in the north metro. He indicated his client had no interest in making others uncomfortable or in causing alarm in the shared community. He stated there would be no call to prayer broadcast over loudspeakers from the proposed mosque. He provided further comment on why this was a great location for the proposed mosque and religious private school noting there would be no impacts to the surrounding property owners. He reported his applicant wants the same opportunity that Christian families have in this community. He reviewed the seven criteria that must be met for the Development Flex zoning district and described how this application meets the criteria. He stated under the comprehensive plan Blaine is proposed to have 93,000 residents in the next 15 years. He indicated the comprehensive plan states the city supports and encourages the development of underutilized areas. He noted this building has been vacant since three years prior to the pandemic. He believed it was time that this underutilized building was put to work. He discussed how the proposed use would respond to the changing conditions in the community or its citizenry. He noted there was only one mosque in Blaine and no private elementary schools based on Islamic tradition in the city, compared to the 30 Christian churches in the city. He stated only 2% of the property in Blaine was being used for institutional purposes. He was of the opinion using this land for this use was in harmony with the city's comprehensive plan. He commented on the concerns that were raised at the February 13, 2023 workshop meeting, noting this was a separate and distinct applicant. He reported there were hundreds of cars driving to and from the property when the Minnesota School of business was in operation, and this was not a problem.

Second, the traffic coming to and from the site would be heavy at two times during the day and he anticipated the traffic levels would be less than was seen with the Minnesota School of Business. He explained the school would begin as a K-2 school with 25 students per grade and would grow to a K-8 over time. He encouraged the commission to support the proposed request in order to turn this blighted property into a community gathering space.

Imam Asad Zaman, 12175 Aberdeen Street, explained he was the executive director for the Muslim American Socieity which operates the Blaine Masjid. He noted he operates seven masjids and he was proud to call Blaine home. He commented on how the Muslim community has dramatically expanded in the city of Blaine which has led to the request for another mosque, in order to provide Muslims in the community with a place to pray. He urged the commission to support this request.

Patrick Farley, 3917 87th Lane NE, reported he was an attorney and he commended Mr. Heinze on his presentation. He explained he was speaking as a citizen of Blaine. He noted he has a friend (Saed Wadi) who was part of the purchasing team. He indicated he has gotten to know Saed over the past three years because their sons play basketball together. He described how he was a privileged member of the community who was able to send his son to Avail Academy, while Saed had no private Islamic religious opportunities for his son. He reported the Islamic members of the community would continue to grow and they had no place where they can send their kids to school that identifies with their faith. He encouraged the commission to be inclusive of all groups and to offer their support for the rezoning.

Jaylani Hussein, provided the commission with a greeting of peace and blessings. He explained he was the Executive Director of the Council American Islamic Relations (CAIR) Minnesota and noted he had the privilege of serving the American Muslim community in Minnesota. He reported he was also a trained urban planner and he thanked the commissioners for their service to the community. He indicated he was a child who grew up in this state and he did not have the opportunity to attend a private Islamic school. He stated in 1993 his father drove him from Minneapolis to the Islamic Center in Fridley and at first his father didn't understand the speeding limits. He explained his father was caught speeding and for the next ten years he did not drive one mile over the speed limit. He discussed how important it was for him to attend the Islamic Center for Sunday service to play with others who understood him. He further discussed the request before the commission and noted this nation was founded on the core principles of protecting freedom of religion. He reported planning laws consider the fit and noted Development Flex has almost every other use, except a school. He requested the city approve this use and allow a religious school to operate in conjunction with the mosque. He commented on how the mosque would be a place the community could be proud of, especially for the Muslim children in the community.

Zeke, resident of Blaine, spoke to the commission about something important in to him. He commented on how there was a building in Blaine that was vacant. He suggested this building be turned into an Islamic school where kids like him learn about faith, math and science. He stated this would be a place where he would feel proud of who he was as an American Muslim in Blaine. It would also provide an opportunity for him to learn with kids from all different backgrounds and become friends. He encouraged the commission to fix the zoning of this building for his Islamic school because it would mean so much to him and all of the other children in Blaine that want to learn and grow in this community.

Jeannie Shaw, 14 year resident of Blaine, stated she has found this community very welcoming. She asked if a mosque centric community was being built in Lino Lakes at 125th Avenue and Sunset Avenue. She questioned how this related to this proposal.

Chair Goracke stated the proposal in Lino Lakes does not apply to the request before the commission.

Ms. Shaw was of the opinion the other request should be considered because there would be two mosques very close together.

City Planner Sellman indicated the other request was in Lino Lakes. She suggested the applicant speak to if there was any relation between the two proposals. She stated she could

not speak to the request before Lino Lakes and if it would be approved or not.

Mr. Heinze reported the requests were completely separate and there was no affiliation.

Barb Bailey, resident of Blaine, explained she was a retired teacher. She indicated she was worried about the safety of the children because this was a busy area of Blaine. She questioned if this building would have elevators for handicap children and inquired what the capacity of the building would be. She had the understanding there was an Islamic school in Blaine across from Wells Fargo. She expressed concern with the fact Blaine would be adding a mosque, school and another huge mosque was being added in Lino Lakes. She reported this was a lot of area and new buildings just for one religion. She commented on how Blaine includes everyone, like with the new Sunrise Elementary School, that was for the whole community. She questioned if this school would involve the whole community. She stated she was also concerned with the amount of traffic that would be coming to and from the site if there were 525 students and if the building could support that many students.

Imam from Blaine MAS, 12175 Aberdeen Street, explained he was the Imam of the Blaine mosque. He offered his support for the proposed mosque and academy. He indicated he moved to the area in 2008 and commented on how the Muslim population has grown since that time. He stated Blaine has been a very welcoming community to the Muslim population and he loved living here. He discussed how there was a need for another mosque in Blaine due to the rising Muslim population. In addition, parents are looking for a private Islamic school for their children. He hoped the commission would support and approve this project.

Ruaa Kalam, resident of Blaine, stated she could not wait until the new building opens up. She was excited for the new indoor playground. She indicated there were a lot of her friends that want to come to the new school and she was happy about that. She thanked the commission and told them to have a great day.

Kate Gillette, commercial real estate broker, provided the commission with background on the acquisition of this property for the East Blaine Mosque and Academy. She reported over the past seven years she has met many leaders, teachers and families as she worked with them on a challenging real estate search. Throughout the entire time she was impressed by their professionalism, collaboration and perseverance even in the face of setbacks, difficulties and complexities along the way. She was of the opinion the East Blaine Mosque and Academy would be a great addition to the community of Blaine and will contribute to positively towards the city being a place of growth in the areas of diversity and inclusion. Additionally, as a real estate advisor, she has deep respect for the work done by city officials to ensure development and land use was done in a thoughtful way to create sustainable and desirable places to live and work. She commented on how the things have changed since the pandemic with respect to office space and working from home. She noted the Minnesota School of Business buildings has sat vacant for the past seven years. Based on her professional experience, the most sustainable, highest and best use for this building would be to use it as a community center, place of worship and school. She encouraged the commission to offer their support for the rezoning and conditional use permit.

Saed Wadi, 12502 Zumbrota Street, stated he has been a resident of Blaine for the past 20 years. He explained his father brought his whole family here and purchased a home in Club West. He indicated he has raised his children in Blaine and he called this community home.

He referred to the resident who used the term "they" and stated America was for us, all of us and he was part of this community. He reported his nephew, went into the Army and served this country. He explained he loved this country and he needed the same love back. He commented on how immigrant communities were moving to Blaine noting the council has recently approved the Asian village in Northtown Mall. He indicated there was another group that was thinking about bringing their business to Blaine and this was happening because people loved Blaine. He explained his children were old and would not be able to attend this school, but he wanted this school for his grandkids. He wanted his children to have the option to send their children to a private Islamic school.

Mark Evensen, explained he worked with Kate Gillette and the East Blaine Mosque acquire this property. He noted he has been in commercial property for the past 40 years. He reported he was the son of a Lutheran minister and he grew up in a small town with a catholic church, lutheran church and methodist church all on the same corner. He stated this is the way communities have settled in the midwest. He reported over the past 40 years he has worked to have ensure he had good reputation more than money. He stated he was more than happy to work with the East Blaine Mosque and Academy and he appreciated what they stand for. He wanted to see this group thrive and prosper and to find a location that would benefit their families in the community. He discussed how 3680 Pheasant Ridge would be an ideal opportunity for the East Blaine Mosque, the seller and the city of Blaine. He commented on how it would benefit the community to have a more diverse population with diverse cultures in order to build a stronger city that can support all families and interests. He noted this project would also support the commercial real estate market by filling a prolonged vacancy, noting the office market has been influx since the pandemic began. He anticipated there would be a plenty of vacancy and repositioning of assets for years to come. He encouraged to support this request as the East Blaine Mosque and Academy would bring life back to this building.

The public hearing was closed at 8:09PM.

Chair Goracke thanked all of the members of the public who took the time to attend this meeting. He asked that staff speak to the level of traffic that would be generated by this use.

Project Engineer Barnes commented on the traffic that would be generated by the proposed school. She indicated the number of trips compared to the number of students would not be a one to one ratio. She reported that the addition of 500 cars would not be taxing on the adjacent roadway. She stated the proposed site had adequate parking and stacking lanes.

Chair Goracke requested further comment regarding the safety of the building for students.

City Planner Sellman reported the building had an elevator noting this was required per building code. She explained building permits would have to be pulled before modifications could be made to the interior of the structure.

Chair Goracke commented he believed it made sense to rezone the property from PBD to Development Flex. He stated the building has sat vacant for seven years with the PBD zoning.

Commissioner Olson asked if the city has previously rezoned a property from PBD to Development Flex.

Chair Goracke reported this has occurred in the city.

Commissioner Olson questioned why a conditional use permit could not be approved for the school instead of a rezoning.

City Planner Sellman explained the rezoning was required to allow a K-8 school, because this use is not permitted in the PBD district.

Chair Goracke reported the property for Sunrise Elementary was previously Farm Residential and this property was rezoned to Development Flex in order to allow for the school.

City Planner Sellman reported this was the case.

Commissioner Olson questioned if Pheasant Ridge Drive would support bussing in the future.

Project Engineer Barnes indicated this roadway could support busses.

Commissioner Olson inquired if the adjacent businesses were notified of the proposed use and did they have any comments regarding the request.

City Planner Sellman stated all properties within 350 feet were notified. She explained staff received one comment from a business owner.

Commissioner Olson reported she had the opportunity to practice her religion in the community, as well as having private school options for her children. She believed it was important for families to have this option.

Commissioner Deonauth thanked the community for their show of support for this request.

Chair Goracke thanked the two children who got up and spoke at this meeting.

Commissioner Swanson commented she believed this location was phenomenal and she hoped the surrounding companies provided opportunities for workshops and collaborated with the school.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0023A a rezoning to DF and allowing a K-8 school on the subject site.

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

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0023B a CUP for the mosque (place of worship) and K-8 school in the Development Flex (DF) zoning district:

Case 24-0023B:

Conditions for the mosque are as follows:

- 1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.**
- 2. The City reserves the right to require the mosque to provide on-site traffic management.**
- 3. All signage requires separate permits meeting the requirements of the zoning code.**
- 4. Temporary uses such as outdoor events, are not permitted without a specific special event licensed issued by the City.**

Conditions for a K-8 school CUP:

- 1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.**
- 2. School hours shall be limited to 8AM to 3:30PM.**
- 3. Directional signage shall be painted on the parking lot for the drop-off and pick-up area.**
- 4. All signage requires separate permits meeting the requirements of the zoning code.**
- 5. Each classroom is capped at 25 students.**

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

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

From: [Howard Clarys](#)
To: [Planning](#)
Subject: Re: proposed Blaine Mosque
Date: Monday, April 1, 2024 9:28:25 PM

Hello -

I'm writing regarding the proposed rezoning to allow East Blaine Mosque and Academy.

My question is this: will the 'Adhan' - the Muslim 'announcement', or call to prayer that happen five times a day - be allowed to be publicly broadcast from the facility?

Until recently, it was limited to being played only during daylight hours in Minneapolis. A change in city ordinance occurred allowing it to be played at regular intervals regardless of time of day, and without consideration of the neighborhood. I don't have first-hand knowledge or experience with the situation in Minneapolis, but I can only imagine it to be disruptive.

I would propose that it not be allowed in this situation as it could violate noise ordinance. Short of not being allowed, it should be limited to daylight hours, and at decibel levels limiting it to only be heard within close proximity to the Mosque.

Howard Clarys
3945 88th Lane NE
Blaine, MN 55014

Sent from my Verizon, Samsung Galaxy smartphone

From: [Sheila Sellman](#)
To: howard.clarys@hotmail.com
Cc: [Patricia Robinson](#)
Subject: proposed Blaine Mosque
Date: Friday, April 5, 2024 10:17:27 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Howard, I apologize in the delayed response but I just heard back from the Mosque. They said that they will be using an internal system for this and it will not be amplified so you shouldn't hear it outside.

Also please note they have requested to be postponed to the May 14th Planning Commission meeting. We will be sending out new public hearing notices next month.

Please let me know if you have any other questions.



Sheila Sellman

City Planner

City of Blaine

Community Development Department
10801 Town Square Drive NE, Blaine MN 55449

p: 763-785- 6198 c: 612-422-3300

BlaineMN.gov

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decibel levels limiting it to only be heard within close proximity to the Mosque.

Howard Clarys
3945 88th Lane NE
Blaine, MN 55014

From: [Molly Herseth](#)
To: [Planning](#)
Subject: Request for Reconsideration of Zoning Proposal: Case PC24-0023
Date: Friday, April 5, 2024 3:02:42 PM

Dear Planning Commission of Blaine,

I am writing to express my concerns regarding the zoning proposal for Case PC24-0023, which seeks to replace the planned business zoning with the construction of a mosque and associated development. As residents who moved to this area three years ago, my husband and I were attracted by the tranquility, open fields, and sense of community that this area offered.

Unfortunately, we have observed the disappearance of those fields and the rapid construction of housing developments without thoughtful planning. This lack of consideration is disheartening. If these open areas are to be developed, it is crucial to prioritize businesses that can unite the community rather than further divide it.

Our community currently lacks a downtown area or gathering space where people from all backgrounds, regardless of their religious affiliation, can come together and feel welcome. My concern lies in the potential harm that a religiously segregated housing development and business district may cause. I firmly believe that neighborhoods should not be associated exclusively with one religion, as this can create divisions and exclusion among residents.

In particular, the proposed homes for this development include special bathrooms for religious purposes, which may not be inviting and inclusive for everyone. While I wholeheartedly support the construction of a mosque or place of worship for any religion, the concept of an entire community designed solely to serve one religion may prove to be highly divisive for our diverse community.

I kindly request that you reconsider the approval of this zoning proposal in order to prevent further division within our community. If this land is to be developed, I urge you to consider businesses that will foster unity and ensure that everyone feels welcome. By doing so, we can create a thriving community that embraces diversity and guarantees a sense of belonging for all residents.

Thank you for dedicating your time and considering my concerns. I trust that you will carefully assess the potential impacts of this zoning proposal and make a decision that best serves the interests of our community as a whole.

Sincerely, Molly Herseth

Sent from my iPhone

From: [Sheila Sellman](#)
To: [Patricia Robinson](#)
Subject: Please add to public comment 24-0023
Date: Friday, April 5, 2024 1:58:09 PM
Attachments: [image001.png](#)

Yes, you can absolutely include my email below with the additional concern of 50-100+ cars coming in and out of a business park would be very dangerous for all parties involved considering the amount of semi's and box trucks that travel this route daily. It would be a major concern for neighboring business within the business park.

Thank you for the information, I greatly appreciate your response. I am assuming this would then be tax exempt and that the city would not want to convert such a prime business space and remove it from tax roll? Since I built my building next to this site I would not be in favor of any religious or K-8 school of any kind within the business district I moved within.

Since I do not have or know all the facts can you share with me your opinion?

Sincerely,

Joe Klohn

Chief Operating Officer

651.766.1262 [direct](#)

651.486.0252 [main](#)

Streamworks

3640 Pheasant Ridge Drive NE

Blaine, MN 55449

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From: [Trace Ludewig](#)
To: [Planning](#)
Subject: trong Support for Rezoning and Conditional Use Permit (Minnesota School of Business Property)
Date: Monday, May 6, 2024 9:28:19 AM

Dear Planning Commission Members and Blaine City Council,

My name is Trace Ludewig and I am a resident of the Blaine Lakes of Radisson Community. I am writing to express my enthusiastic support for the rezoning of the Minnesota School of Business property from Planned Business District (PBD) to Development Flex (DF) and the conditional use permit to allow a mosque and K-8 elementary school within this zoning district.

The Minnesota School of Business building has been vacant for an extended period of time. This redevelopment project will transform a blighted property into a vibrant community asset. A mosque and elementary school would provide much-needed and valuable services to our residents.

This proposal aligns well with our community's need for diverse educational options and places of worship that reflect our growing population. I believe it would enhance the quality of life in our neighborhood.

I urge you to approve this rezoning and conditional use permit.

Thank you for your time and consideration of this important matter.

Sincerely,

Trace Ludewig

Blaine, MN

651-233-7791

Patricia Robinson

From: Saed Wadi <saed@saffronmpls.com>
Sent: Thursday, May 9, 2024 7:04 PM
To: Planning
Subject: Case File No. 24-0023 Rezoning from Planned Business District (PBD) to Development Flex (DF)

Dear Planning Commission of Blaine,

I am writing to express my full support for the rezoning of the chartered Minnesota School of Business from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools. I appreciate your time and consideration in this matter.

As a member of the Muslim community, I have called Blaine home for our family for the past 19 years. It has been amazing to see the growth during that time. Blaine is one of the MN suburbs with a diverse population from around the world with different ethnicities, backgrounds, languages, and religious beliefs.

The growth of our community requires rethinking our religious institutions & religious educational institutions. I urge the planning commission to promptly approve the rezoning and the conditional use permit.

Sincerely,

Saed Wadi

Patricia Robinson

From: Naji El-Araby <najielaraby01@gmail.com>
Sent: Friday, May 10, 2024 10:44 AM
To: Planning
Subject: Case File No. 24-0023 Rezoning from Planned Business District (PBD) to Development Flex (DF)

Hi Planning Commission of Blaine,

I am writing to you in full support for the rezoning of the chartered Minnesota School of Business from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools. Thank you for time, and review of my understanding!

I was born and raised in the city of Blaine, and have been a long time member of the overall community. From being a 3 sport athlete & captain at Blaine High School, to working in many of the establishments around the city, I consider myself someone who is very proud to call Blaine home. After my time in Blaine I spent 6 years in the US Army, and was a played college football at Hamline.

During my time in service & my college experience, I began to push myself to get closer to my Muslim religion and community. As a child living in Blaine, I never had the opportunity as other Arab Americans to have the luxury of attending a private Muslim school/mosque, which I now feel robbed me of my experience to stay close to my family's heritage & religion. I look to invest into this project if possible to ensure my family and friends do not run into the same issues, and grow closer to their education and faith.

Now, as a homeowner in Blaine I wish for our city to invest into inclusion and diversity for all communities. I only see positive benefits in allowing the rezoning effort, and believe it will only continue to build Blaine into one of the best places to live in the nation!

Thank you for your review and consideration,

-Naji

From: Pastor@Colpres.org
To: [Planning](#); [Alan Goracke](#)
Subject: Planning Commission
Date: Monday, May 13, 2024 8:53:37 PM

Al and Planning Commission

I am writing to express my support for the rezoning of the chartered Minnesota School of Business

from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools.

As the pastor for the past 15 years of Chain of Lakes Church in Blaine, I see the proposed mosque and school as a benefit to the religious community of our area. Chain of Lakes has established a relationship with the current mosque in Blaine. We attended the Iftar at the Blaine Islamic Center at the end of Ramadan. We were touched by the hospitality of the Muslim community at the Iftar. The people from Chain of Lakes are also in conversations with their Blaine Islamic Center about doing combined service projects together in the community.

Adding another mosque is a big win for Blaine.

Blessings,

Paul H. Moore
Pastor, Chain of Lakes Church
763-257-6994 (cell)

Patricia Robinson

-----Original Message-----

From: diyaabdu@everyactioncustom.com <diyaabdu@everyactioncustom.com>

Sent: Friday, May 17, 2024 9:13 AM

To: PublicComment <publiccomment@blainemn.gov>

Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

Moreover, Blaine is home to thirty Christian churches and several Christian K-8 schools such as Northside Christian School, Avail Academy, and Way of the Shepherd, which serve a considerable portion of our community. In contrast, our Muslim residents lack a dedicated religious educational institution. Given that Muslims have been integral to Minnesota's community fabric since its founding, it is imperative that we support their needs equitably.

The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face opposition. This statistic is troubling and highlights a broader issue of inequality that we must address directly. By supporting the East Blaine Mosque and Academy, the Blaine Planning Commission has an opportunity to affirm its commitment to a diverse and inclusive community.

I emphasize the critical role that educational institutions play in community development, particularly as proposed in the rezoning for the East Blaine Mosque and Academy. Our city's Planned Business District (PBD) zoning already accommodates a variety of beneficial uses including daycares and places of worship. However, it currently lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

Reflecting on the foundational elements of thriving communities throughout history, the pairing of educational and religious institutions has always been vital. From the classic depiction in 'Little House on the Prairie' to modern urban settings, a community's vitality often hinges on the presence of both schools and places of worship. In proposing the East Blaine Mosque and Academy, we are advocating for a modern interpretation of this historical pairing, enhancing both the educational and cultural landscape of our city. The mosque also plans to engage with other faiths in interfaith programing further create a more cohesive community in Blaine and beyond.

This proposal represents an opportunity to address a significant gap in our community's infrastructure by providing a dedicated educational institution for our Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive. I strongly advocate for the commission to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,

Diya Hassen

Fridley, MN 55432

diyaabdu@gmail.com

Patricia Robinson

-----Original Message-----

From: awstransportationmn@everyactioncustom.com <awstransportationmn@everyactioncustom.com>

Sent: Friday, May 17, 2024 9:13 AM

To: PublicComment <publiccomment@blainemn.gov>

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Dear Members of the Blaine Planning Commission,

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Moreover, Blaine is home to thirty Christian churches and several Christian K-8 schools such as Northside Christian School, Avail Academy, and Way of the Shepherd, which serve a considerable portion of our community. In contrast, our Muslim residents lack a dedicated religious educational institution. Given that Muslims have been integral to Minnesota's community fabric since its founding, it is imperative that we support their needs equitably.

The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face opposition. This statistic is troubling and highlights a broader issue of inequality that we must address directly. By supporting the East Blaine Mosque and Academy, the Blaine Planning Commission has an opportunity to affirm its commitment to a diverse and inclusive community.

I emphasize the critical role that educational institutions play in community development, particularly as proposed in the rezoning for the East Blaine Mosque and Academy. Our city's Planned Business District (PBD) zoning already accommodates a variety of beneficial uses including daycares and places of worship. However, it currently lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

Reflecting on the foundational elements of thriving communities throughout history, the pairing of educational and religious institutions has always been vital. From the classic depiction in 'Little House on the Prairie' to modern urban settings, a community's vitality often hinges on the presence of both schools and places of worship. In proposing the East Blaine Mosque and Academy, we are advocating for a modern interpretation of this historical pairing, enhancing both the educational and cultural landscape of our city. The mosque also plans to engage with other faiths in interfaith proگرامing further create a more cohesive community in Blaine and beyond.

This proposal represents an opportunity to address a significant gap in our community's infrastructure by providing a dedicated educational institution for our Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive. I strongly advocate for the commission to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,

Diyawulhaq Hassen

Fridley, MN 55432

awstransportationmn@gmail.com

Patricia Robinson

-----Original Message-----

From: dsbened@everyactioncustom.com <dsbened@everyactioncustom.com>

Sent: Friday, May 17, 2024 8:56 PM

To: PublicComment <publiccomment@blainemn.gov>

Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private Islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,

Derek Benedict

Lynnwood, WA 98036

dsbened@frontier.com

Patricia Robinson

-----Original Message-----

From: dsbened@everyactioncustom.com <dsbened@everyactioncustom.com>

Sent: Saturday, May 18, 2024 12:56 AM

To: PublicComment <publiccomment@blainemn.gov>

Subject: All peaceful religions in America need equal protection!

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,

Derek Benedict

Lynnwood, WA 98036

dsbened@frontier.com

From: [Lisa Derr](#) on behalf of [PublicComment](#)
To: [Planning](#)
Subject: FW: I am writing to you today regarding a very important issue
Date: Monday, May 20, 2024 8:40:28 AM

-----Original Message-----

From: jacobainfan@everyactioncustom.com <jacobainfan@everyactioncustom.com>
Sent: Saturday, May 18, 2024 7:17 PM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,

jason husby
Minneapolis, MN 55412
jacobainfan@aol.com

From: [Lisa Derr](#) on behalf of [PublicComment](#)
To: [Planning](#)
Subject: FW: I am writing to you today regarding a very important issue
Date: Monday, May 20, 2024 8:40:31 AM

-----Original Message-----

From: abfil48@everyactioncustom.com <abfil48@everyactioncustom.com>
Sent: Saturday, May 18, 2024 12:47 PM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private Islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,
Filson Barkad
Minneapolis, MN 55448
abfil48@hotmail.com

From: saed@everyactionadvocacy.com <saed@everyactionadvocacy.com>
Sent: Friday, May 31, 2024 7:01 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

This proposal is timely and necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers and lacks a private Islamic school. This situation highlights a significant need for additional facilities.

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This proposal addresses a significant gap in our community's infrastructure by providing a dedicated educational institution for Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive.

I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Saed Wadi
12502 Zumbrota St NE Blaine, MN 55449-6171 saed@saffronmpls.com

From: [Ahmed Ghalban](#)
To: [Planning](#)
Subject: Support East Blaine Mosque and Academy
Date: Friday, May 31, 2024 8:04:27 PM

Hello committee members,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,
Best Regards
Ahmed Ghalban
612- 701 2822

From: ysishiwi@everyactionadvocacy.com <ysishiwi@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 10:05 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

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This proposal is timely and necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers and lacks a private Islamic school. This situation highlights a significant need for additional facilities.

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The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face unfair, religiously intolerant opposition. This statistic is troubling and highlights a broader issue of inequality that must be addressed directly. Supporting the East Blaine Mosque and Academy would demonstrate the Blaine City Council's commitment to a diverse and inclusive community.

Educational institutions play a critical role in community development. The city's Planned Business District (PBD) zoning currently accommodates a variety of similar uses, including daycares and places of worship. However, it lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

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This proposal addresses a significant gap in our community's infrastructure by providing a dedicated educational institution for Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive.

I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Yaser Ishtaiwi
11827 Fillmore St NE Blaine, MN 55434-4510 ysishiwi@yahoo.com

From: mqamari@everyactionadvocacy.com <mqamari@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 10:14 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Muhammad Islam
10206 Madison St NE Blaine, MN 55434-4229 mqamari@gmail.com

From: hamdi9015@everyactionadvocacy.com <hamdi9015@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 11:50 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,

Hamdi Farah

8585 Groveland Ct NE Minneapolis, MN 55449-2206 hamdi9015@gmail.com

From: iskhani5454@everyactionadvocacy.com <iskhani5454@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 11:56 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Ibrahim Khan
12436 Midway Cir NE Minneapolis, MN 55449-6228 iskhani5454@gmail.com

From: rarafa87@everyactionadvocacy.com <rarafa87@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 12:13 PM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Rumad Arafa
11241 Isanti Ct NE Blaine, MN 55449-6115 rarafa87@gmail.com

From: [Mon-Wei Chou](#)
To: [Sheila Sellman](#); [Planning](#)
Subject: Strong support for Case File No. 24-0023
Date: Thursday, June 6, 2024 11:17:46 PM

To the Blaine Planning Commission and City Council:

I am emailing to communicate my strong support for the rezoning of this parcel in order to convert an abandoned, vacant building into a vibrant place of community and worship. While I am not muslim, my property lies directly on the opposite side of the freeway adjacent to Centennial Green Park and so I am directly affected by this proposal.

One concern called into question whether an area's development should be focused on one religion. If that's the case, then those individuals should actually be supportive of the addition of a mosque as I count at least 10 Christian churches - and only Christian churches - within two miles of my house in any direction. As such, if their concerns lie in the application of religious equality, then this project should absolutely be approved.

Some detractors have also suggested the potential increase in traffic. This is a false choice fallacy as this argument is painted as a constant, sustained increase in traffic. Just as any other Christian church does not result in unabated traffic (I don't see constant traffic at Living Faith Church or Eagle Brook Church 24/7), that logic should apply here also. While some have suggested the increase would be dangerous given the semis and box trucks that utilize the road, surely vehicles aren't driving over the large earthen center dividers on that road into opposing traffic. Eagle Brook Church sits adjacent to a business park, a school, and a public transit hub and I have yet to see a traffic accident there involving congregants and a semi during my daily commute nor are there concerns of traffic when the church is used as an election site. Additionally, the traffic pattern at the proposed location must have been taken into consideration when the building was in active use, and thus, putting the building back into use just returns the traffic level to prior, approved usage levels. Furthermore, the existing Christian places of worship in the surrounding area are located in residential areas and I am curious if there are sustained concerns over traffic levels there. If those places of worship can co-exist with the surrounding residents on residential roads, surely a place of worship away from residential neighborhoods can be accommodated.

Finally, I would like to highlight some of the economic benefits of the addition of a mosque. As you are likely aware, there are significant retail centers near the proposed project - Walmart, Home Depot, Cub Foods, to name a few, as well as numerous restaurants and fast food. With the addition of a mosque, congregants are likely to boost the economic activity of nearby businesses, increasing local tax revenues through their purchases. If economic interests are within the scope of consideration for this project, I'm fairly certain retail businesses would welcome the addition of potential customers.

My wife and I purchased our home in this community two years ago due to its perceived tolerance and diversity. I believe that the addition of a mosque within my neighborhood would strengthen that value proposition and communicate to current and future families and businesses that this area is a promising place for investment and community development. Any concerns currently raised seem unfounded and I feel any unmentioned in public comments so far would be outweighed by the clear, known benefits.

Regards,
Monwei Chou
99th Ln NE, Circle Pines, MN 55014

From: Airaj.ahmed@everyactionadvocacy.com <Airaj.ahmed@everyactionadvocacy.com>
Sent: Saturday, June 8, 2024 11:57 PM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

This proposal is timely and necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers and lacks a private Islamic school. This situation highlights a significant need for additional facilities.

Moreover, Blaine is home to nearly thirty Christian churches and several Christian K-8 schools, such as Northside Christian School, Avail Academy, and Way of the Shepherd, which serve a considerable portion of our community. In contrast, Muslim residents lack dedicated religious educational institutions. Given that Muslims have been integral to Minnesota's community fabric, it is essential to support their needs equitably.

The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face unfair, religiously intolerant opposition. This statistic is troubling and highlights a broader issue of inequality that must be addressed directly. Supporting the East Blaine Mosque and Academy would demonstrate the Blaine City Council's commitment to a diverse and inclusive community.

Educational institutions play a critical role in community development. The city's Planned Business District (PBD) zoning currently accommodates a variety of similar uses, including daycares and places of worship. However, it lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

Reflecting on the foundational elements of thriving communities throughout U.S. history, the pairing of educational and religious institutions has always been vital. From the classic depiction in 'Little House on the Prairie' to modern urban settings, a community's vitality often hinges on the presence of both schools and places of worship. The East Blaine Mosque and Academy represents a modern interpretation of this historical pairing, enhancing both the educational and cultural landscape of our city. The mosque also plans to engage with other faiths in interfaith programming, fostering a more cohesive community in Blaine and beyond.

This proposal addresses a significant gap in our community's infrastructure by providing a dedicated educational institution for Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive.

I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Airaj Ahmed
12460 National St NE Blaine, MN 55449-7062 Airaj.ahmed@gmail.com

Libby Law Office, P.A.

Attorneys at Law

Kirsten J. Libby, Esq. kirsten@libbylawoffice.com
Christopher J. Heinze, Esq. chris@libbylawoffice.com
Justin P. Holinka, Esq. justin@libbylawoffice.com

855 Rice Street, Suite 100
St. Paul, MN 55117

Office (651) 487-1208
Fax (651) 487-0662

June 14, 2024

Ms. Shelia Sellman
City Planner
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449
ssellman@blainemn.gov

VIA EMAIL ONLY

Re: Application for Conditional Use Permit and Rezoning for 3680 Pheasant Ridge
Drive - East Blaine Community Center
Your File Number: ORD 24-2552

Ms. Sellman,

Please find this correspondence in response to questions and concerns raised by some of the Blaine City Council members during the city council meeting on June 3, 2024, regarding the above captioned matter.

Playground

Councilmember Robertson raised some questions about the school potentially having a playground. I believe she made some inquiries as to whether the school intends to construct a playground, where such playground may be located, and the like.

As set forth previously, the site plan as originally submitted as part of the application shows where a potential playground may be constructed. As designated on that site plan, there is a hexagon with the numeral "5" inside of it just to the southwest of the building. The site plan provides for up to 1,500 square feet at this location immediately next to the building for any future playground plans. At present time there are no definite plans to build a playground, but our client may elect to build a playground depending upon more input from the students, staff, and community members as the school grows.

Schools Located in Non-Traditional Areas

Councilmember Robertson also raised some questions about having a school located in a nontraditional building and area, and inquired about other schools in the Twin Cities metropolitan area that might be similarly situated.

In Minnesota, there are number of schools that are similarly situated to the East Blaine Community Center. Schools that may be comparable are in city-like environments, near busy roads, or have business-like surroundings.

In St. Paul, there are a number of schools in its downtown. For example, the Upper Mississippi Academy (grades 6-12) is located at 19 E Exchange Street E, in a building that formerly houses the Science Museum of Minnesota. Water Lily Montessori School is located at 499 Wacouta Street, St. Mary's School at 262 E 8th Street, and New Horizon Academy at 401 Robert Street, a 4 star office building. All of these schools educate very young children.

Minneapolis also has a number of schools downtown. For example, Lincoln International High School is located on Hennepin Avenue in an office building. The Gardner School of Minneapolis is located at 811 LaSalle Avenue, another office building. FAIR School for Arts, located at 10 S Street, Loring Nicollet Alternative School, located at 20 S 13th Street, and Twin Cities International Schools, located at 277 N 12th Avenue, are all in the downtown area and in what otherwise would be deemed office buildings. The Minnesota Transitions School is located at 2872 26th Ave S, Minneapolis, MN 55406. This school is located in a strip mall next to a Target and Sprint store.

Eden Prairie is also converting an office building into a school. The Eden Prairie School District, ISD #272, purchased the old United Natural Foods office building and is in the process of turning that building into a school.

Additionally, there are a number of schools in the metro area that abut up against highways. For example, Saint Peter Claver Catholic School, located at 1060 Central Ave W in St. Paul, has a playground, educates children K-8, and are located right off of Interstate 94. Normandale Elementary School is located at 5701 Normandale Road in Edina and is located right off of State Highway 100. Benilde-St. Margaret's is located is right on State Highway 100, located 2501 MN-100 in St. Louis Park. Excelsior Elementary is located at 441 Oak St, Excelsior and is right next to State Highway 7. Clear Springs Elementary is located at 5701 County Rd 101 in Minnetonka and is right on County Road 101 itself. Wayzata Oakwood Elementary School is located at 17340 County Rd 6 in Plymouth and is located right on County Road 6 itself. Norte Dame Academy is located at 13505 Excelsior Blvd in Minnetonka and is located right off 494.

There are examples in Blaine as well: Westwood Intermediate and Middle School is located right off US-10. Centerview Elementary, just a few blocks away from City Hall, is located right in the National Sports Center, and despite all of the traffic from nearby State Highway 65, the NSC, the golf courses, etc., the school functions just fine.

Traffic

Some of the City Council expressed some concerns about traffic. As we have mentioned at the public hearings, the traffic generated by the school will be far less than the traffic that the building entertained when it operated as the Minnesota School of Business. Additionally, folks driving

sedans, SUVs, pickup trucks, etc., on their way to and from the old MSB had no problem navigating the semi-trucks that may traverse Pheasant Ridge Drive NE. Importantly, as this is a K-8, none of the students will be driving on these roads – rather they will be vehicles driven by parents taking their children to school or picking their children up from school.

Additionally, as Theresa Barnes, Project Engineer for the City of Blaine, stated at the Planning Commission meeting in May: The city did traffic counts on Pheasant Ridge Drive in 2023, meaning the city has a very good idea on the amount of existing traffic. Ms. Barnes stated that even if there was an addition of 500 cars per day added to the existing traffic counts, such an increase is “not taxing on that road at all.”

Class Size

Lastly, Councilmember Robertson expressed some concerns about the growth of the school, opining that it may become much bigger than our client expects.

To be clear, East Blaine Community Center shall cap each grade at twenty-five (25) students. Our client does not want this school to grow too large, and even if the school were to be at full capacity by the time it taught kindergarten through eighth grade, there would only be a total of 225 students. That is a very normal amount in comparison to other schools of faith not too far away. For example, Avail Academy in Blaine, MN, “usually caps their classroom size at 25.” Like Avail Academy, our client will cap their classroom size at 25.

To conclude, we are very sensitive to any concerns and are more than willing to go the extra mile to show that this is a more than realistic plan that would change life for the youth who want to experience their cultures’ tradition.

Very Truly Yours,

LIBBY LAW OFFICE, P.A.

/s/ Chris Heinze

Christopher J. Heinze

CJH/ams



City of Blaine

Staff Report

File Number: ORD 24-2554

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Second Reading

Ordinance Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0026/SLK)

Executive Summary

The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales at their existing truck repair business.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24
Action Deadline (60 Days)	06/14/24
Action Deadline (City Extended - 60 Days)	08/13/24

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

Zoning

The subject property is zoned Heavy Industrial (I-2).

Surrounding Zoning and Uses

The surrounding properties to the west, east, and south are zoned I-2. The property to the north is zoned Planned Business District (PBD).

Comprehensive Land Use

The property is guided Heavy Industrial (HI). Both the I-2 (current) and Heavy Industrial (I-2A, proposed)

zoning districts are consistent with that land use designation.

History

In August 1991, a variance was granted to allow a 5-foot variance to the required 25 foot front yard parking setback, and a 3-foot variance to the required 10 foot side yard parking setback. A conditional use permit was also granted in August 1991 to allow the operation of a vehicle repair facility with all vehicles (trucks) waiting to be serviced to be stored in the rear and screened from public view. A conditional use permit amendment was approved in March 1992 to allow the outdoor storage of truck parts. In April 2015, a conditional use permit amendment was approved to allow an expanded outdoor truck storage area.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the comprehensive plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the city.

The proposed district intent is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and related services, including trucking and asphalt plants. This district shall encourage the development of industrial uses accessible to major highways and utilizing city services of sanitary sewer, water, street, and storm drainage. Such heavy industrial areas should be located next to heavy or light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

Evaluation of Request

The applicant is requesting a rezoning from I-2 to I-2A to allow for truck sales. The I-2 district does not allow the sale of trucks, but the I-2A district does with a Conditional Use Permit (CUP).

This request involves a high level of discretion on the part of the city, since both the existing and proposed zoning districts are consistent with the comprehensive plan and the intent statements of both districts specify the same areas where the district may be located.

The property has been zoned I-2 since the 1980s. In 1998, the I-2A zoning district was created. At the time the I-2A zoning district was established, properties deemed to be appropriate locations for trucking uses were rezoned to I-2A. The properties within the Blaine Industrial Square Park that was platted in 1979 were not rezoned to I-2A as they were not deemed to be suitable locations for such heavy truck storage/use/traffic given the smaller lots for outside storage of trucks and visibility to other properties. The site visibility to the public is due to the large amount of traffic passing the site to access the various large employers in the area.

When the I-2A ordinance adoption occurred in 1998, the following language was deleted from the CUP section of the I-2 zoning district and added to the conditional use permit section of the I-2A zoning district:

- Truck or transportation terminal or outside parking of trucks or semitrailers exceeding the number of docks and/or bay doors.

In short, the outcome of that ordinance change prohibits any use involving the outside parking of trucks and trailers beyond the number of docks and/or bay doors in the I-2 district. Truck and trailer repair is still a conditional use in the I-2 district, however, Truckaline did receive a CUP in 1991 to store serviced trucks (for truck repair) in the rear yard in an I-2 zoning district.

In addition, the following uses are listed in the I-2A but are not listed (allowed) in the I-2 zoning:

Conditional Uses

- Self storage facility, indoor
- Sale and rental of semi-tractors, trailers, trucks over 10,000GVW, farm implements, or boats with outside storage of trucks, boats or trailers exceeding the number of dock and/or bay doors on the building.

Interim Uses

- Asphalt processing and recycling facility, meeting standards of Section 31.395.

The applicant operated Truckaline out of this location until early 2024. Truckaline has since moved from this location to a larger facility due to a growing demand for services. The applicant would like to re-purpose the building and move their Capacity truck sales and service from 10011 Xylite Street (Blaine Brothers), to this site. The truck repair service is permitted under the current CUP. The applicant proposes having 1 or 2 vehicles for sale on the lot at one time.

The Capacity trucks proposed for sale are designed as a specialty-use-vehicle, mainly used off-road for moving semi-trailers around in large warehouse operations and truck terminals. The trucks have a short wheelbase and are equipped with a hydraulic fifth wheel so the driver can hook onto a semi-trailer and raise the trailer up without having to crank the support legs. This type of truck speeds the process of putting a semi-trailer into a dock door or parking the trailer on-site. Blaine Brothers is one of the largest Capacity truck dealers in the country. The majority of the trucks that are sold are delivered straight from the factory in Texas to the end user and primarily only the paperwork would be handled at this location.

If the rezoning is granted, the applicant would need to apply for a CUP for the use.

Attachment List:

Zoning and Location Map

Site Plan

Existing and Proposed Zoning
Street View Pictures (2)
Picture of Truck
Narrative
Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were no comments at the public hearing and the meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Attachments
2. Unapproved PC Minutes 051424



City of Blaine

Signature Copy

Ordinance: ORD 24-2554

Second Reading

Ordinance Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0026/SLK)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Lot 1 Block 2 BLAINE INDUSTRIAL SQUARE

Section 2. The above described property is hereby rezoned from:

~~Heavy Industrial (I-2)~~

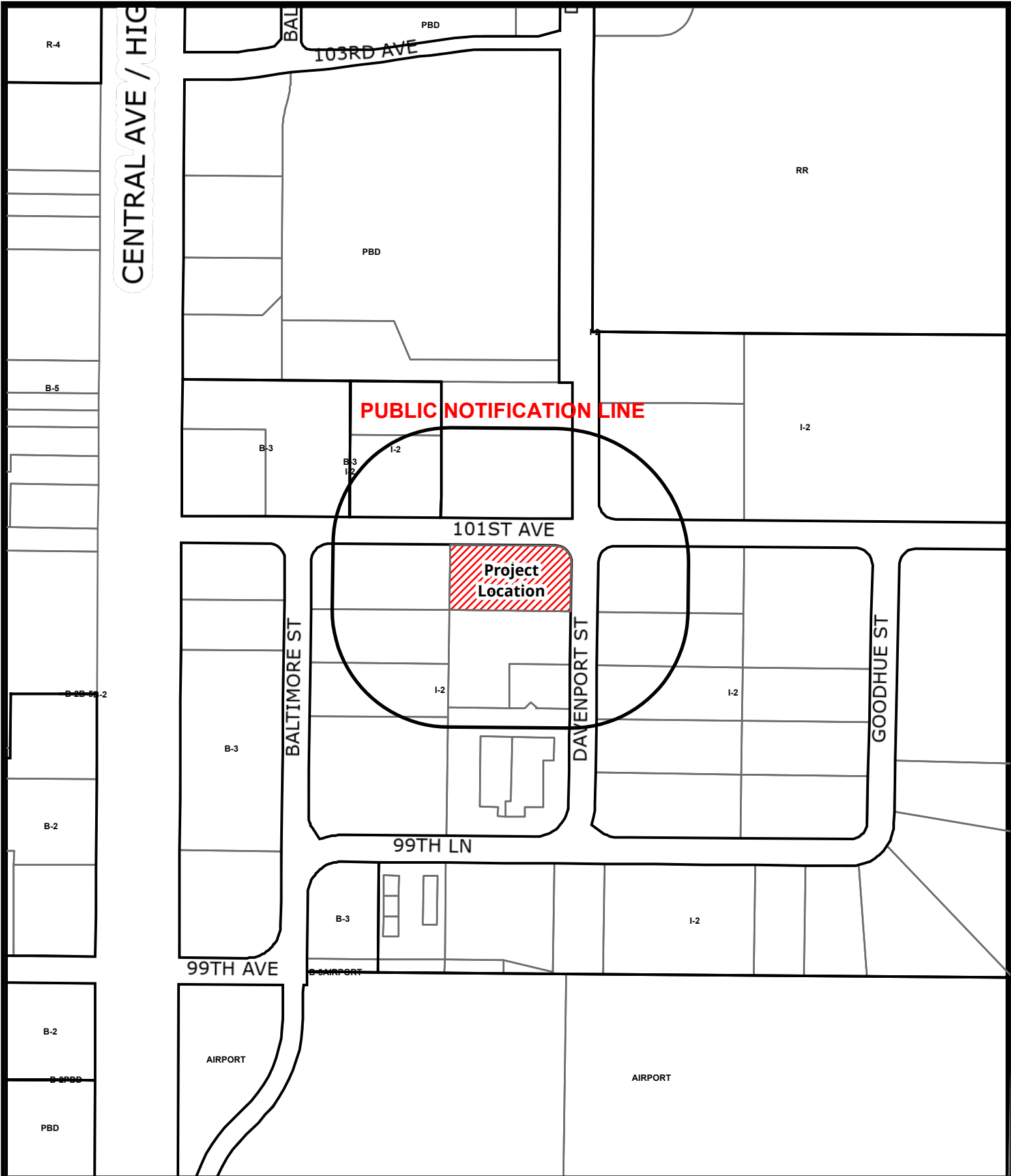
to

Heavy Industrial (I-2A)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of June, 2024.

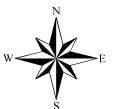
PASSED by the City Council of the City of Blaine this 17th day of June, 2024.

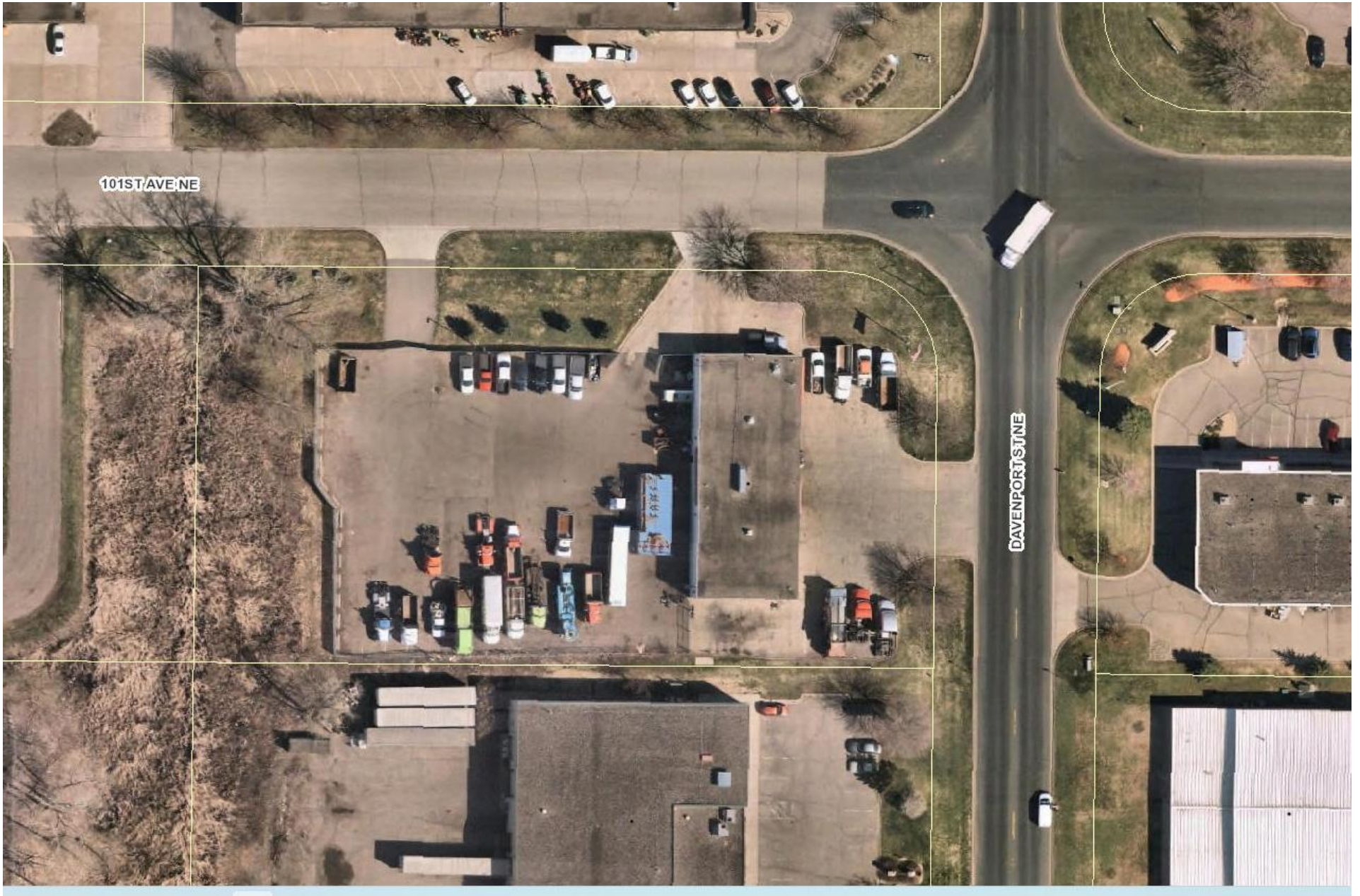


BlaineMN.gov

Case File No. 24-0026 Capacity Spotter Trucks

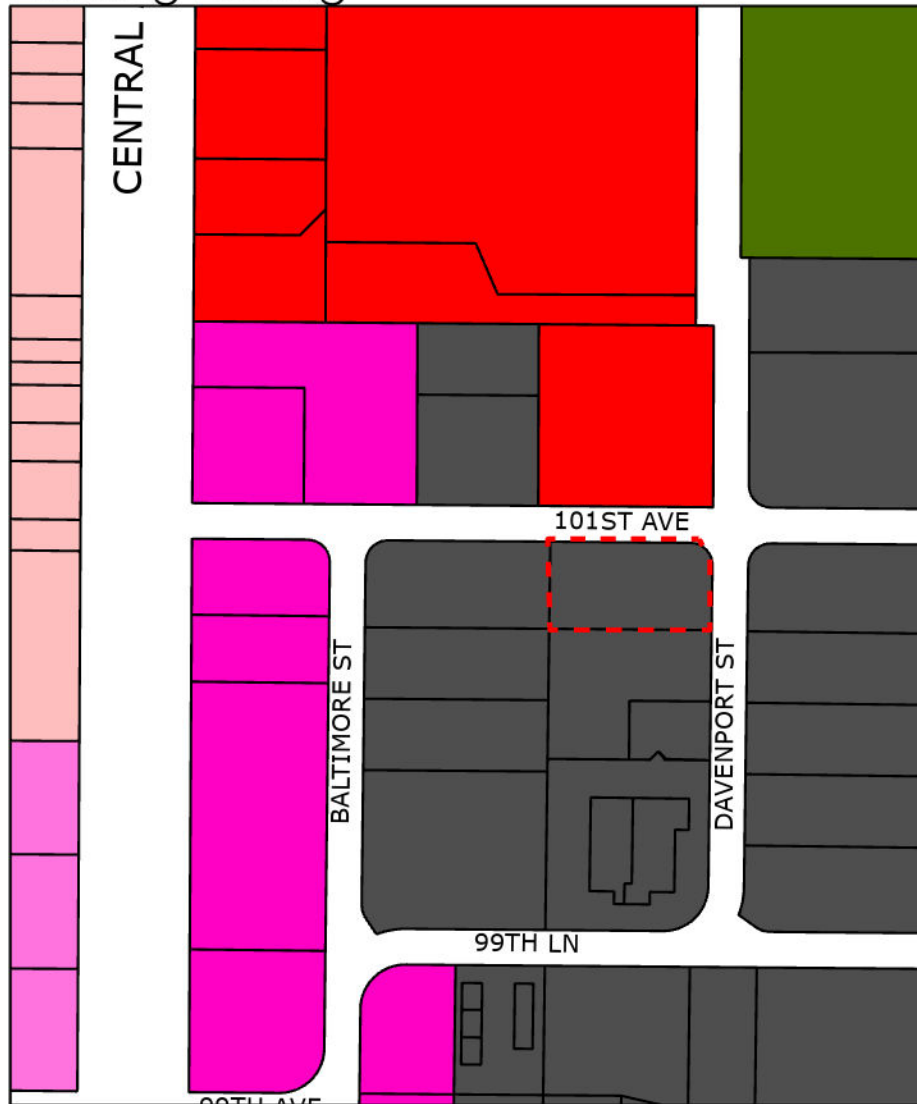
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



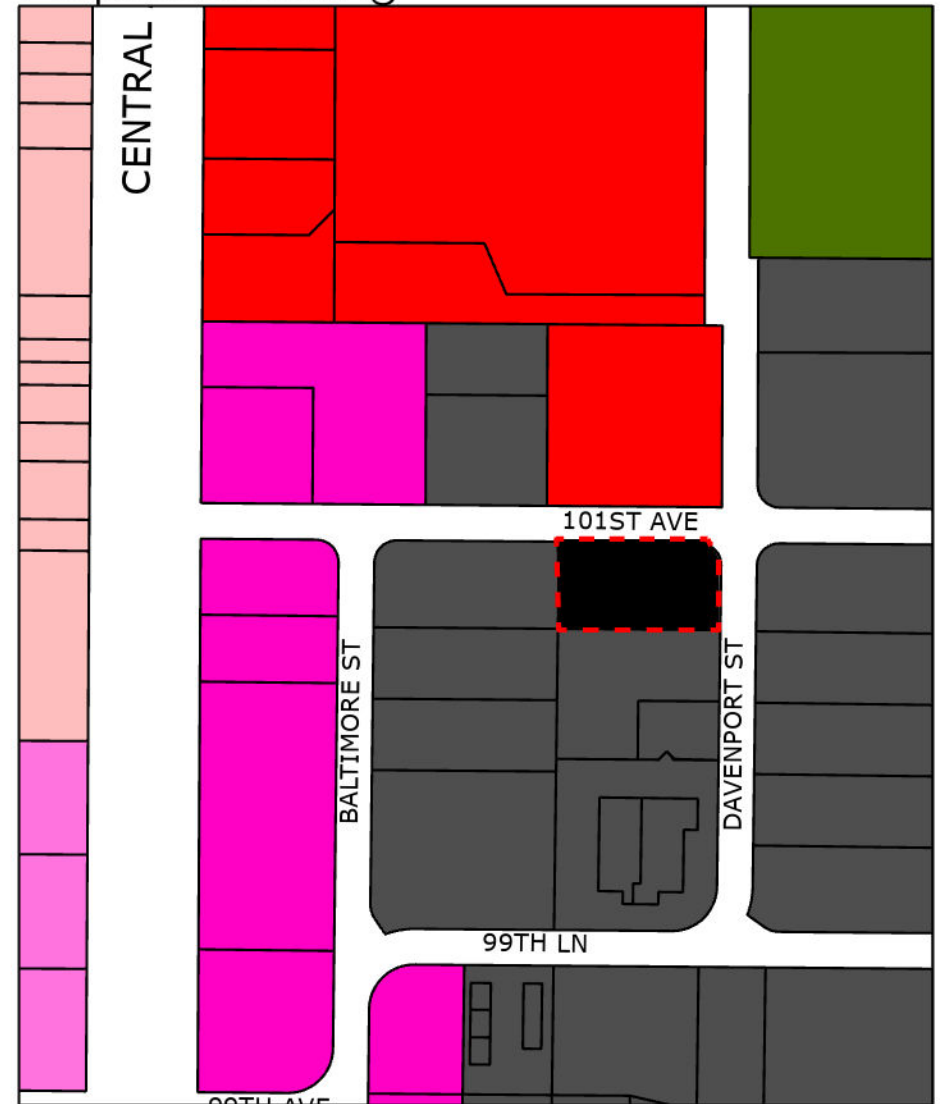


10070 Davenport St NE

Existing Zoning



Proposed Zoning



- | | |
|----------------------------|---------------------------------|
| B-2 - Community Commercial | PBD - Planned Business District |
| B-3 - Regional Commercial | RR - Regional Recreation |
| B-5 - Town Commercial | I-2 - Heavy Industrial |
| I-2A - Heavy Industrial | |



Google

Image capture: Oct 2022 © 2024 Google United States Terms Privacy





10070 Davenport Street NE

Blaine Brothers operated Truckaline out of this location from 2013 to 2024. Truckaline moved out of the location to a larger facility due to growing demand for services. Blaine Brothers would like to repurpose the building to move our Capacity sales and service from 10011 Xylite Street in Blaine to this site. This will alleviate the pressures on the Xylite Street location by moving a portion of the business offsite and make good use of the Davenport location.

The repair service and vehicle rental are permitted under current zoning regulations. Adding vehicle sales would not impact the site as we don't have more than 1 or 2 vehicles for sale on the lot. All vehicles will be parked in the fenced in lot in the rear of the building.

These trucks are designed as a specialty use vehicle, mainly used Off-Road, for moving semi trailers around in large warehouse operations and truck terminals. A few of the local companies that use them are Aveda, Old Dominion, TForce, Target, UPS and many others. The trucks are very short wheelbase and are equipped with a hydraulic fifth wheel so the driver can hook to a semi trailer and raise the trailer up without having to crank the support legs. The trucks speed the process of putting a semi trailer into a dock door or parking the trailer on-site.

Blaine Brothers is one of the largest Capacity Truck dealers in the country. But, in saying that, the majority of the trucks that we sell are delivered straight from the factory in Texas to the end user and only the paperwork is handled at our physical location



City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

- 4.3.** 2024-78 Case File No. 24-0026 // JD Trailers Properties LLC (Capacity Spotter Trucks) // 10070 Davenport Street NE
The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0026 was opened at 8:27PM.

Dean Dally, Blaine Brothers, stated his company has been in the community since 1979. He reported he operates a heavy truck and trailer facility on Xylite Street. He explained the property has become overcrowded and he would like to have the ability to have sales of trucks as was allowed in the I-2A zoning district. He indicated the truck sales would be done mostly through paperwork. He stated Blaine Brothers has been in the top three in the

country for the number of units sold. He indicated 90% of these units were not brought on site, but rather were shipped all over the world. He explained he has been a dealer for Capacity since 1998. He thanked the commission for considering his request and noted he was available for comments or questions.

The public hearing was closed at 8:30PM.

Chair Goracke asked why a variance could not be approved to allow for the sales.

Planner Kaye reported this was because the applicant was requesting a new use which required a rezoning.

Commissioner Olson indicated the applicant was following the city's rules by requesting the rezoning but noted it sounds like the sales were predominantly being done through paperwork.

Mr. Dally explained the vast majority of the sales were done over the phone and vehicles were drop shipped. He stated on occasion trucks were brought onsite for a preinspection. He commented further on how the proposed rezoning was for the most part a technicality. It was his opinion the new trucks would look better on the site than some of this customers trucks.

Chair Goracke commended Blaine Brothers for their long standing service to the community.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0026 a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales based on the following rationale:

Case 24-0026:

- 1. Truck storage has been approved by a previous CUP and truck sales would not increase the number of trucks allowed to be stored in the rear yard.**
- 2. The truck storage and sales area is the rear yard, screened by a fence and landscaping.**

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

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.



City of Blaine

Staff Report

File Number: ORD 24-2552

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.4

Second Reading

Ordinance Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

Executive Summary

The applicant is requesting a rezoning from Farm Residential (FR) to Development Flex (DF) for the construction of 11 single-family lots.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24
Action Deadline (60 Days)	06/14/24
Action Deadline (City Extended - 60 Days)	08/13/24

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

Zoning

The subject site is zoned Single Family (R-1AA) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation

The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 2.98 units per acre.

Surrounding Zoning and Uses

The subject site has R-1AA zoned property to the west and southwest with single family homes present.

A Light Industrial (I-1) zoned property with Commers Water is located south of the property. Single family (R-1) homes are located to the north and 35W frontage road and I-35W are located to the east. A trail is located on the property southwest of the subject parcel.

	R-1AA	Proposed DF
Lot Width	80 feet	53 feet
Lot Square Footage	10,800 sf	6,598 sf to 6,625 sf
Front Yard Setback	30 feet	25 feet
Side Yard Setback	10 feet house and 5 feet garage	6.5 feet house and 6.5 feet garage.
Rear Yard Setback	30 feet house and 5 feet garage	30 feet

Existing Conditions

The existing parcel has trees, a ditch and wetland on the south area of the parcel, and wetland located on the north side of the property.

History

There are no previous approvals on this property. A church applied for a Conditional Use Permit (CUP) in 2020 but withdrew the application prior to the Planning Commission meeting.

The applicant requested feedback on rezoning to DF for 22 townhomes with a private street at a January 2024 City Council Workshop meeting, and there was not a consensus that a rezoning would be supported for 22 townhomes. The concerns were potential traffic and loss of trees.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:
The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the comprehensive plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and polices of the City.

The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF District also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- a. By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
- b. By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;

- c. By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- d. By allowing for any type of ownership, private, condominium, or rental;
- e. By allowing flexibility in setback and height restrictions;
- f. By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- g. By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
- h. By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- i. By contributing to the tax base of the community without making undue demands on the community services; and
- j. By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The proposed development meets the following criteria for the Development Flex Zoning District:

- a. That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
 - o By utilizing the development flex zoning, this will provide the setbacks and lot areas needed to meet the required density requirements. The applicant proposes to construct 11 single family villas.
- b. That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
 - o This project does propose providing a 3.17 acre common area in Lot 12. This will include the green areas, stormwater ponding, existing wetlands, county ditch, and project screening.
- c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
 - o The development is compatible with the purpose and intent of the ordinance and aligns with the comprehensive plan as it is being developed into single family homes with a density of 2.98 units per acre.
- d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
 - o The development has been designed in a way that will have little to no impact on the existing wetlands and ditch. The site, as designed, will also preserve the existing flood plain volume and provide the necessary storm water system for the project. Existing trees will be removed, although a tree inventory was completed to confirm the majority of these are low quality Poplar and Boxelders. New tree plantings will be provided with this project.

- e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
 - o There will be no undue burden on public services and facilities. The developer followed the density and unit count required by the City of Blaine land use plan. There is public sewer and water available on the public road adjacent to the project.
- f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas;
 - o The project has been designed in a manner that has taken into account the surrounding environment. This includes the existing flood plain, county ditch, wetlands, parcel boundary, and setback requirements to the adjacent frontage road.
- g. That the proposal be consistent with all other applicable city and state regulations.
 - o The project has been submitted to Rice Creek Watershed in conjunction with the city's application process, and has been designed to accommodate their requirements. In addition, this plat will be submitted to the Anoka County Surveyor's Office for their review. The adjoining streets fall under the city's jurisdiction.

Evaluation of Request

Plat

The preliminary plat creates 11 single family lots and one common lot for ponding, wetlands, and common areas. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 53 feet wide.

As proposed, the lot sizes are as follows:

- Single family Lots 1-11 range from 6,598 sf to 6,625 sf.
- Lot 12 (ponding, wetland, and common area): 3.17 acres

Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed with a stone/brick element on the front elevation.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback - 6.5 feet for house and 6.5 feet for garage.
- Corner side yard setback - 6.5 feet (private street) and 30 feet (public street)
- Rear yard setback - 30 feet

Landscaping

The standard landscaping requirements proposed are two trees on all lots. The side yards of Lots 1 and 11 (adjacent to the frontage road) will require three additional conifers for Lot 1, and 2 additional conifers for Lot 11.

Tree Preservation

Approximately 3.4 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 27 trees would be required for tree replacement purposes. The developer has proposed a total of 27 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 11 new single family lots being constructed at the rate of \$4,894 per unit (2024 rate) for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) 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.

The developer will also need to submit construction contract documents that 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.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.

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.

The developer shall be responsible for assessments for sanitary sewer and water lateral installments is \$10,269.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water sources for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

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

The development shall indicate that all structures are protected from flooding by processing 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 the time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to West 35W Service Drive NE.

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.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Attachment List:

Zoning and Location Map

Preliminary Plat

Grading Plan

Landscape Plan

Tree Inventory Plan

House Elevation and Floor Plan

Narrative

Public Comments

Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 051424



City of Blaine

Signature Copy

Ordinance: ORD 24-2552

Second Reading

Ordinance Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

Section 2. The above described property is hereby rezoned from:

~~Single Family Residential (R-1AA)~~

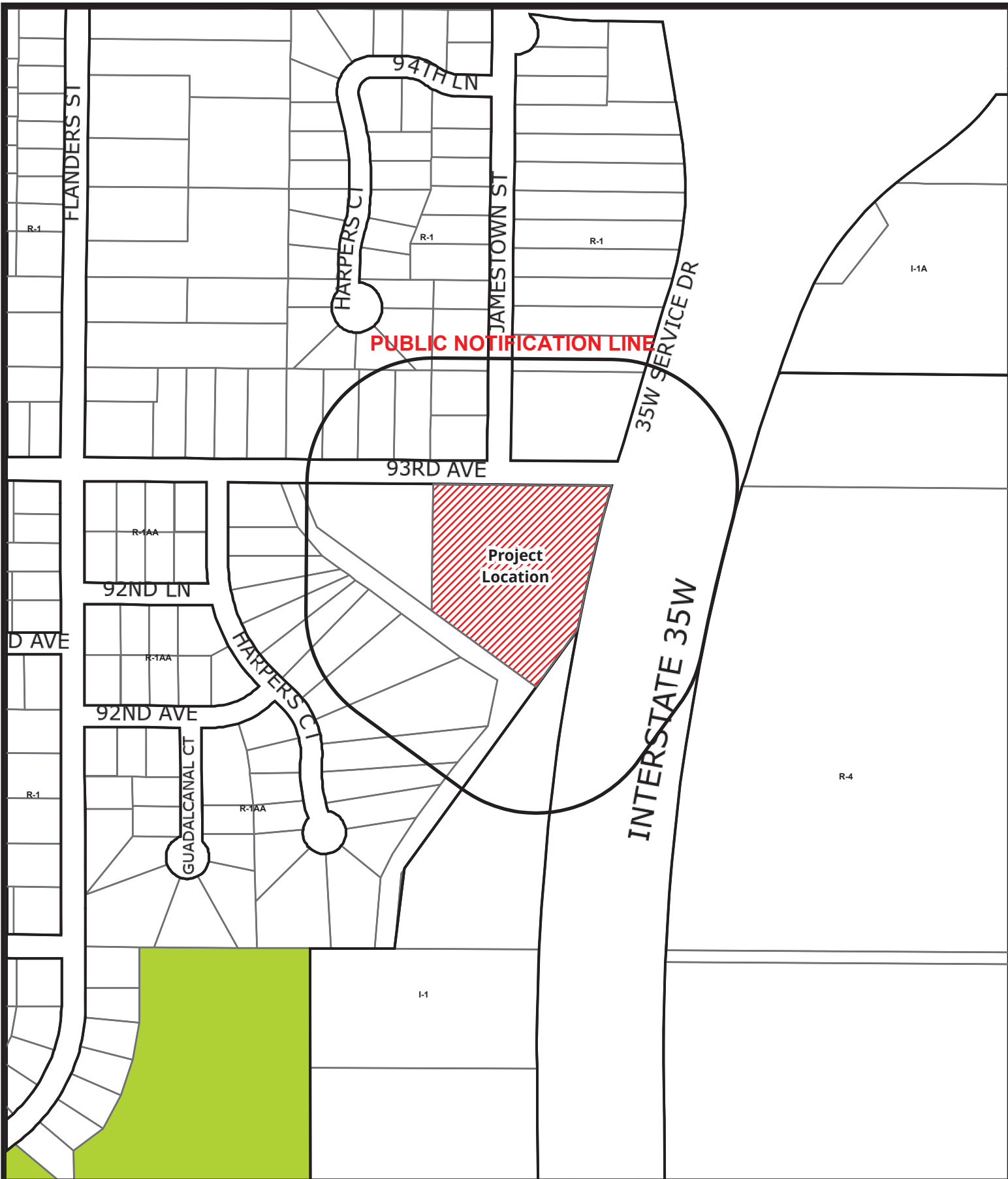
to

Development Flex (DF)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of June, 2024.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



BlaineMN.gov

Case File No. 24-0022 Boulder Villas

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



PRELIMINARY PLAT

~of~ BOULDER VILLAS

Applicant: **BOULDER CONTRACTING, LLC**
2322 171ST LANE NE
HAM LAKE, MN 55304
Contact: **BRIAN JANSEN**
612-369-2746

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

AREA COMPUTATIONS

TOTAL AREA : 4.84 ACRES
TOWNSHIP UNITS : 11 UNITS
COMMON AREA LOTS : 1 LOT
DENSITY : 2.27 UNITS PER ACRE

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	11
Total Acreage	4.84
Exclusions	
Wetlands (does not include buffers or stormwater ponding)	1.10
State, threatened or endangered species preservation	
Public parks and open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	2.27271
Net Density	2.08101

Net density must match the land use designation from the Comprehensive Plan.

Use	S.F. units per acre
LD	5.5 units per acre
LD-2	5.5 units per acre
MD	5.12 units per acre
MD-2	5.12 units per acre
MD-3	5.12 units per acre
MD-4	5.12 units per acre
MD-5	5.12 units per acre
MD-6	5.12 units per acre
MD-7	5.12 units per acre
MD-8	5.12 units per acre
MD-9	5.12 units per acre
MD-10	5.12 units per acre
MD-11	5.12 units per acre
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MD-95	5.12 units per acre
MD-96	5.12 units per acre
MD-97	5.12 units per acre
MD-98	5.12 units per acre
MD-99	5.12 units per acre
MD-100	5.12 units per acre

ZONING AND SETBACKS

EXISTING: R-1A - SINGLE FAMILY
SURROUNDING: R-1A - SINGLE FAMILY (WEST)
R-1 - SINGLE FAMILY RESIDENTIAL (NORTH)
I-1 - LIGHT INDUSTRIAL

PROPOSED: DF (DEVELOPMENT FLEX) FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

FRONT SETBACK FROM PRIVATE STREET: 25 FEET FROM CURB
SETBACK FROM PUBLIC RIGHT OF WAY: 30 FEET
SETBACK BETWEEN BUILDINGS: 13 FEET (6.5 FROM SIDE LOT LINE)
REAR PROPERTY SETBACK: 30 FEET
PRIVATE SIDE STREET: 20 FEET FROM CURB

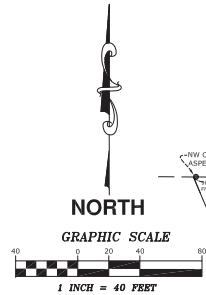
PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:
MINIMUM LOT AREA: 6,625 S.F. LOTS 1-4, 6-8, 10 AND 11
MINIMUM LOT WIDTH: 6,598 S.F. LOTS 5 AND 9
MINIMUM LOT DEPTH: 53.0 FEET
MINIMUM LOT DEPTH: 125.0 FEET

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.

JASON E. BUD
JASON E. BUD
Date: 04/19/24 License No. 41578

DRAWN BY:	JEN	JOB NO.:	230084PP	DATE:	03/07/24
CHECK BY:	JEN	FIELD DRAWN BY:	BT		
1	03/13/24	TURN AREAS ON	JEN		
2	04/19/24	REVISED EASEMENTS	JEN		
3					
NO.	DATE	DESCRIPTION	BY		

230084PP - SHEET S2



BENCHMARK:

MNDOT STATION NAME: 0280 Z
ELEV. = 906.07 FEET (NAVD83)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES RESTRICTED ACCESS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP

PART OF SEC. 34, TWP. 31, RING. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH
- Parcel ID Numbers 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by Kjo/haug Environmental Services Company July 2023.
- Wetland 2 location was provided by Kjo/haug Environmental Services on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 foot interval accuracy.
- Total proposed wetland fill = 1,903 S.F.
- See Tree Inventory Survey prepared by E.G. Rud & Sons, Inc. for tree locations and tree removals.
- See Site Plan Prepared by E.G. Rud & Sons, Inc. for proposed buildings, driveways and sidewalk locations.
- Underlying drainage and utility easements per the plat of ASPEN RIDGE SECOND ADDITION will need to be vacated.

S:\BUD\CAD\23PROJ\230084PP\230084PP.S2

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL Gopher State One Call at least 48 hours prior to any excavations for existing utilities locations.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

TIMING FOR EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
- 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
- 3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
- 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
4. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
5. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
6. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
- 6.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE NPDES PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- 6.2. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN-PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
7. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
8. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II

1. PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
2. INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
3. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.
4. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
5. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOO.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

LEGEND

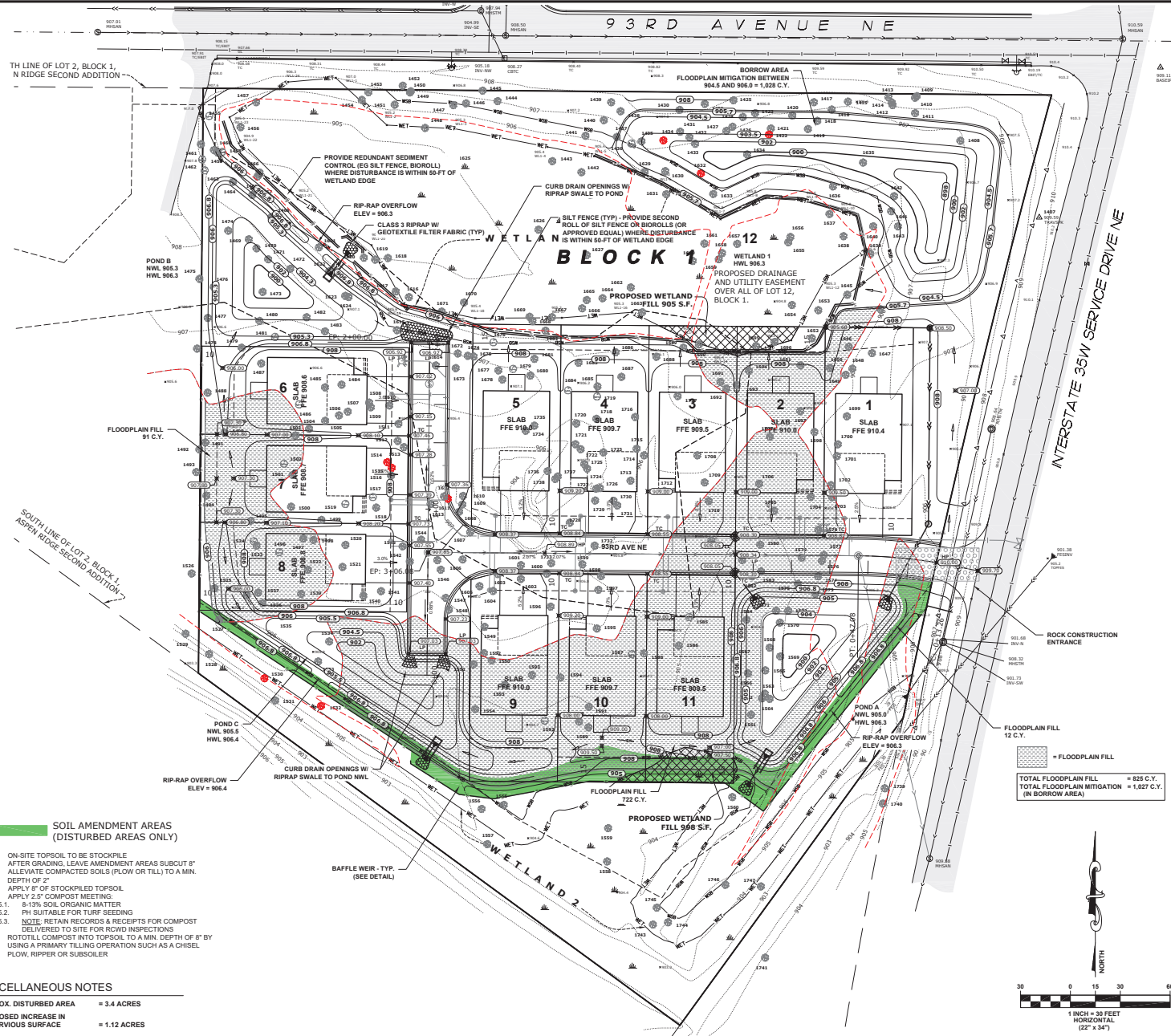
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- ⊙ EXISTING MANHOLE
- ◻ EXISTING FLARED-END SECTION
- ◻ EXISTING CATCH BASIN
- ⌋ EXISTING GATE VALVE
- ⌋ EXISTING HYDRANT
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ◻ PROPOSED STORM MANHOLE
- ◻ PROPOSED CATCH BASIN
- ◻ PROPOSED FLARED-END SECTION
- ⌋ PROPOSED GATE VALVE
- ⌋ PROPOSED HYDRANT
- ◻ PROPOSED RIP-RAP
- ⊙ PROPOSED INLET PROTECTION
- PROPOSED DIRECTION OF DRAINAGE
- ⊙ PROPOSED POINTS
(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
HP = HIGH POINT; LP = LOW POINT;
TC = TOP OF CURB
- WETLAND DELINEATION
- WETLAND SETBACK

SOIL AMENDMENT AREAS (DISTURBED AREAS ONLY)

1. ON-SITE TOPSOIL TO BE STOCKPILE
2. AFTER GRADING, LEAVE AMENDMENT AREAS SUBCUT 8"
3. ALLEVATE COMPACTED SOILS (PLOW OR TILL) TO A MIN. DEPTH OF 2"
4. APPLY 8" OF STOCKPILED TOPSOIL
5. APPLY 2.5" COMPOST MEETING
 - 5.1. 8-13% SOIL ORGANIC MATTER
 - 5.2. PH SUITABLE FOR TURF SEEDING
6. ROTOTILL COMPOST INTO TOPSOIL TO A MIN. DEPTH OF 6" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER

MISCELLANEOUS NOTES

APPROX. DISTURBED AREA = 3.4 ACRES
PROPOSED INCREASE IN IMPERVIOUS SURFACE = 1.12 ACRES



DRAWN BY: JEN NO. 25-2124
CHECKED BY: JEN NO. 25-2124
DATE: 04/18/2024
SCALE: 1"=30'

NO.	DATE	DESCRIPTION
1	04/18/24	REVISED COMMENTS
2		
3		
4		
5		
6		
7		

PRELIMINARY
ADAM CANNEL
Date: 04/18/2024
License No. 43903

BOULDER VILLAS
BLAINE, MN
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: BOULDER CONTRACTING

SHEET

C1.1

23-2124

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE LOCATION OF UTILITIES AND NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. THE CONTRACTOR SHALL STATE ONE AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF INSTALLATIONS.
4. ALL UTILITIES AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND ALL CITY ORDINANCES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREET OR SIDEWALK.
6. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL PUBLIC TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND TRAFFIC LIGHTS, THROUGHOUT THE PROJECT DURATION. THE CONTRACTOR SHALL

Total area of site	4.84 acres
Disturbed area	3.40 acres
Minus wetlands	1.11 acres
Minus pond NWLs	0.31 acres
Minus impervious	1.12 acres
Net disturbed upland	0.86 acres

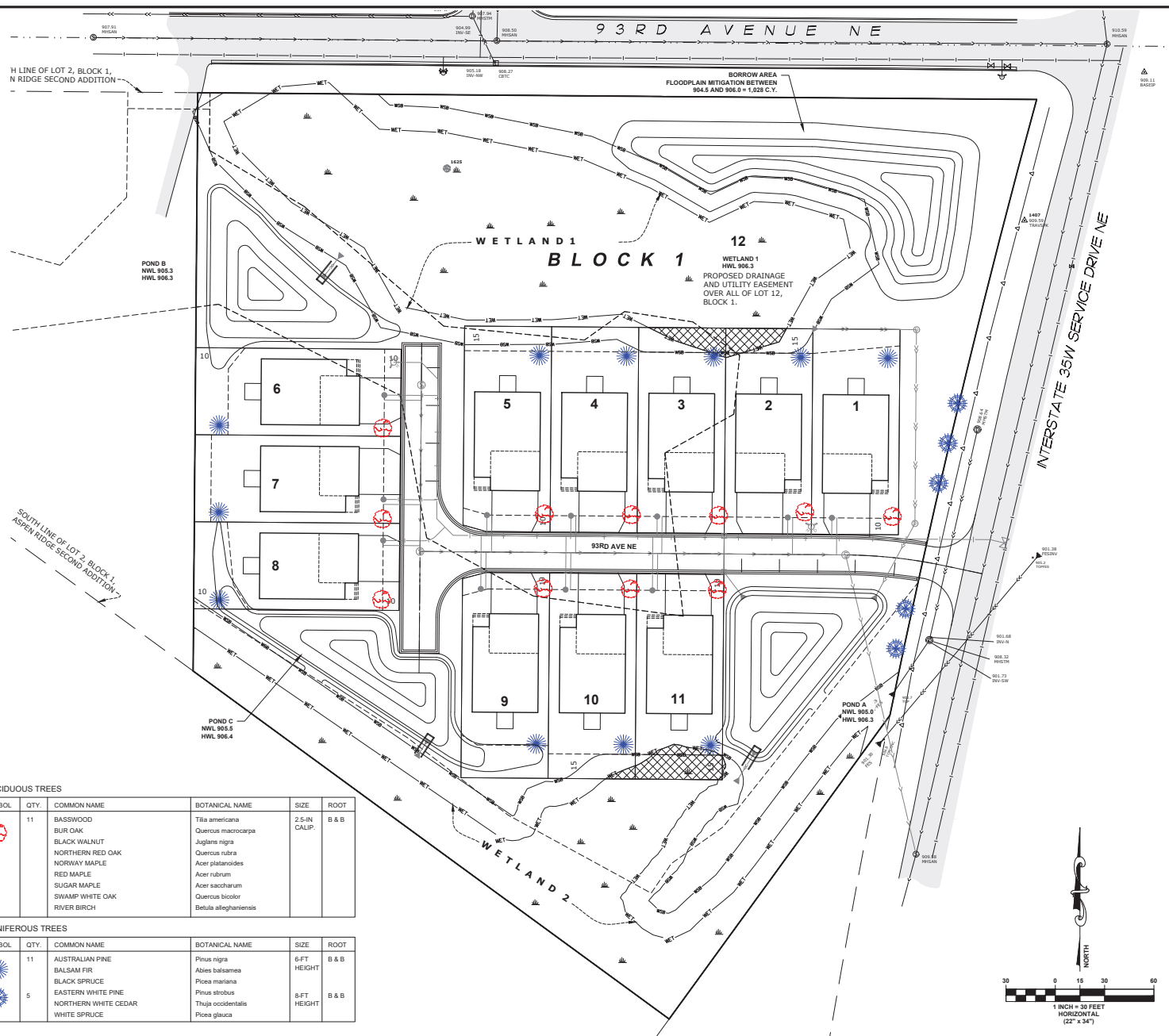
PER 33.09 (a) (3) (cc): ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.

NET UPLAND = 0.86 ACRES
TREES REQUIRED = 0.86 x 8
= 6.88
= 7 REPLACEMENT TREES REQUIRED

	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING MANHOLE
	EXISTING FLARED-END SECTION
	EXISTING CATCH BASIN
	EXISTING GATE VALVE
	EXISTING HYDRANT
	PROPOSED WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED FLARED-END SECTION
	PROPOSED GATE VALVE
	PROPOSED HYDRANT
	PROPOSED RIP-RAP
	PROPOSED INLET PROTECTION
	PROPOSED DIRECTION OF DRAINAGE
	PROPOSED POINTS
	(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	HP = HIGH POINT; LP = LOW POINT;
	TC = TOP OF CURB
	WETLAND DELINEATION
	WETLAND SETBACK

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	BASSWOOD	Tilia americana	2.5-IN CALIP.	B & B
		BUR OAK	Quercus macrocarpa		
		BLACK WALNUT	Juglans nigra		
		NORTHERN RED OAK	Quercus rubra		
		NORWAY MAPLE	Acer platanoides		
		RED MAPLE	Acer rubrum		
		SUGAR MAPLE	Acer saccharum		
		SWAMP WHITE OAK	Quercus bicolor		
		RIVER BIRCH	Betula alleghaniensis		

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	AUSTRALIAN PINE BALSAM FIR BLACK SPRUCE	<i>Pinus nigra</i> <i>Abies balsamea</i> <i>Picea mariana</i>	6-FT HEIGHT	B & B
	5	EASTERN WHITE PINE NORTHERN WHITE CEDAR WHITE SPRUCE	<i>Pinus strobus</i> <i>Thuja occidentalis</i> <i>Picea glauca</i>	6-FT HEIGHT	B & B



PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8210

 SITE PLANNING
& ENGINEERING

		DRAWN BY:
		AG
	JOB NO:	
	23-2124	
	CHECK BY:	
	MGA	
	DATE:	
1	TREES ADDED	04.15.24
2	PCWD REVIEW COMMENTS	04.19.24
3		
4		
5		
6		
7		
8		

BOULDER VILLAS
BLAINE, MN
LANDSCAPE PLAN

SHEET

C1.3

TREE INVENTORY SURVEY

~of~ BOULDER VILLAS

Applicant: BOULDER CONTRACTING, LLC
2322 171ST LANE NE
HAM LAKE, MN 55304
Contact: BRIAN JANSEN
612-369-2746

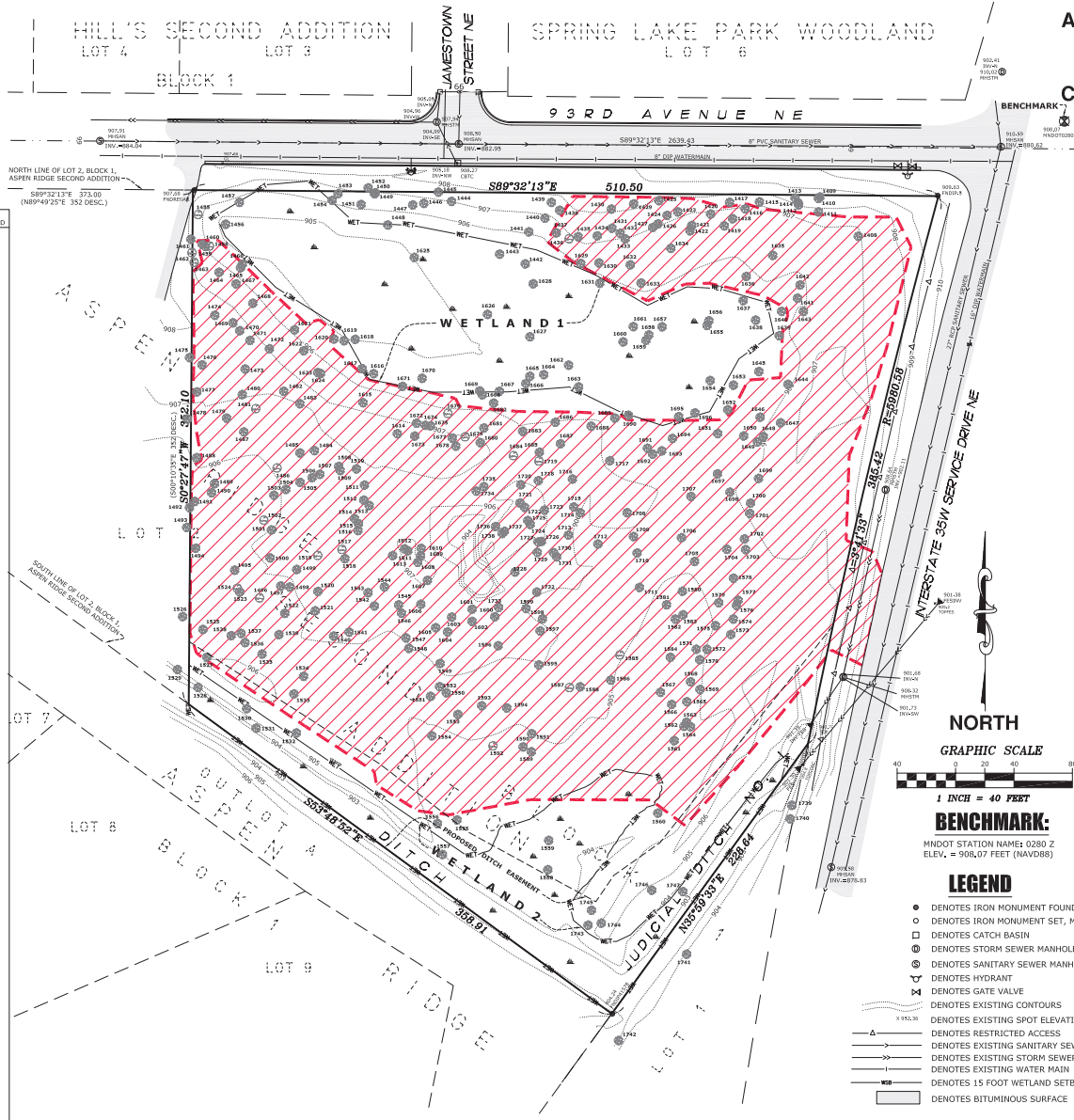
TREE LEGEND

BOX DENOTES BOX ELDER
CHE DENOTES CHINESE ELM
COT DENOTES COTTON WOOD
OS DENOTES TREE IS OFF SITE
3-16-11-10 DENOTES 3 TRUNKS AND THE SIZES
2222 DENOTES TREE REMOVAL AREA

THERE WILL BE 6 OAK TREES TO BE REMOVED (A TOTAL OF 97 DBHS)

TREE INVENTORY

POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED
1408	BOX	2-11	X	1522	POPLAR	12	X	1635	POPLAR	9	X
1409	POPLAR	12	X	1523	POPLAR	12	X	1636	POPLAR	8	X
1410	POPLAR	9	X	1524	CHE	9	X	1637	POPLAR	10	X
1411	BOX	11	X	1525	POPLAR	11	X	1638	POPLAR	9	X
1412	BOX	9	X	1526	POPLAR	11	OS	1639	BOX	9	X
1413	BOX	13	X	1527	POPLAR	10	X	1640	POPLAR	8	X
1414	BOX	9	X	1528	POPLAR	11	X	1641	POPLAR	8	X
1415	POPLAR	11	X	1529	POPLAR	10	OS	1642	BOX	20	X
1416	POPLAR	9	X	1530	OAK	3-16-11-10		1643	POPLAR	9	X
1417	POPLAR	10	X	1531	POPLAR	8	X	1644	BOX	13	X
1418	POPLAR	8	X	1532	OAK	24	X	1645	POPLAR	9	X
1419	POPLAR	9	X	1533	POPLAR	12	X	1646	BOX	12	X
1420	POPLAR	10	X	1534	POPLAR	12	X	1647	POPLAR	9	X
1421	POPLAR	12	X	1535	POPLAR	9	X	1648	BOX	14	X
1422	OAK	20	X	1536	POPLAR	10	X	1649	BOX	8	X
1423	POPLAR	12	X	1537	POPLAR	9	X	1650	POPLAR	11	X
1424	POPLAR	9	X	1538	POPLAR	8	X	1651	POPLAR	10	X
1425	POPLAR	11	X	1539	POPLAR	9	X	1652	POPLAR	11	X
1426	POPLAR	8	X	1540	POPLAR	10	X	1653	POPLAR	11	X
1427	POPLAR	9	X	1541	POPLAR	12	X	1654	POPLAR	9	X
1428	POPLAR	9	X	1542	POPLAR	14	X	1655	POPLAR	8	X
1430	POPLAR	9	X	1543	POPLAR	15	X	1656	POPLAR	10	X
1431	POPLAR	12	X	1544	POPLAR	10	X	1657	POPLAR	11	X
1432	POPLAR	12	X	1545	POPLAR	10	X	1658	MAPLE	24	X
1433	POPLAR	8	X	1546	POPLAR	14	X	1659	POPLAR	10	X
1434	OAK	14	X	1547	BOX	12	X	1660	POPLAR	10	X
1435	POPLAR	12	X	1548	POPLAR	9	X	1661	POPLAR	10	X
1436	CHE	15	X	1549	POPLAR	13	X	1662	MAPLE	24	X
1437	POPLAR	12	X	1550	POPLAR	12	X	1663	MAPLE	14	X
1438	POPLAR	13	X	1551	POPLAR	9	X	1664	MAPLE	14	X
1439	POPLAR	11	X	1552	POPLAR	9	X	1665	MAPLE	2-16-18	
1440	POPLAR	13	X	1553	POPLAR	9	X	1666	MAPLE	8	X
1441	POPLAR	12	X	1554	POPLAR	11	X	1667	POPLAR	8	X
1442	MAPLE	9	X	1555	POPLAR	24	X	1668	POPLAR	8	X
1443	POPLAR	24	X	1556	POPLAR	10	X	1669	POPLAR	8	X
1444	MAPLE	2-14-20		1557	POPLAR	10	X	1670	BOX	11	X
1445	POPLAR	8	X	1558	POPLAR	9	X	1671	BOX	11	X
1446	POPLAR	8	X	1559	POPLAR	9	X	1672	BOX	11	X
1447	POPLAR	8	X	1560	POPLAR	11	X	1673	MAPLE	16	X
1448	MAPLE	22	X	1561	POPLAR	8	X	1674	POPLAR	8	X
1449	BOX	10	X	1562	POPLAR	8	X	1675	POPLAR	10	X
1450	BOX	14	X	1563	POPLAR	10	X	1676	CHE	10	X
1451	MAPLE	3-10-14-16		1564	POPLAR	11	X	1677	POPLAR	14	X
1452	COT	14	X	1565	POPLAR	10	X	1678	POPLAR	11	X
1453	BOX	8	X	1566	POPLAR	10	X	1679	CHE	11	X
1454	MAPLE	16	X	1567	POPLAR	8	X	1680	BOX	10	X
1455	ELM	12	X	1568	POPLAR	10	X	1681	POPLAR	12	X
1456	POPLAR	10	X	1569	POPLAR	11	X	1682	POPLAR	11	X
1457	COT	16	X	1570	POPLAR	12	X	1683	BOX	9	X
1458	ELM	6	X	1571	POPLAR	8	X	1684	CHE	12	X
1459	POPLAR	9	X	1572	POPLAR	8	X	1685	POPLAR	11	X
1460	POPLAR	8	X	1573	POPLAR	12	X	1686	POPLAR	9	X
1461	POPLAR	8	X	1574	POPLAR	8	X	1687	POPLAR	12	X
1462	CHE	9	X	1575	POPLAR	8	X	1688	POPLAR	9	X
1463	CHE	9	X	1576	POPLAR	12	X	1689	BOX	8	X
1464	POPLAR	11	X	1577	POPLAR	9	X	1690	MAPLE	22	X
1465	BOX	14	X	1578	POPLAR	10	X	1691	BOX	10	X
1466	POPLAR	8	X	1579	POPLAR	9	X	1692	BOX	8	X
1467	BOX	11	X	1580	POPLAR	9	X	1693	POPLAR	11	X
1468	BOX	12	X	1581	POPLAR	8	X	1694	POPLAR	10	X
1469	POPLAR	12	X	1582	POPLAR	8	X	1695	POPLAR	10	X
1470	POPLAR	11	X	1583	POPLAR	8	X	1696	POPLAR	9	X
1471	POPLAR	8	X	1584	CHE	11	X	1697	POPLAR	8	X
1472	POPLAR	11	X	1585	POPLAR	8	X	1698	POPLAR	6	X
1473	POPLAR	9	X	1586	POPLAR	8	X	1699	POPLAR	10	X
1474	POPLAR	11	X	1587	CHE	8	X	1700	POPLAR	12	X
1475	POPLAR	9	X	1588	POPLAR	10	X	1701	POPLAR	8	X
1476	POPLAR	9	X	1589	POPLAR	8	X	1702	POPLAR	9	X
1477	BOX	2-8-12	OS	1590	BOX	9	X	1703	POPLAR	9	X
1478	BOX	11	OS	1591	POPLAR	10	X	1704	POPLAR	12	X
1479	BOX	26	X	1592	CHE	14	X	1705	POPLAR	11	X
1480	BOX	18	X	1593	POPLAR	9	X	1706	POPLAR	8	X
1481	CHE	12	X	1594	POPLAR	11	X	1707	POPLAR	11	X
1482	POPLAR	16	X	1595	POPLAR	11	X	1708	POPLAR	12	X
1483	POPLAR	16	X	1596	POPLAR	12	X	1709	POPLAR	10	X
1484	BOX	11	X	1597	POPLAR	12	X	1710	POPLAR	9	X
1485	POPLAR	14	X	1598	POPLAR	9	X	1711	POPLAR	10	X
1486	CHE	12	X	1599	POPLAR	9	X	1712	POPLAR	9	X
1487	POPLAR	12	X	1600	POPLAR	12	X	1713	POPLAR	10	X
1488	BOX	12	X	1601	POPLAR	12	X	1714	BOX	9	X
1489	POPLAR	8	X	1602	POPLAR	10	X	1715	POPLAR	12	X
1490	POPLAR	8	X	1603	POPLAR	10	X	1716	POPLAR	12	X
1491	BOX	10	X	1604	POPLAR	10	X	1717	POPLAR	14	X
1492	POPLAR	12	X	1605	POPLAR	8	X	1718	POPLAR	14	X
1493	POPLAR	12	X	1606	POPLAR	10	X	1719	CHE	12	X
1494	POPLAR	8	X	1607	POPLAR	12	X	1720	POPLAR	9	X
1495	POPLAR	9	X	1608	POPLAR	13	X	1721	POPLAR	12	X
1496	CHE	9	X	1609	POPLAR	12	X	1722	POPLAR	8	X
1497	POPLAR	12	X	1610	POPLAR	14	X	1723	POPLAR	10	X
1498	POPLAR	11	X	1611	POPLAR	11	X	1724	OAK	9	X
1499	POPLAR	12	X	1612	POPLAR	11	X	1725	POPLAR	8	X
1500	POPLAR	11	X	1613	POPLAR	14	X	1726	POPLAR	11	X
1501	BOX	16	X	1614	POPLAR	13	X	1727	POPLAR	11	X
1502	CHE	8	X	1615	POPLAR	16	X	1728	POPLAR	10	X
1503	POPLAR	11	X	1616	BOX	12	X	1729	POPLAR	11	X
1504	POPLAR	8	X	1617	POPLAR	10	X	1730	POPLAR	9	X
1505	POPLAR	10	X	1618	MAPLE	22	X	1731	POPLAR	12	X
1506	POPLAR	12	X	1619	POPLAR	9	X	1732	POPLAR	10	X
1507	BOX	13	X	1620	BOX	11	X	1733	POPLAR	14	X
1508	POPLAR	8	X	1621	POPLAR	10	X	1734	POPLAR	10	X
1509	POPLAR	8	X	1622	BOX	8	X	1735	POPLAR	9	X
1510	POPLAR	12	X	1623	POPLAR	12	X	1736	POPLAR	10	X
1511	POPLAR	10	X	1624	BOX	12	X	1737	POPLAR	10	X
1512	POPLAR	9	X	1625	ASH	9	X	1738	POPLAR	10	X
1513	POPLAR	11	X	1626	POPLAR	10	X	1739	POPLAR	10	X
1514	OAK	18	X	1627	MAPLE	60 CLUMP		1740	BOX	2-14	OS
1515	OAK	22	X	1628	MAPLE	26	X	1741	POPLAR	14	OS
1516	POPLAR	10	X	1629	POPLAR	12	X	1742	POPLAR	8	X
1517	POPLAR	9	X	1630	POPLAR	8	X	1743	POPLAR	8	X
1518	POPLAR	14	X	1631	POPLAR	8	X	1744	POPLAR	8	X
1519	CHE	14	X	1632	OAK	14	X	1745	POPLAR	8	X
1520	POPLAR	10	X	1633	POPLAR	8	X	1746	POPLAR	8	X
1521	POPLAR	14	X	1634	POPLAR	8	X	1747	POPLAR	8	X



VICINITY MAP

PART OF SEC. 34, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23. Trees were located on 08/24.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH Parcel ID Number: 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- Boundary area of the surveyed premises: 4.84 Acres
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon.
- Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by KJHaug Environmental Services Company July 2023.
- Wetland 2 location was provided by KJHaug Environmental Service on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 foot interval accuracy.

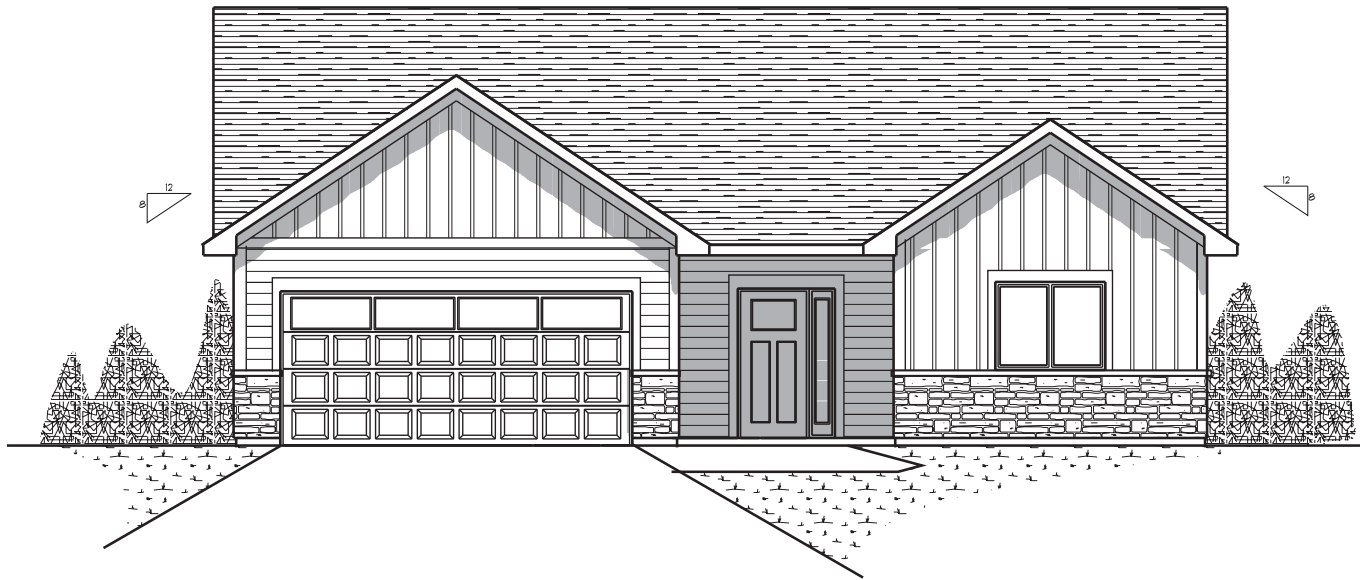
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 04/19/24 License No. 41578

DRAWN BY:	JEN	JOB NO:	230084PP	DATE:	03/07/24
CHECK BY:	JEN	FIELD CREW:	CH-RH		
1	04/19/24	REVISE TREE CLEARING LIMITS	JEN		
2					
3					
NO.	DATE	DESCRIPTION	BY		

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

230084PP - SHEET S-4



FRONT ELEVATION

NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF HOME PLANNING ASSOCIATES INC. AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED, WITHOUT THE EXPRESS WRITTEN CONSENT OF HOME PLANNING ASSOCIATES INC.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISIONS

PLAN FOR:
MOUNDS VIEW VILLA

SQ. FT. **1461**

DATE:
2-20-24

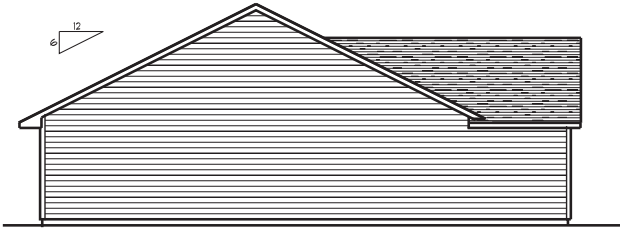


HOME PLANNING ASSOCIATES INC.

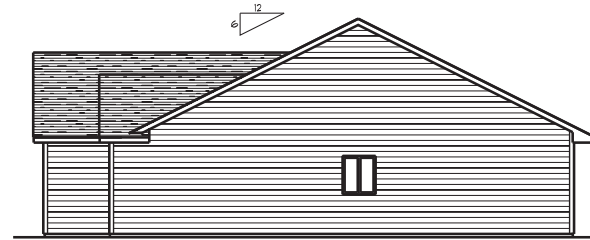
1900 7TH STREET NW, SUITE 115
NEW BRIGHTON, MINNESOTA 55112
(763) 786-6069
homeplanningest.net

SHEET NUMBER
OF **ONE** SHEETS

PLAN NUMBER
24013

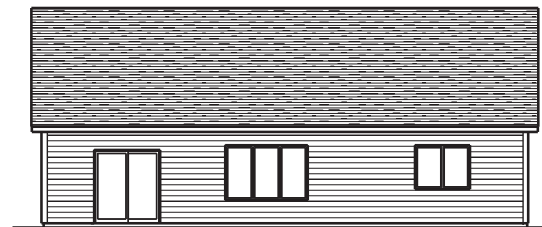


LEFT ELEVATION



RIGHT ELEVATION

240* ASPHALT SHINGLES

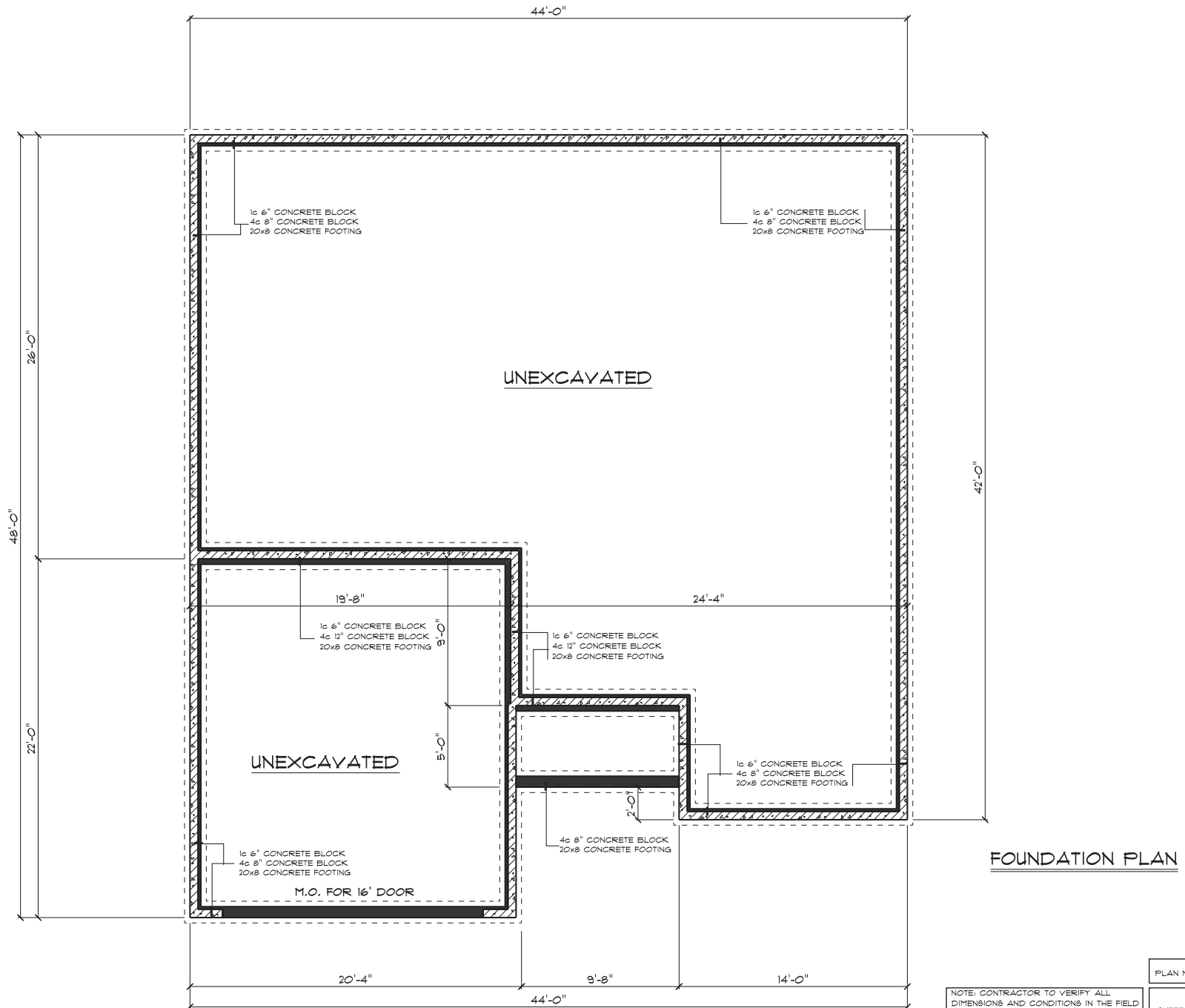


REAR ELEVATION

PLAN NUMBER: 24013

NOTE: CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE FIELD
AND BE RESPONSIBLE FOR SAME

SHEET 5 OF 5





BOULDER VILLAS PROJECT NARRATIVE

APPLICANT INFORMATION:

Boulder Contracting is a family owned and operated custom home builder in Ham Lake, Minnesota. For over 30 years, they have been building homes in Blaine, Andover, Coon Rapids, and neighboring suburbs north of Minneapolis and St. Paul. They pride themselves on quality craftsmanship and affordability.

Their owner Brian Jansen has worked with the City of Blaine on other prior projects, which includes the development of BOULDER ESTATES 2ND ADDITION in 2020. This project was successfully developed and fully occupied with 9 custom-built single-family homes over a 3 year period.

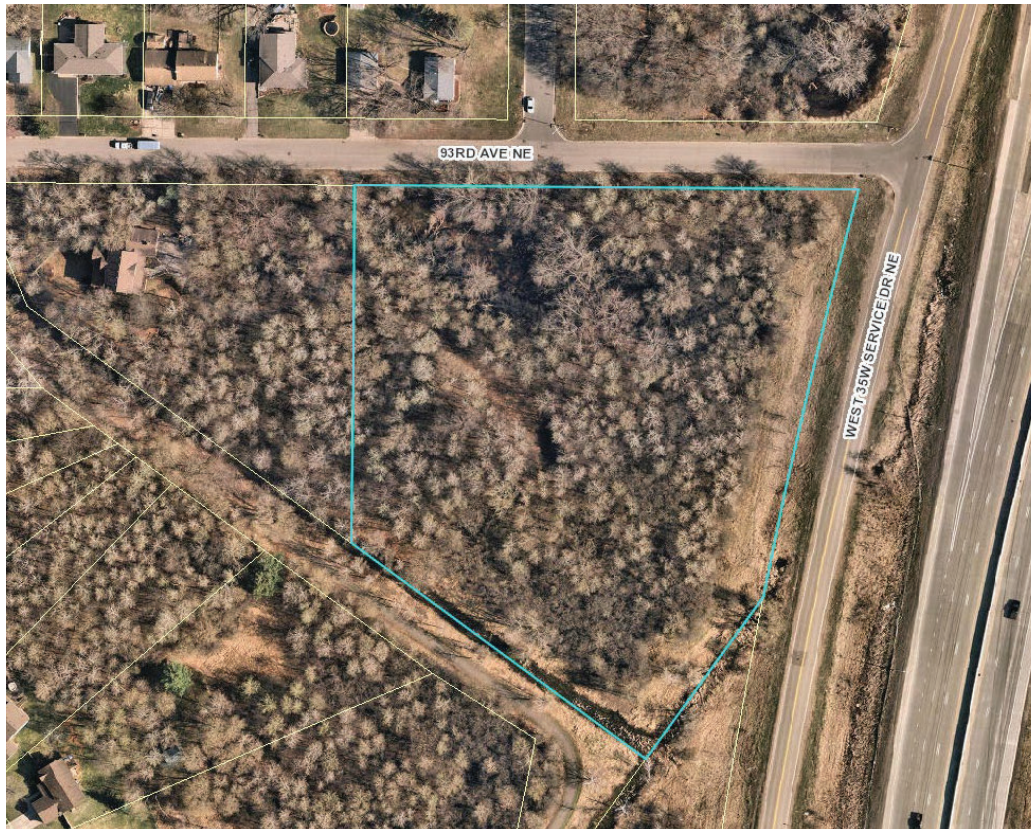
BOULDER ESTATES/ 2020 Project Developed by Boulder Contracting



BOULDER VILLAS- PARCEL CHARACTERISTICS

Boulder Contracting was approached to consider the development of a vacant parcel at the southwest corner of 93rd Avenue and the 35W Service Road. This vacant parcel has characteristics similar to Brian's prior development, in that it is in proximity to 35W, adjoins existing single-family housing, and has existing trees and other site features to take into consideration.

PROPOSED BOULDER VILLAS- GIS Photo



This parcel has three main natural features that need to be taken into consideration for any future development. These include the following:

- 1.) There is an existing county ditch along the southern boundary.
- 2.) There is a wetland associated with the county ditch, and another sizable wetland on the northern part of the parcel.
- 3.) There is an existing floodplain that encumbers the parcel.

As part of the site research and due diligence, Boulder Contracting had a wetland delineation completed in 2023, which has been approved by Rice Creek Watershed. In addition, a land survey was completed to inventory the trees, confirm the existing topography, ditch location, and flood plain extents.

SITE PLANNING AND LAYOUT

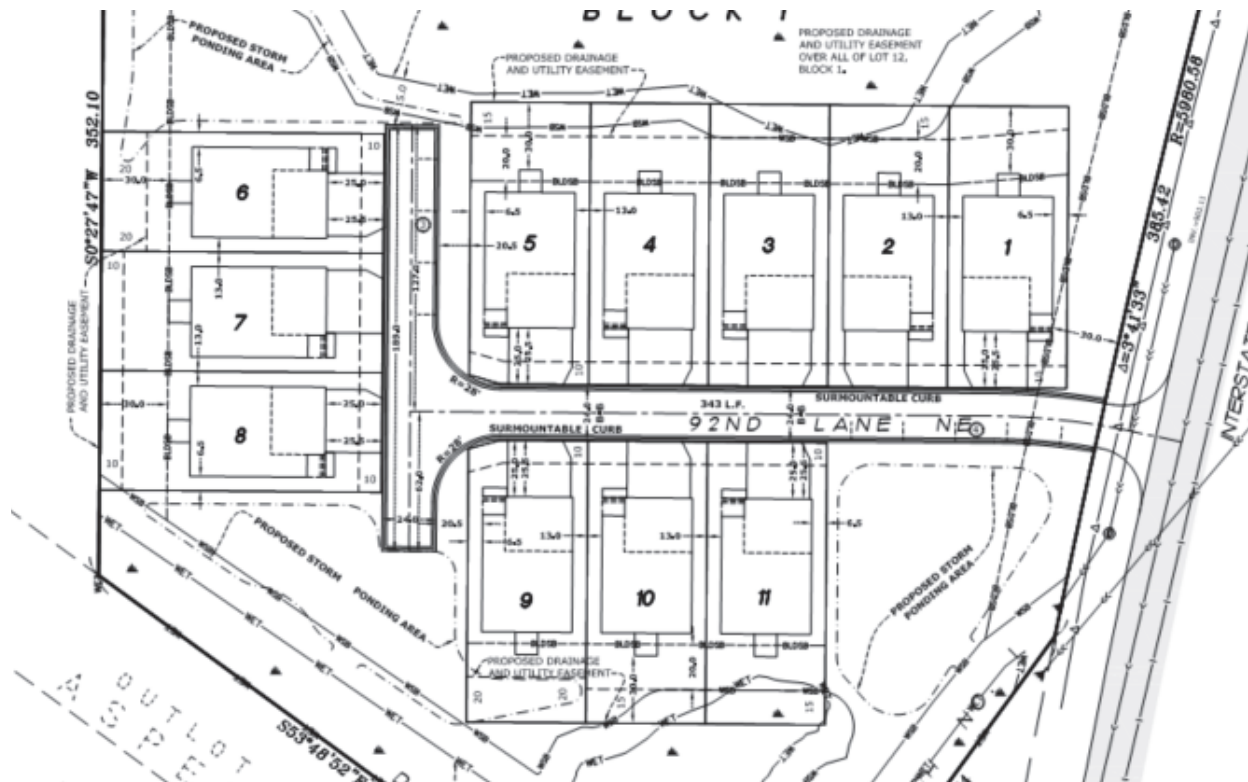
Boulder Contracting contacted the City of Blaine Planning staff early on to confirm the city requirements. The parcel is zoned R-1AA and guided LDR, which has a density requirement of 2.5 to 6 units per acre.

To accommodate this density, a sketch plan was prepared that proposed 3 unit and 4-unit townhomes. This type of product would have provided a higher density, although it also required a comp plan amendment to do so. Since a supermajority vote is required to approve the amendment, the project was presented to the city council at a workshop for their review and

feedback. The townhome layout was not seen favorably in the eyes of the council, so Boulder Contracting was advised by staff to pursue a single-family development.

As a result, Boulder Contracting is proposing the construction of 11 single-family villa lots.

PROPOSED BOULDER VILLAS- Site Plan



The project is to be served by public sewer and water and a 24-foot-wide private drive that would have on street parking. The request to develop the site with a private drive, is due to the existing site features listed previously. Even though there are wetlands to the north and south, this development has proposed minimal wetland impact, which falls under the Rice Creek Watershed's de minimis wetland fill requirement.

The villas are proposed at setbacks that are agreeable to the city staff and have been utilized in prior developments in The City of Blaine. Again, these standards provide a means to develop the project with reduced wetland impact and flood plain fill.

In completing the existing tree inventory, it has been determined that the majority of the site has lower quality trees, in that it is primarily comprised of poplars and boxelders. The trees that fall within the wetlands will be saved, which will allow some natural screening along the northerly and southerly parcel boundaries. The rest of the trees on site will be removed by the development of the project, due to the need to provide flood plain mitigation and storm water ponding.

As a result, Boulder Contracting plans to provide new screening along the frontage road in the form of fencing and 8 foot conifers. In addition, a landscape plan has been prepared for the planting of new trees for each home.

NEW INFRASTRUCTURE- MAINTENANCE

As noted, BOULDER VILLAS will be served by public utilities, which will be covered by public drainage and utility easements. This will also be the case with the storm sewer and storm water ponds, which the city deems need to be covered by drainage and utility easements. Furthermore, a maintenance agreement will most likely be required by Rice Creek Watershed District pertaining to the maintenance of storm water features.

This project will be comprised of a homeowner's association. The members of the association will have regular dues paid, which will be utilized to employ a private firm to maintain the private drive and to care for the common areas.

CONCLUSION:

Others have considered the development of this parcel, most recently in 2020 the parcel was considered for the development of a church. It appears that these prior attempts were unsuccessful due to the site constraints that have been described.

Boulder Contracting has been able to complete the necessary research and due diligence to design BOULDER VILLAS. This project meets the required city zoning and density requirements, while still taking into consideration the natural wetland and floodplain features.

In summary, the applicant is hopeful of receiving The City of Blaine's support and approval for this project. As a result, they can continue to provide affordable, yet high quality custom single-family housing, as they have done for over 30 years.

From: [Shane Hoeft](#)
To: [Planning](#)
Subject: Boulder Villas
Date: Friday, May 10, 2024 2:40:17 PM

Dear City of Blaine,

I am opposing this new development which will be right down from my house at 9247 Harpers Court NE. These are the reason why:

The noise from 35W is already getting too loud and now you want to knock down the only buffer of trees that I have for any kind of a noise barrier since when you redid 35 you decided not to put up a noise wall???

How can you even build on that land, it's a wetland, I had to get permission just to put in a fence in my backyard and I was told I couldn't use concrete to secure it?? Did I not have enough money to buy enough people to change what can be built on a wetland???

If this gets built, I will definitely be looking into how you can build permanent structures on wetlands that should be protected and then get enforced against current residences of Blaine of 20 years. Seems a little suspicious that whoever has the most money can do whatever they want and everyone else has to play by different rules...

Thanks for your time

A resident of Blaine for 19 years,
Shane Hoeft
9247 Harpers Court NE

Sent from [Outlook](#)



City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

4.1. 2024-772 Case File No. 24-0022 // Boulder Villas (Boulder Contracting) // 9240 W 35W Service Drive NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
2. Preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas.
3. Conditional use permit to allow for the construction of 11 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 24-0022 was opened at 7:06PM.

Dallas Sessions, 9323 Jamestown Street NE, indicated he looked up the plat of this property. He explained the plat showed it was dedicated for public use. He questioned when it was rezoned for the proposed use. He understood this development would be approximately three units per acre, but with the wetlands, the actual lot sizes were 0.125 acre. He indicated the surrounding neighborhood had lots that were 0.25 acres in size or larger.

Chris Heinze, 9189 Harpers Court NE, stated he lived directly behind the proposed development. He indicated noise was in his backyard at all times and it reached levels of 60 to 65 decibels during the morning rush hour. He explained he was present to advocate for the 11 families that would live in this development and encouraged the developer to plant more trees to assist in buffering the sound from the freeway. He commented on how the speed limit on the frontage road was 50 miles per hour, but noted vehicles were traveling 60+ miles per hour. He stated this was very dangerous and suggested the speed limit along the frontage road be reduced to 35 miles per hour. He discussed how one of the goals of the DF zoning district was quality living and discussed how his quality of life was impacted by traffic noise. He suggested a walking trail be installed to connect the new development to the surrounding neighborhood.

The public hearing was closed at 7:11PM.

Chair Goracke questioned who owns the land.

Brian Jansen, Boulder Contracting, explained a church currently owns the property but was having trouble developing the site given the amount of wetlands.

Commissioner Homan asked if a walkway connection could be considered.

Mr. Jansen indicated this would depend on the survey and how the wetlands lay out. He stated it would be very difficult to install a walkway over the wetland.

Chair Goracke inquired if there were any plans to mitigate the noise from 35W.

Project Engineer Barnes reported 35W was under construction a couple of years ago and a noise wall was not installed in this area. She explained it would be up to MNDOT whether or not they would install a sound wall or not. She anticipated MNDOT would place requirements on how the homes are constructed to assist with mitigating noise. She stated she did not expect a noise wall would be installed. She commented further on the speed limit for the frontage road and explained a traffic study would have to be completed in order to a speed reduction. She noted certain warrants would have to be met before the speed could be adjusted. She encouraged neighbors to call the police with their concerns regarding the speed of traffic.

Chair Goracke questioned if more trees could be installed to assist with buffering.

Planner Kaye stated more trees could be required.

Commissioner Gorzycki requested further information from staff on how the number of units per acre were calculated.

Planner Kaye explained the total acreage of the site was 4.84 acres and the developer was allowed to exclude wetlands which was 1.15 acres, which created a net density of 2.9 units per acre.

Commissioner Olson stated she appreciated how thoughtful the neighbor was by voicing his concerns regarding noise, buffering and a trail connection. She encouraged the developer to take these concerns into consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022A a rezoning from Single Family (R-1AA) to Development Flex (DF) with the following rationale:

Case 24-0022A:

- 1. The 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 an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. 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 Olson to recommend approval of Planning Case 24-0022B a preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas with the following conditions:

Case 24-0022B:

- 1. Park dedication will be required for the 11 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.**
- 3. The developer shall be responsible for assessments for sanitary sewer and water lateral installments of \$10,269.**
- 4. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
- 5. All development signage by separate review.**

6. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
7. The developer must meet the City's Tree Preservation requirements by planting 27 replacement trees for the lots that were preliminary platted (3.4 disturbed acres). The Developer is required to plant two trees per lot for the overall preliminary plat which will account for 22 of the replacement trees. A landscape plan for the remaining five trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.
8. 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.
9. RCWD permit is required prior to city approval of construction plans and specifications.
10. 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.
11. All streets will follow the Anoka County street name grid system.
12. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The lights will be required to be maintained by the Homeowners Association.
13. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
14. 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.
15. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022C a conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district with the following conditions:

Case 24-0022C:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private attached 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 - 6.5 feet for house and 6.5 feet for garage.
- 3. Corner side yard setback - 6.5 feet (private street) 30 feet (public street)
- 4. Rear yard setback - 30 feet
- 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 be located within the rear yard.
- 7. The minimum finished floor area above grade for all homes shall be 1,400 square feet for a single level.
- 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. Vinyl/metal siding can be utilized on all elevations. Use of premium materials such as brick or natural stone are to be used on all front elevations.
- 10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
- 11. 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.
- 12. 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.
- 13. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
- 14. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.

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

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-109

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.5

Resolution Granting Preliminary Plat Approval to Subdivide 4.84 Acres into 11 Single Family Lots and One Common Lot for Wetlands and Storm Ponding to be Known as Boulder Villas at 9240 W 35W Service Drive NE. Boulder Contracting (Case File No. 24-0022/SLK)

Executive Summary

The applicant is requesting a preliminary plat to develop the site into 11 single family lots and one common lot for wetlands and ponding.

Background

Planning Commission Public Hearing	05/14/24
City Council (Preliminary Plat)	06/17/24
City Council (Final Plat)	TBD
Action Deadline (60 Days)	06/14/24
Action Deadline (City Extended - 60 Days)	08/13/24

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

Zoning

The subject site is zoned Single Family (R-1AA) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation

The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 2.98 units per acre.

Surrounding Zoning and Uses

The subject site has R-1AA zoned property to the west and southwest with single family homes present.

A Light Industrial (I-1) zoned property with Commers Water is located south of the property. Single family homes zoned R-1 are located to the north. The 35W frontage road and I-35W are located to the east. A trail is located on the property southwest of the subject parcel.

Existing Conditions

The existing parcel has trees, a ditch and wetland on the south area of the parcel, and a wetland located on the north side of the property.

History

There are no previous approvals on this property. A church applied for a Conditional Use Permit (CUP) in 2020 but withdrew the application prior to the Planning Commission meeting.

The applicant requested feedback on rezoning to Development Flex (DF) for 22 townhomes with a private street at a January 2024 City Council Workshop meeting, and there was not a consensus that a rezoning would be supported for 22 townhomes. The concerns were potential traffic and loss of trees.

Preliminary Plat Standards of Review

Section 74-81 General requirements:

1. The planning commission and the council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Plat

The preliminary plat creates 11 single family lots and one common lot for ponding, wetlands, and common areas. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 53 feet wide.

As proposed, the lot sizes are as follows:

- Single family Lots 1-11 range from 6,598 s.f to 6,625 s.f.
- Lot 12 (ponding, wetland, and common area): 3.17 acres

Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed with a stone/brick element on the front elevation.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback – 6.5 feet for house and 6.5 feet for garage.
- Corner side yard setback – 6.5 feet (private street) 30 feet (public street)
- Rear yard setback - 30 feet

Landscaping

The standard landscaping requirements are proposed, which are two trees on all lots. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and 2 additional conifers for Lot 11.

Tree Preservation

Approximately 3.4 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 27 trees would be required for tree replacement purposes. The developer has proposed a total of 27 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 11 new single family lots being constructed at the rate of \$4,894 per unit (2024 rate) for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD 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.

The developer will also need to submit construction contract documents that 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.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.

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.

The developer shall be responsible for assessments for sanitary sewer and water lateral installments is \$10,269.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

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

The development shall indicate that all structures are protected from flooding by processing 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 documents, to provide those documents to the homeowners, and to record the these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to West 35W Service Drive NE.

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.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of

delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Attachment List:

Zoning and Location Map

Preliminary Plat

Grading Plan

Landscape Plan

Tree Inventory Plan

House Elevation and Floor Plan

Narrative

Public Comments

Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. The minutes from the Planning Commission meeting are attached for reference to the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 051424



City of Blaine

Signature Copy

Resolution: RES 24-109

Resolution Granting Preliminary Plat Approval to Subdivide 4.84 Acres into 11 Single Family Lots and One Common Lot for Wetlands and Storm Ponding to be Known as Boulder Villas at 9240 W 35W Service Drive NE. Boulder Contracting (Case File No. 24-0022/SLK)

WHEREAS, an application has been filed by Boulder Contracting, Case File No. 24-0022 for a preliminary plat known as Boulder Villas; and

WHEREAS, said case involves the division of land described as follows:

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

WHEREAS, the Blaine Planning Commission has reviewed said case file on May 14, 2024; and

WHEREAS, the preliminary plat meets the general requirements of section 75-32 of the Blaine Zoning Code; and

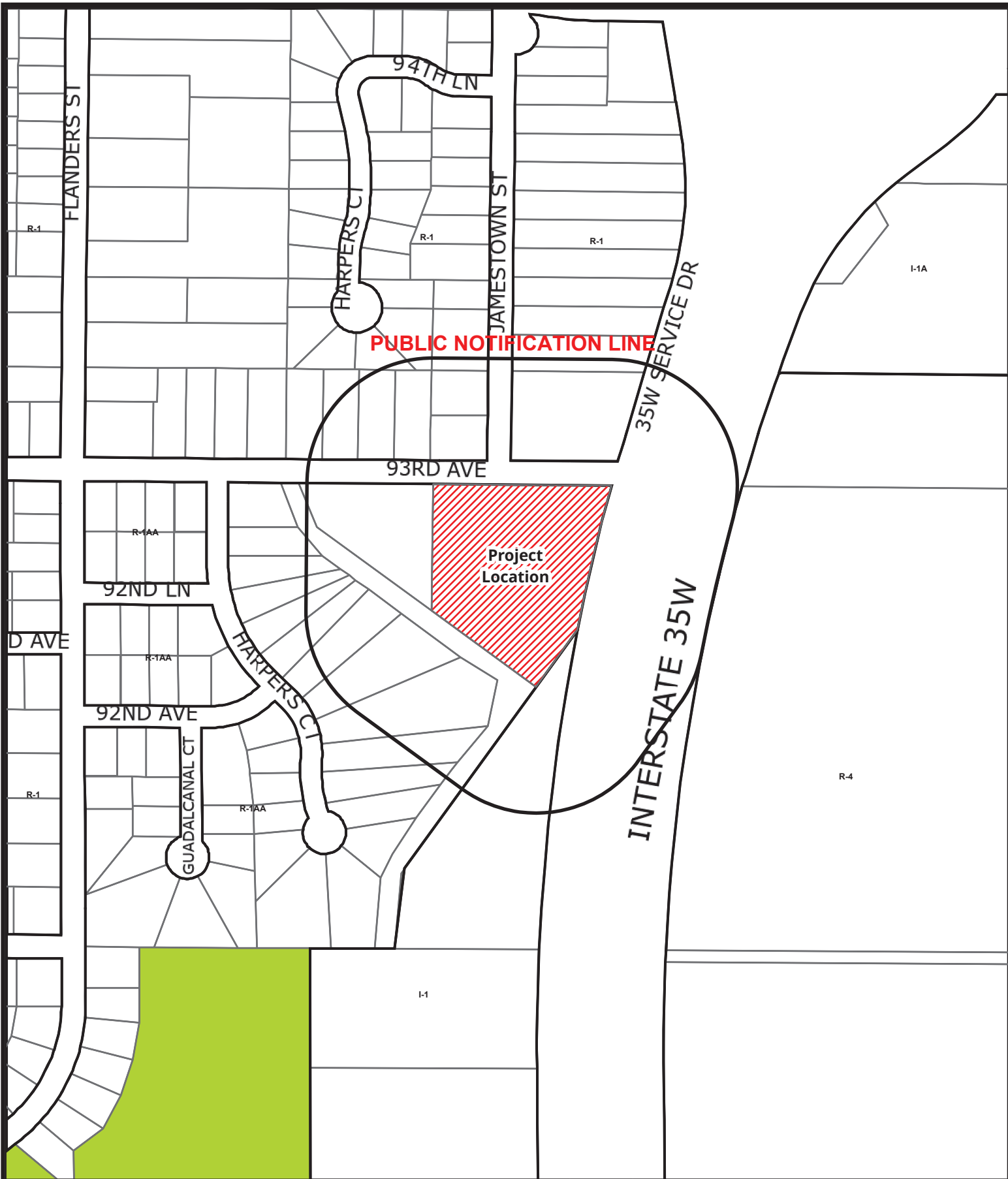
WHEREAS, the Blaine Planning Commission held a public hearing on May 14, 2024 and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 75-32 of the subdivision regulations is hereby granted for Boulder Villas permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

1. Park dedication will be required for the 11 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$53,834 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 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.
3. The developer shall be responsible for assessments for sanitary sewer and water lateral installments of \$10,269.
4. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
5. All development signage by separate review.

6. Each lot in the development is required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
7. The developer must meet the city's tree preservation requirements by planting 27 replacement trees for the lots that were preliminary platted (3.4 disturbed acres). The developer is required to plant two trees per lot for the overall preliminary plat which will account for 22 of the replacement trees. A landscape plan for the remaining five trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.
8. 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.
9. Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.
10. 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.
11. All streets will follow the Anoka County street name grid system.
12. Street lights shall be installed in the manner, location and type prescribed by the city engineer. The lights will be required to be maintained by the Homeowners Association (HOA).
13. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
14. 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.
15. Site plan approval is required as 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.

PASSED by City Council of the City of Blaine this 17th day of June, 2024.



BlaineMN.gov

Case File No. 24-0022 Boulder Villas

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



PRELIMINARY PLAT

~of~ BOULDER VILLAS

Applicant: **BOULDER CONTRACTING, LLC**
2322 171ST LANE NE
HAM LAKE, MN 55304
 Contact: **BRIAN JANSEN**
612-369-2746

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

AREA COMPUTATIONS

TOTAL AREA : 4.84 ACRES
 TOWNHOME UNITS: 11 UNITS
 COMMON AREA LOTS: 1 LOT
 DENSITY: 2.27 UNITS PER ACRE

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	
Total Acreage	4.84
Exclusions	
Wetlands (does not include buffers or stormwater ponding)	1.10
State, threatened or endangered species preservation	
Public parks and open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	2.27271
Net Density	2.98101

Net density must match the land use designation from the Comprehensive Plan.

Use	S.F. units per acre
1-600R	5.5 units per acre
6-600R	5.5 units per acre
MEIR	5.12 units per acre
MEIR-2	5.12 units per acre
MEIR-3	5.12 units per acre
MEIR-4	5.12 units per acre
MEIR-5	5.12 units per acre
MEIR-6	5.12 units per acre
MEIR-7	5.12 units per acre
MEIR-8	5.12 units per acre
MEIR-9	5.12 units per acre
MEIR-10	5.12 units per acre
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MEIR-64	5.12 units per acre
MEIR-65	5.12 units per acre
MEIR-66	5.12 units per acre
MEIR-67	5.12 units per acre
MEIR-68	5.12 units per acre
MEIR-69	5.12 units per acre
MEIR-70	5.12 units per acre
MEIR-71	5.12 units per acre
MEIR-72	5.12 units per acre
MEIR-73	5.12 units per acre
MEIR-74	5.12 units per acre
MEIR-75	5.12 units per acre
MEIR-76	5.12 units per acre
MEIR-77	5.12 units per acre
MEIR-78	5.12 units per acre
MEIR-79	5.12 units per acre
MEIR-80	5.12 units per acre
MEIR-81	5.12 units per acre
MEIR-82	5.12 units per acre
MEIR-83	5.12 units per acre
MEIR-84	5.12 units per acre
MEIR-85	5.12 units per acre
MEIR-86	5.12 units per acre
MEIR-87	5.12 units per acre
MEIR-88	5.12 units per acre
MEIR-89	5.12 units per acre
MEIR-90	5.12 units per acre
MEIR-91	5.12 units per acre
MEIR-92	5.12 units per acre
MEIR-93	5.12 units per acre
MEIR-94	5.12 units per acre
MEIR-95	5.12 units per acre
MEIR-96	5.12 units per acre
MEIR-97	5.12 units per acre
MEIR-98	5.12 units per acre
MEIR-99	5.12 units per acre
MEIR-100	5.12 units per acre

ZONING AND SETBACKS

EXISTING: R-1A - SINGLE FAMILY
 SURROUNDING: R-1A - SINGLE FAMILY (WEST)
 R-1 - SINGLE FAMILY RESIDENTIAL (NORTH)
 I-1 - LIGHT INDUSTRIAL

PROPOSED: DF (DEVELOPMENT FLEX) SINGLE-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

FRONT SETBACK FROM PRIVATE STREET: 25 FEET FROM CURB
 SETBACK FROM PUBLIC RIGHT OF WAY: 30 FEET
 SETBACK BETWEEN BUILDINGS: 13 FEET (6.5 FROM SIDE LOT LINE)
 REAR PROPERTY SETBACK: 30 FEET
 PRIVATE SIDE STREET: 20 FEET FROM CURB

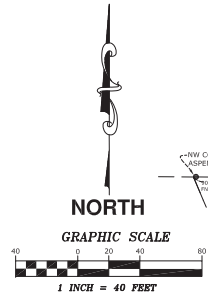
PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:
 MINIMUM LOT AREA: 6,625 S.F. LOTS 1-4, 6-8, 10 AND 11
 MINIMUM LOT WIDTH: 6,598 S.F. LOTS 5 AND 9
 MINIMUM LOT DEPTH: 53.0 FEET
 MINIMUM LOT DEPTH: 125.0 FEET

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.

Signature
 JASON E. BUD
 Date: 04/19/24 License No. 41578

DRAWN BY:	JEN	JOB NO.:	230084PP	DATE:	03/07/24
CHECK BY:	JEN	FIELD DRAW:	DT-CT		
1	03/13/24	TURN AREAS ON		JEN	
2	04/19/24	REVISED EASEMENTS		JEN	
3					
NO.	DATE	DESCRIPTION			

230084PP - SHEET S2



BENCHMARK:

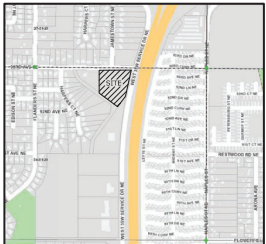
MNDOT STATION NAME: 0280 Z
 ELEV. = 906.07 FEET (NAVD83)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES RESTRICTED ACCESS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP

PART OF SEC. 34, TWP. 31, RING. 23

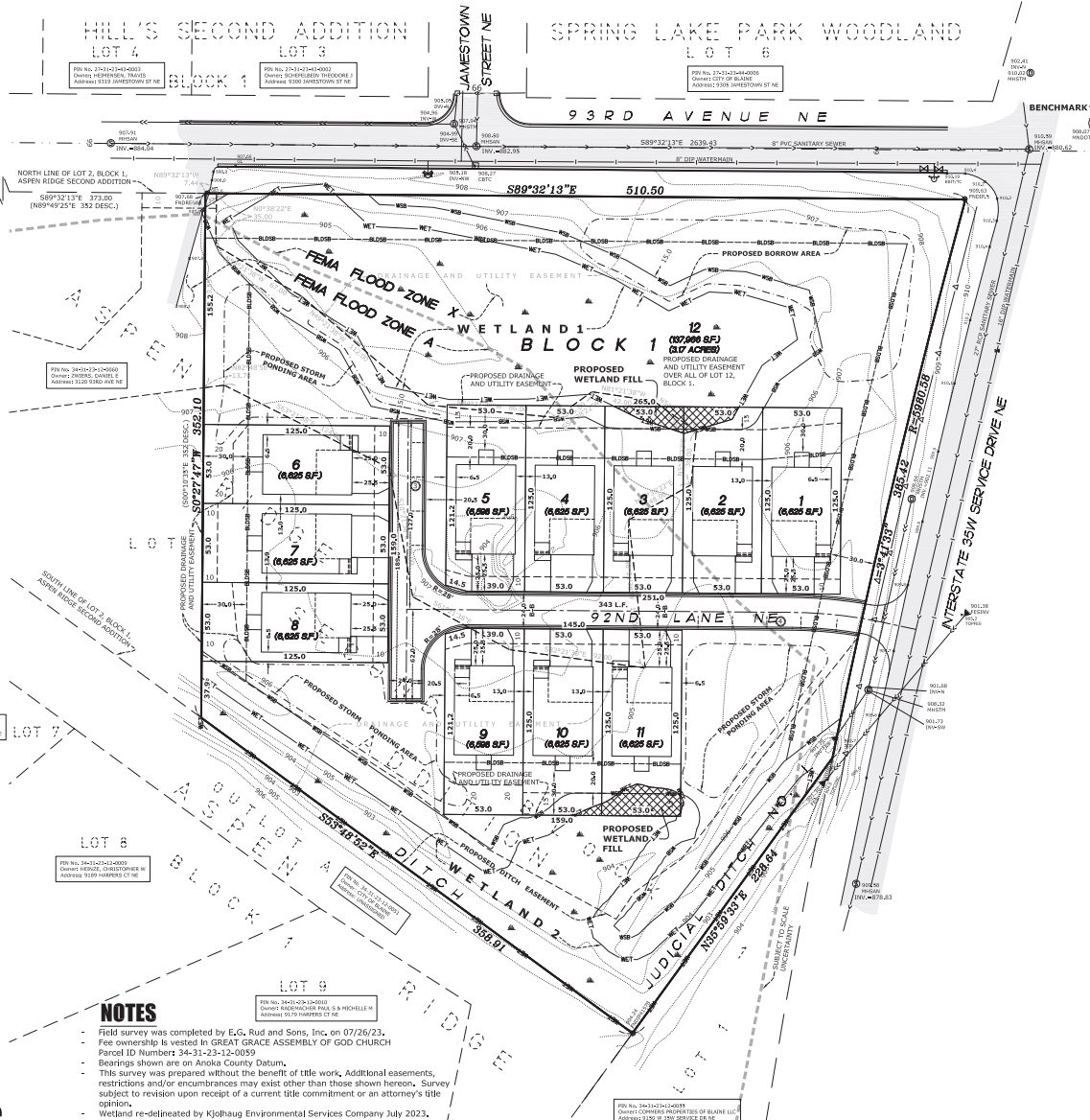


ANOKA COUNTY, MINNESOTA
 (NO SCALE)

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH
- Parcel ID Numbers 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by Kjo/haug Environmental Services Company July 2023.
- Wetland 2 location was provided by Kjo/haug Environmental Services on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 foot interval accuracy.
- Total proposed wetland fill = 1,903 S.F.
- See Tree Inventory Survey prepared by E.G. Rud & Sons, Inc. for tree locations and tree removals.
- See Site Plan Prepared by E.G. Rud & Sons, Inc. for proposed buildings, driveways and sidewalk locations.
- Underlying drainage and utility easements per the plat of ASPEN RIDGE SECOND ADDITION will need to be vacated.



GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL Gopher State One Call at LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

TIMING FOR EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
- 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
- 3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
- 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
4. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
5. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
6. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
- 6.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE NPDES PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- 6.2. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
7. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
8. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II

1. PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
2. INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
3. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.
4. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
5. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOO.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

LEGEND

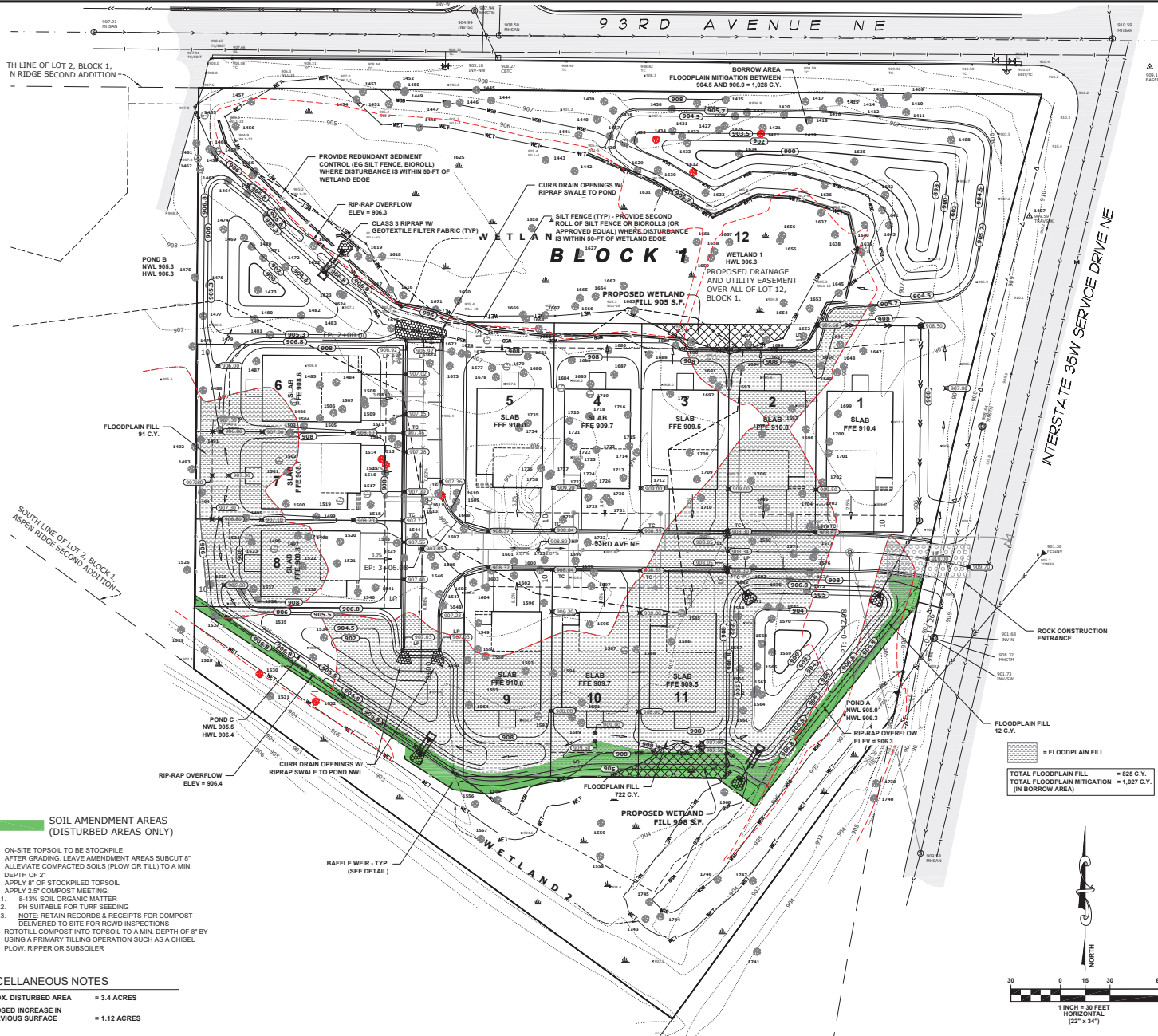
- >— EXISTING STORM SEWER
- >— EXISTING WATER MAIN
- >— EXISTING SANITARY SEWER
- ⊙ EXISTING MANHOLE
- ◻ EXISTING FLARED-END SECTION
- ◻ EXISTING CATCH BASIN
- ◻ EXISTING GATE VALVE
- ◻ EXISTING HYDRANT
- >— PROPOSED WATER PIPE
- >— PROPOSED SANITARY SEWER PIPE
- >— PROPOSED STORM SEWER PIPE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ◻ PROPOSED STORM MANHOLE
- ◻ PROPOSED CATCH BASIN
- ◻ PROPOSED FLARED-END SECTION
- ◻ PROPOSED GATE VALVE
- ◻ PROPOSED HYDRANT
- ◻ PROPOSED RIP-RAP
- ◻ PROPOSED INLET PROTECTION
- >— PROPOSED DIRECTION OF DRAINAGE
- 910.35 PROPOSED POINTS (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- HP = HIGH POINT; LP = LOW POINT; TC = TOP OF CURB
- WET WETLAND DELINEATION
- WSD WETLAND SETBACK

SOIL AMENDMENT AREAS (DISTURBED AREAS ONLY)

1. ON-SITE TOPSOIL TO BE STOCKPILE
2. AFTER GRADING, LEAVE AMENDMENT AREAS SUBCUT 8"
3. ALLEVATE COMPACTED SOILS (PLOW OR TILL) TO A MIN. DEPTH OF 2"
4. APPLY 8" OF STOCKPILED TOPSOIL
5. APPLY 2.5" COMPOST MEETING
 - 5.1. 8-13% SOIL ORGANIC MATTER
 - 5.2. PH SUITABLE FOR TURF SEEDING
6. NOTE: RETAIN RECORDS & RECEIPTS FOR COMPOST DELIVERED TO SITE FOR RCWD INSPECTIONS
7. ROTOTILL COMPOST INTO TOPSOIL TO A MIN. DEPTH OF 6" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER

MISCELLANEOUS NOTES

APPROX. DISTURBED AREA = 3.4 ACRES
PROPOSED INCREASE IN IMPERVIOUS SURFACE = 1.12 ACRES



PLOWE ENGINEERING INC.
1700 W. 10TH AVE.
SUITE 100
MINNEAPOLIS, MN 55404
PHONE: (612) 941-4700
FAX: (612) 941-4701



DRAWN BY: JEN NO. 23-2124
CHECKED BY: JEN NO. 23-2124
DATE: 04/18/2024
CITY: MINNEAPOLIS

NO. DATE DESCRIPTION

1. 04/18/24 REVIEW COMMENTS

2. 04/18/24 REVIEW COMMENTS

3. 04/18/24 REVIEW COMMENTS

4. 04/18/24 REVIEW COMMENTS

5. 04/18/24 REVIEW COMMENTS

6. 04/18/24 REVIEW COMMENTS

7. 04/18/24 REVIEW COMMENTS

8. 04/18/24 REVIEW COMMENTS

9. 04/18/24 REVIEW COMMENTS

10. 04/18/24 REVIEW COMMENTS

11. 04/18/24 REVIEW COMMENTS

12. 04/18/24 REVIEW COMMENTS

13. 04/18/24 REVIEW COMMENTS

14. 04/18/24 REVIEW COMMENTS

15. 04/18/24 REVIEW COMMENTS

16. 04/18/24 REVIEW COMMENTS

17. 04/18/24 REVIEW COMMENTS

18. 04/18/24 REVIEW COMMENTS

BOULDER VILLAS
BLAINE, MN

GRADING, DRAINAGE & ESC PLAN

PREPARED FOR: BOULDER CONTRACTING

SHEET

C1.1

23-2124

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1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE LOCATION OF UTILITIES AND NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. THE CONTRACTOR SHALL STATE ONE AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
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4. ALL UTILITIES AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DESIGN REQUIREMENTS.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREET OR SIDEWALK.
6. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND TRAFFIC LIGHTS, THROUGHOUT THE PROJECT DURATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TRAFFIC THROUGHOUT THE PROJECT DURATION.

Total area of site	4.84 acres
Disturbed area	3.40 acres
Minus wetlands	1.11 acres
Minus pond NWLs	0.31 acres
Minus impervious	1.12 acres
Net disturbed upland	0.86 acres

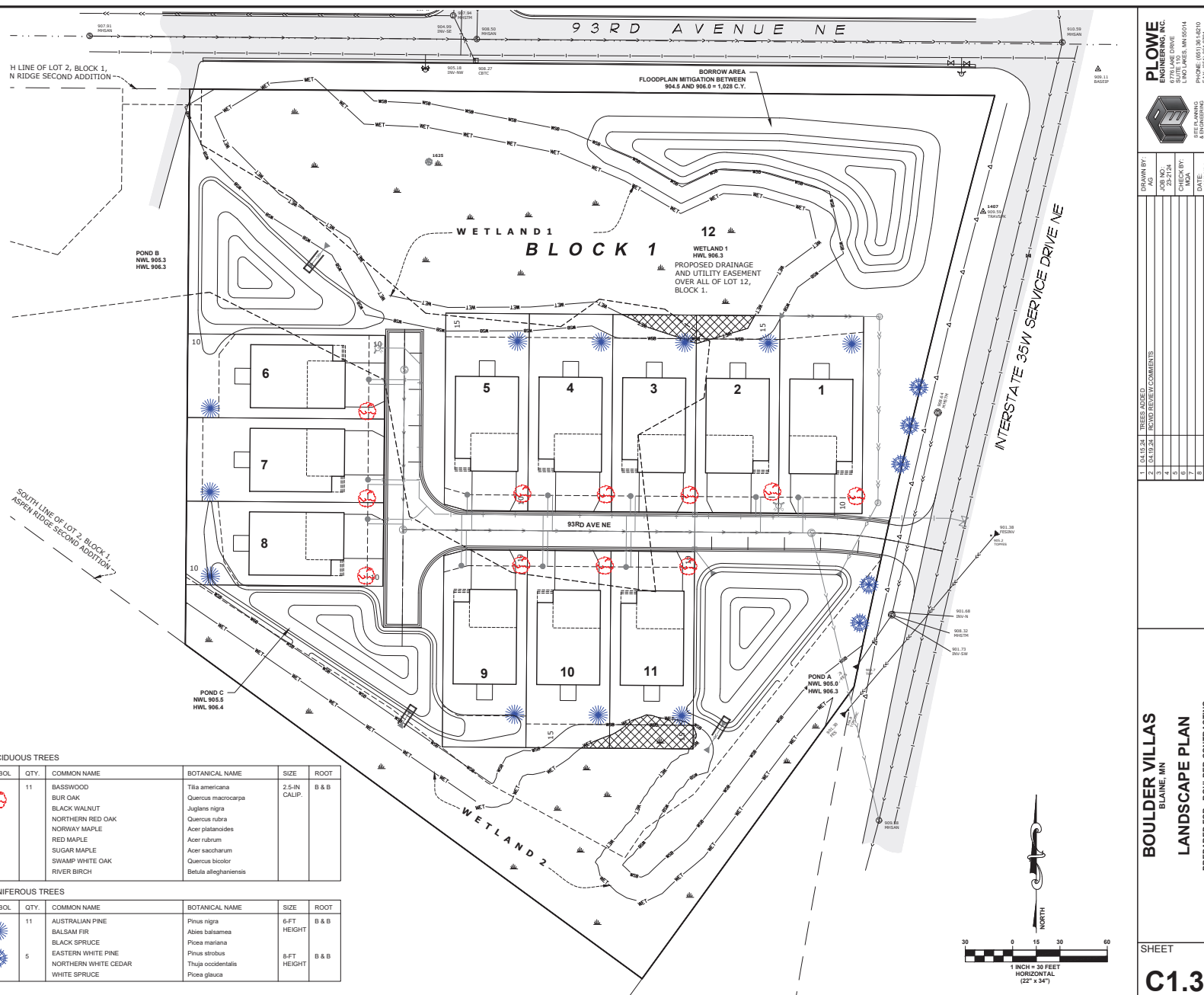
PER 33.09 (a) (3) (cc): ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.

NET UPLAND TREES REQUIRED = 0.86 ACRES
= 0.86 x 8
= 6.88
= 7 REPLACEMENT TREES REQUIRED

	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING MANHOLE
	EXISTING FLARED-END SECTION
	EXISTING CATCH BASIN
	EXISTING GATE VALVE
	EXISTING HYDRANT
	PROPOSED WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED FLARED-END SECTION
	PROPOSED GATE VALVE
	PROPOSED HYDRANT
	PROPOSED RIP-RAP
	PROPOSED INLET PROTECTION
	PROPOSED DIRECTION OF DRAINAGE
	PROPOSED POINTS
	(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	HP = HIGH POINT; LP = LOW POINT;
	TC = TOP OF CURB
	WETLAND DELINEATION
	WETLAND SETBACK

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	BASSWOOD BUR OAK BLACK WALNUT NORTHERN RED OAK NORWAY MAPLE RED MAPLE SUGAR MAPLE SWAMP WHITE OAK RIVER BIRCH	Tilia americana Quercus macrocarpa Juglans nigra Quercus rubra Acer platanoides Acer rubrum Acer saccharum Quercus bicolor Betula alleghaniensis	2-5 IN. CALIP.	B & B

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	AUSTRALIAN PINE BALSAM FIR BLACK SPRUCE	Pinus nigra Abies balsamea Picea mariana	6-FT HEIGHT	B & B
	5	EASTERN WHITE PINE NORTHERN WHITE CEDAR WHITE SPRUCE	Pinus strobus Thuja occidentalis Picea glauca	6-FT HEIGHT	B & B



Plowe
Engineering, Inc.
6776 Lave Drive
Suite 110
Lino Lakes, MN 55014
Phone: (651) 361-5210

 SITE PLANNING
& ENGINEERING

1	04.15.24	THREE ADDED	DRAWN BY: AG
2	04.19.24	PCMO REVIEW COMMENTS	
3			
4			
5			
6			JOB NO.: 232124
7			
8			CHECK BY: MOA
			DATE:

BOULDER VILLAS
BLAINE, MN
LANDSCAPE PLAN

SHEET

C1.3

TREE INVENTORY SURVEY

~of~ BOULDER VILLAS

Applicant: BOULDER CONTRACTING, LLC
2322 171ST LANE NE
HAM LAKE, MN 55304
Contact: BRIAN JANSEN
612-369-2746

TREE LEGEND

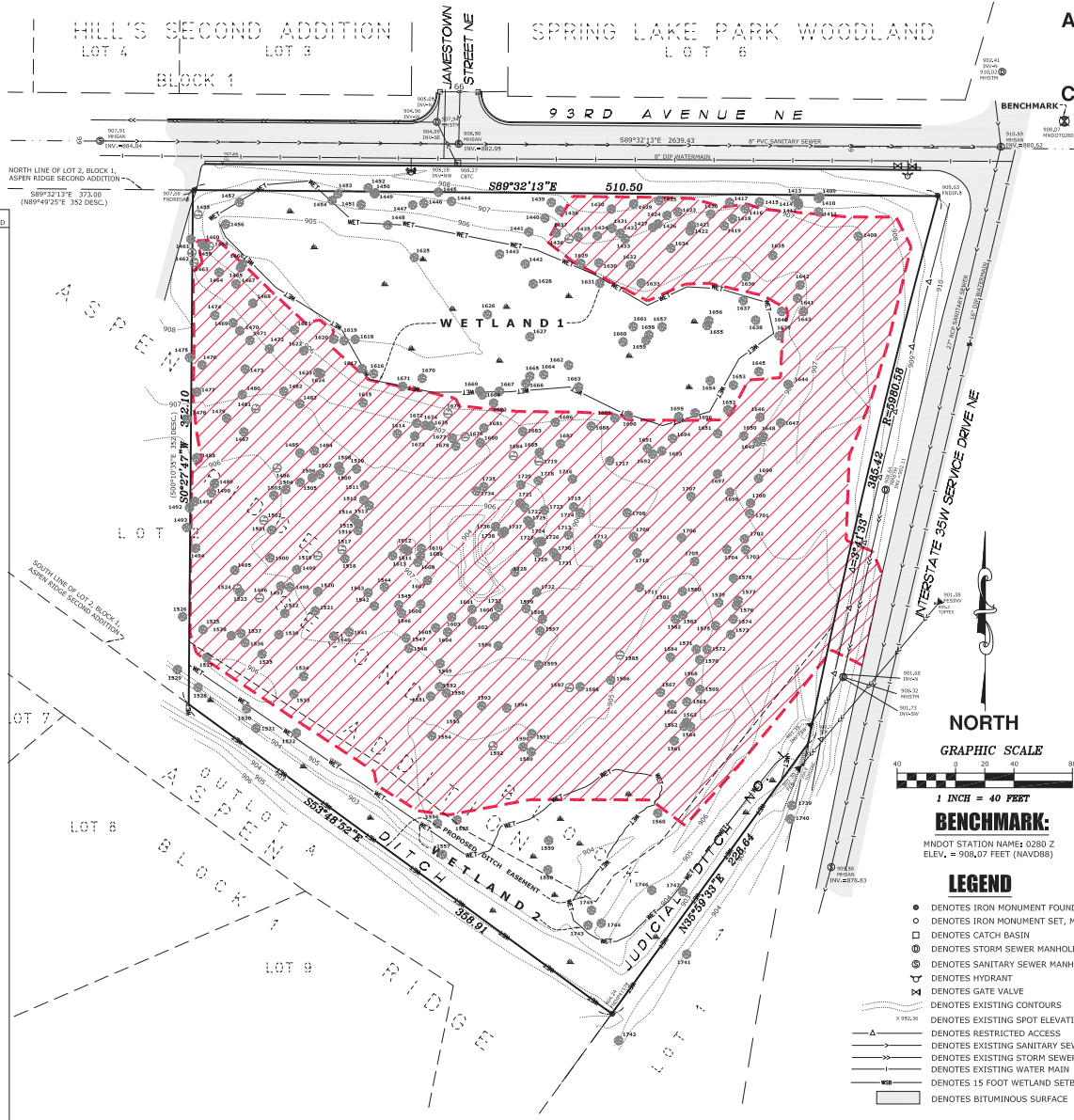
BOX DENOTES BOX ELDER
CHE DENOTES CHINESE ELM
COT DENOTES COTTON WOOD
OS DENOTES TREE IS OFF SITE
3-16-11-10 DENOTES 3 TRUNKS AND THE SIZES
E222 DENOTES TREE REMOVAL AREA

THERE WILL BE 6 OAK TREES TO BE REMOVED (A TOTAL OF 97 DBHS)

TREE INVENTORY

POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED
1408	BOX	2-11	X	1522	POPLAR	12	X	1635	POPLAR	9	X
1409	POPLAR	12	X	1523	POPLAR	12	X	1636	POPLAR	8	X
1410	POPLAR	9	X	1524	CHE	9	X	1637	POPLAR	10	X
1411	BOX	11	X	1525	POPLAR	11	X	1638	POPLAR	9	X
1412	BOX	9	X	1526	POPLAR	11	OS	1639	BOX	9	X
1413	BOX	13	X	1527	POPLAR	10	X	1640	POPLAR	8	X
1414	BOX	9	X	1528	POPLAR	11	X	1641	POPLAR	8	X
1415	POPLAR	11	X	1529	POPLAR	11	OS	1642	BOX	20	X
1416	POPLAR	9	X	1530	OAK	3-16-11-10		1643	POPLAR	9	X
1417	POPLAR	11	X	1531	POPLAR	8	X	1644	BOX	13	X
1418	POPLAR	8	X	1532	OAK	24	X	1645	POPLAR	9	X
1419	POPLAR	9	X	1533	POPLAR	12	X	1646	BOX	12	X
1420	POPLAR	10	X	1534	POPLAR	12	X	1647	POPLAR	9	X
1421	POPLAR	12	X	1535	POPLAR	9	X	1648	BOX	14	X
1422	OAK	20	X	1536	POPLAR	10	X	1649	BOX	8	X
1423	POPLAR	12	X	1537	POPLAR	9	X	1650	POPLAR	11	X
1424	POPLAR	9	X	1538	POPLAR	8	X	1651	POPLAR	10	X
1425	POPLAR	11	X	1539	POPLAR	9	X	1652	POPLAR	11	X
1426	POPLAR	8	X	1540	POPLAR	10	X	1653	POPLAR	11	X
1427	POPLAR	9	X	1541	POPLAR	12	X	1654	POPLAR	9	X
1428	POPLAR	9	X	1542	POPLAR	14	X	1655	POPLAR	8	X
1430	POPLAR	9	X	1543	POPLAR	15	X	1656	POPLAR	10	X
1431	POPLAR	12	X	1544	POPLAR	10	X	1657	POPLAR	11	X
1432	POPLAR	12	X	1545	POPLAR	10	X	1658	MAPLE	24	X
1433	POPLAR	8	X	1546	POPLAR	14	X	1659	POPLAR	10	X
1434	OAK	14	X	1547	BOX	12	X	1660	POPLAR	10	X
1435	POPLAR	12	X	1548	POPLAR	9	X	1661	POPLAR	10	X
1436	CHE	15	X	1549	POPLAR	13	X	1662	MAPLE	24	X
1437	POPLAR	12	X	1550	POPLAR	12	X	1663	MAPLE	18	X
1438	POPLAR	13	X	1551	POPLAR	9	X	1664	MAPLE	14	X
1439	POPLAR	11	X	1552	POPLAR	9	X	1665	MAPLE	2-16-18	
1440	POPLAR	13	X	1553	POPLAR	9	X	1666	MAPLE	8	X
1441	POPLAR	10	X	1554	POPLAR	11	X	1667	POPLAR	8	X
1442	MAPLE	9	X	1555	POPLAR	24	X	1668	POPLAR	8	X
1443	MAPLE	24	X	1556	POPLAR	9	X	1669	POPLAR	8	X
1444	MAPLE	2-14-20	X	1557	POPLAR	10	X	1670	BOX	11	X
1445	POPLAR	8	X	1558	POPLAR	9	X	1671	BOX	11	X
1446	POPLAR	8	X	1559	POPLAR	9	X	1672	BOX	11	X
1447	POPLAR	8	X	1560	POPLAR	11	X	1673	MAPLE	10	X
1448	MAPLE	22	X	1561	POPLAR	8	X	1674	POPLAR	8	X
1449	BOX	10	X	1562	POPLAR	8	X	1675	POPLAR	10	X
1450	BOX	14	X	1563	POPLAR	10	X	1676	CHE	10	X
1451	MAPLE	3-10-14-16	X	1564	POPLAR	11	X	1677	POPLAR	14	X
1452	COT	14	X	1565	POPLAR	10	X	1678	POPLAR	11	X
1453	BOX	8	X	1566	POPLAR	10	X	1679	CHE	11	X
1454	MAPLE	16	X	1567	POPLAR	8	X	1680	BOX	10	X
1455	ELM	12	X	1568	POPLAR	10	X	1681	POPLAR	12	X
1456	POPLAR	10	X	1569	POPLAR	11	X	1682	POPLAR	11	X
1457	COT	16	X	1570	POPLAR	12	X	1683	BOX	9	X
1458	ELM	6	X	1571	POPLAR	8	X	1684	CHE	12	X
1459	POPLAR	9	X	1572	POPLAR	8	X	1685	POPLAR	11	X
1460	POPLAR	8	X	1573	POPLAR	12	X	1686	POPLAR	9	X
1461	POPLAR	8	X	1574	POPLAR	8	X	1687	POPLAR	12	X
1462	CHE	9	X	1575	POPLAR	8	X	1688	POPLAR	9	X
1463	CHE	9	X	1576	POPLAR	12	X	1689	BOX	8	X
1464	POPLAR	11	X	1577	POPLAR	9	X	1690	MAPLE	22	X
1465	BOX	14	X	1578	POPLAR	10	X	1691	BOX	10	X
1466	POPLAR	8	X	1579	POPLAR	9	X	1692	BOX	8	X
1467	BOX	11	X	1580	POPLAR	9	X	1693	POPLAR	11	X
1468	BOX	10	X	1581	POPLAR	8	X	1694	POPLAR	14	X
1469	POPLAR	12	X	1582	POPLAR	8	X	1695	POPLAR	10	X
1470	POPLAR	11	X	1583	POPLAR	8	X	1696	POPLAR	9	X
1471	POPLAR	8	X	1584	CHE	11	X	1697	POPLAR	11	X
1472	POPLAR	11	X	1585	POPLAR	8	X	1698	POPLAR	8	X
1473	POPLAR	9	X	1586	POPLAR	8	X	1699	POPLAR	10	X
1474	POPLAR	11	X	1587	CHE	8	X	1700	POPLAR	12	X
1475	POPLAR	9	X	1588	POPLAR	10	X	1701	POPLAR	9	X
1476	POPLAR	9	X	1589	POPLAR	8	X	1702	POPLAR	9	X
1477	BOX	2-8-12	OS	1590	BOX	9	X	1703	POPLAR	9	X
1478	BOX	11	OS	1591	POPLAR	10	X	1704	POPLAR	12	X
1479	BOX	26	X	1592	CHE	14	X	1705	POPLAR	11	X
1480	BOX	18	X	1593	POPLAR	9	X	1706	POPLAR	8	X
1481	CHE	12	X	1594	POPLAR	11	X	1707	POPLAR	11	X
1482	POPLAR	16	X	1595	POPLAR	11	X	1708	POPLAR	12	X
1483	POPLAR	16	X	1596	POPLAR	12	X	1709	POPLAR	10	X
1484	BOX	11	X	1597	POPLAR	12	X	1710	POPLAR	9	X
1485	POPLAR	14	X	1598	POPLAR	9	X	1711	POPLAR	9	X
1486	CHE	12	X	1599	POPLAR	9	X	1712	POPLAR	9	X
1487	POPLAR	9	X	1600	POPLAR	12	X	1713	POPLAR	11	X
1488	BOX	12	X	1601	POPLAR	12	X	1714	BOX	9	X
1489	POPLAR	8	X	1602	POPLAR	10	X	1715	POPLAR	12	X
1490	POPLAR	8	X	1603	POPLAR	10	X	1716	POPLAR	12	X
1491	BOX	10	X	1604	POPLAR	10	X	1717	POPLAR	14	X
1492	POPLAR	12	X	1605	POPLAR	8	X	1718	POPLAR	14	X
1493	POPLAR	12	X	1606	POPLAR	10	X	1719	CHE	12	X
1494	POPLAR	8	X	1607	POPLAR	12	X	1720	POPLAR	9	X
1495	POPLAR	9	X	1608	POPLAR	13	X	1721	POPLAR	12	X
1496	CHE	9	X	1609	POPLAR	12	X	1722	POPLAR	8	X
1497	POPLAR	12	X	1610	POPLAR	14	X	1723	POPLAR	10	X
1498	POPLAR	11	X	1611	POPLAR	11	X	1724	OAK	9	X
1499	POPLAR	12	X	1612	POPLAR	11	X	1725	POPLAR	8	X
1500	POPLAR	11	X	1613	POPLAR	14	X	1726	POPLAR	11	X
1501	BOX	16	X	1614	POPLAR	13	X	1727	POPLAR	11	X
1502	CHE	8	X	1615	POPLAR	16	X	1728	POPLAR	10	X
1503	POPLAR	11	X	1616	BOX	12	X	1729	POPLAR	11	X
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1505	POPLAR	10	X	1618	MAPLE	22	X	1731	POPLAR	12	X
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1507	BOX	13	X	1620	BOX	11	X	1733	POPLAR	14	X
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1509	POPLAR	8	X	1622	BOX	8	X	1735	POPLAR	9	X
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1511	POPLAR	10	X	1624	BOX	12	X	1737	POPLAR	10	X
1512	POPLAR	9	X	1625	ASH	9	X	1738	POPLAR	10	X
1513	POPLAR	11	X	1626	POPLAR	10	X	1739	POPLAR	10	X
1514	OAK	18	X	1627	MAPLE	60 CLUMP		1740	BOX	2-14	OS
1515	OAK	22	X	1628	MAPLE	26	X	1741	POPLAR	8	X
1516	POPLAR	10	X	1629	POPLAR	12	X	1742	POPLAR	8	X
1517	POPLAR	9	X	1630	POPLAR	14	X	1743	POPLAR	8	X
1518	POPLAR	14	X	1631	POPLAR	8	X	1744	POPLAR	8	X
1519	CHE	9	X	1632	OAK	14	X	1745	POPLAR	8	X
1520	POPLAR	10	X	1633	POPLAR	8	X	1746	POPLAR	8	X
1521	POPLAR	14	X	1634	POPLAR	8	X	1747	POPLAR	8	X

S:\W001\CAD\23P00\230084PP\230084PP.DWG



VICINITY MAP

PART OF SEC. 34, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23. Trees were located on 02/06/24.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH Parcel ID Number: 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- Boundary area of the surveyed premises: 4.84 Acres
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon.
- Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by KJHaug Environmental Services Company July 2023.
- Wetland 2 located by KJHaug Environmental Service on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 interval accuracy.

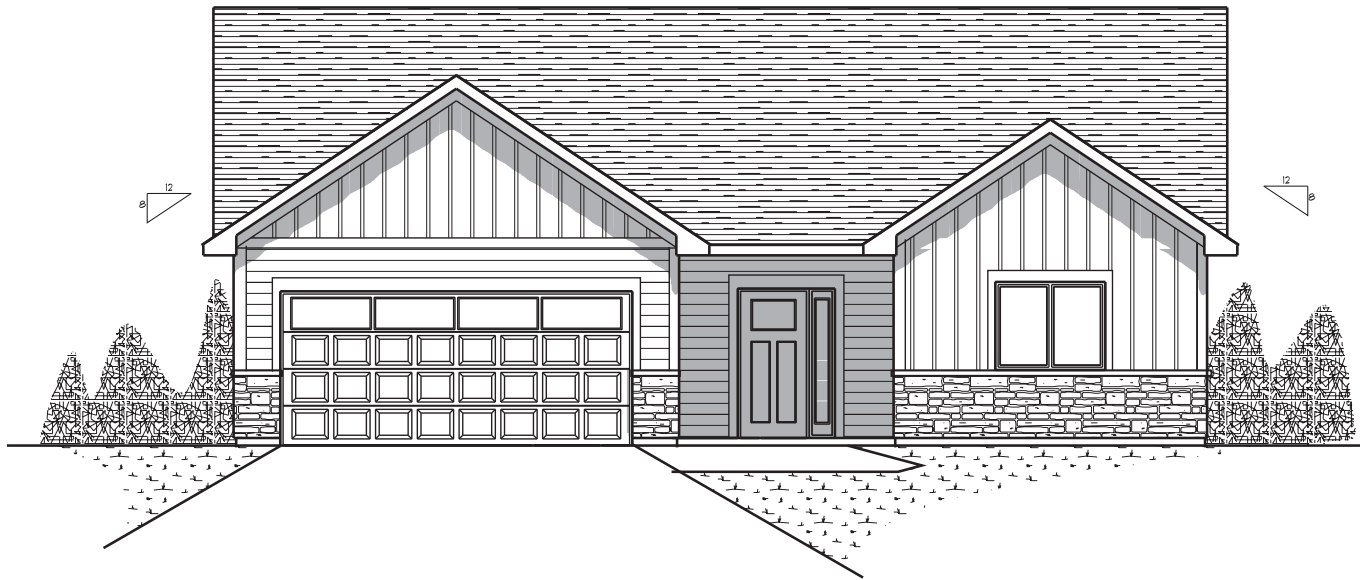
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 04/19/24 License No. 41578

DRAWN BY:	JEN	JOB NO:	230084PP	DATE:	03/07/24
CHECK BY:	JER	FIELD CREW:	CR-HR		
1	04/19/24	REVISE TREE CLEARING LIMITS	JEN		
2					
3					
NO.	DATE	DESCRIPTION	BY		

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

230084PP - SHEET S-4



FRONT ELEVATION

NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF HOME PLANNING ASSOCIATES INC. AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED, WITHOUT THE EXPRESS WRITTEN CONSENT OF HOME PLANNING ASSOCIATES INC.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISIONS

PLAN FOR:
MOUNDS VIEW VILLA

DATE:
2-20-24

S.G. FT.
1461

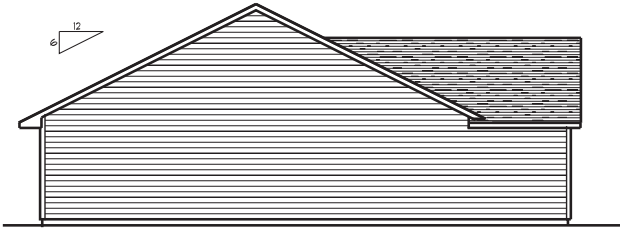


HOME PLANNING ASSOCIATES INC.

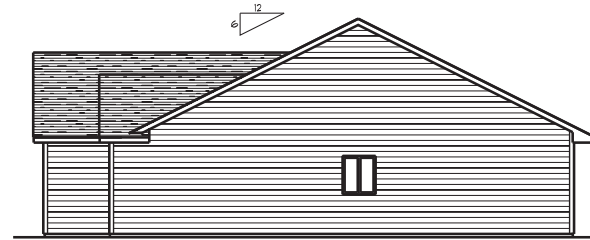
1900 7TH STREET NW, SUITE 115
NEW BRIGHTON, MINNESOTA 55112
(763) 786-6069
homeplanningest.net

SHEET NUMBER
OF **ONE** SHEETS

PLAN NUMBER
24013

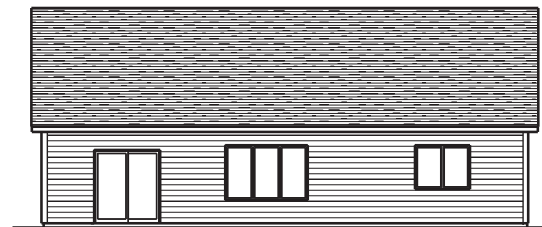


LEFT ELEVATION



RIGHT ELEVATION

240* ASPHALT SHINGLES

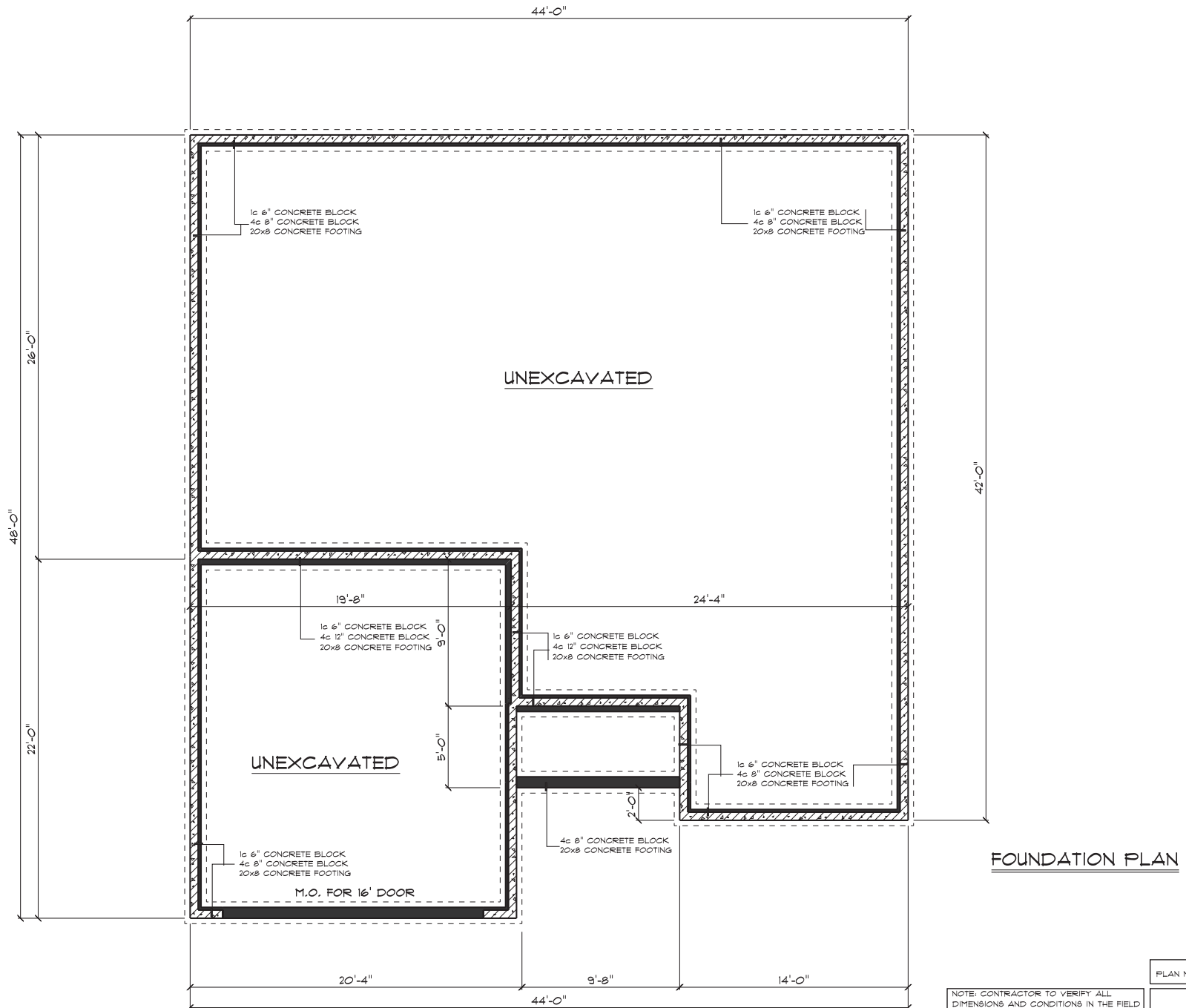


REAR ELEVATION

PLAN NUMBER: 24013

NOTE: CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE FIELD
AND BE RESPONSIBLE FOR SAME

SHEET 5 OF 5



NOTE: CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE FIELD
AND BE RESPONSIBLE FOR SAME

PLAN NUMBER: 24013

SHEET 2 OF 5



BOULDER VILLAS PROJECT NARRATIVE

APPLICANT INFORMATION:

Boulder Contracting is a family owned and operated custom home builder in Ham Lake, Minnesota. For over 30 years, they have been building homes in Blaine, Andover, Coon Rapids, and neighboring suburbs north of Minneapolis and St. Paul. They pride themselves on quality craftsmanship and affordability.

Their owner Brian Jansen has worked with the City of Blaine on other prior projects, which includes the development of BOULDER ESTATES 2ND ADDITION in 2020. This project was successfully developed and fully occupied with 9 custom-built single-family homes over a 3 year period.

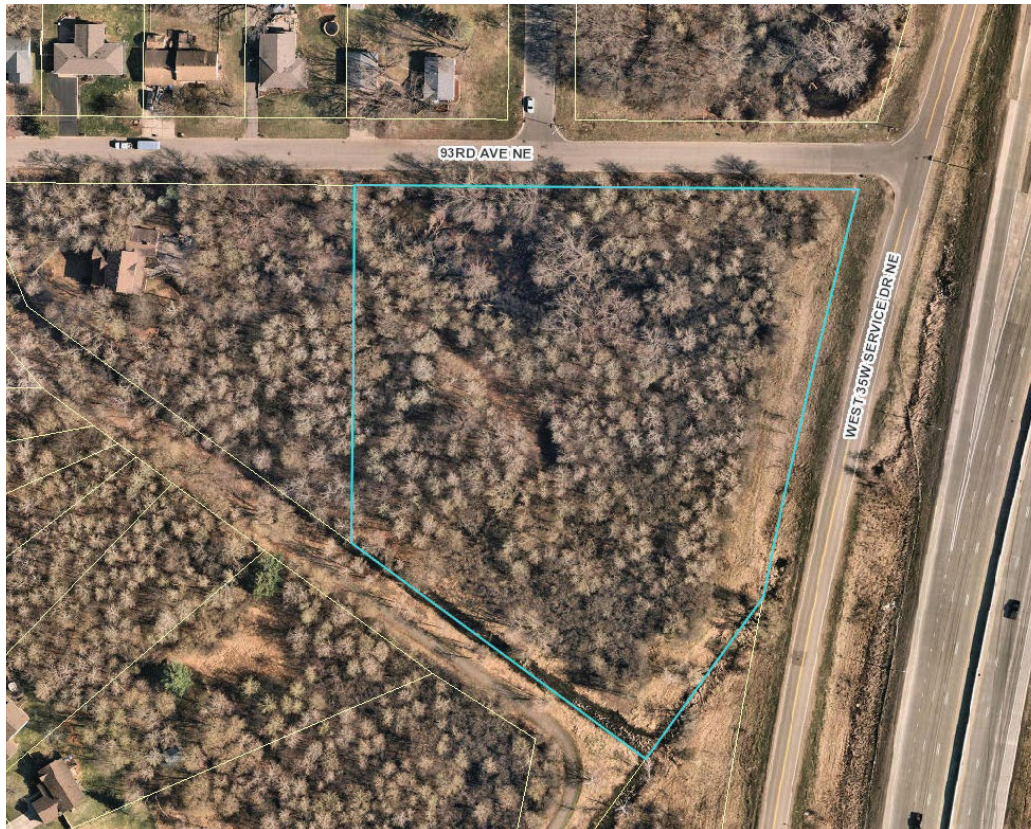
BOULDER ESTATES/ 2020 Project Developed by Boulder Contracting



BOULDER VILLAS- PARCEL CHARACTERISTICS

Boulder Contracting was approached to consider the development of a vacant parcel at the southwest corner of 93rd Avenue and the 35W Service Road. This vacant parcel has characteristics similar to Brian's prior development, in that it is in proximity to 35W, adjoins existing single-family housing, and has existing trees and other site features to take into consideration.

PROPOSED BOULDER VILLAS- GIS Photo



This parcel has three main natural features that need to be taken into consideration for any future development. These include the following:

- 1.) There is an existing county ditch along the southern boundary.
- 2.) There is a wetland associated with the county ditch, and another sizable wetland on the northern part of the parcel.
- 3.) There is an existing floodplain that encumbers the parcel.

As part of the site research and due diligence, Boulder Contracting had a wetland delineation completed in 2023, which has been approved by Rice Creek Watershed. In addition, a land survey was completed to inventory the trees, confirm the existing topography, ditch location, and flood plain extents.

SITE PLANNING AND LAYOUT

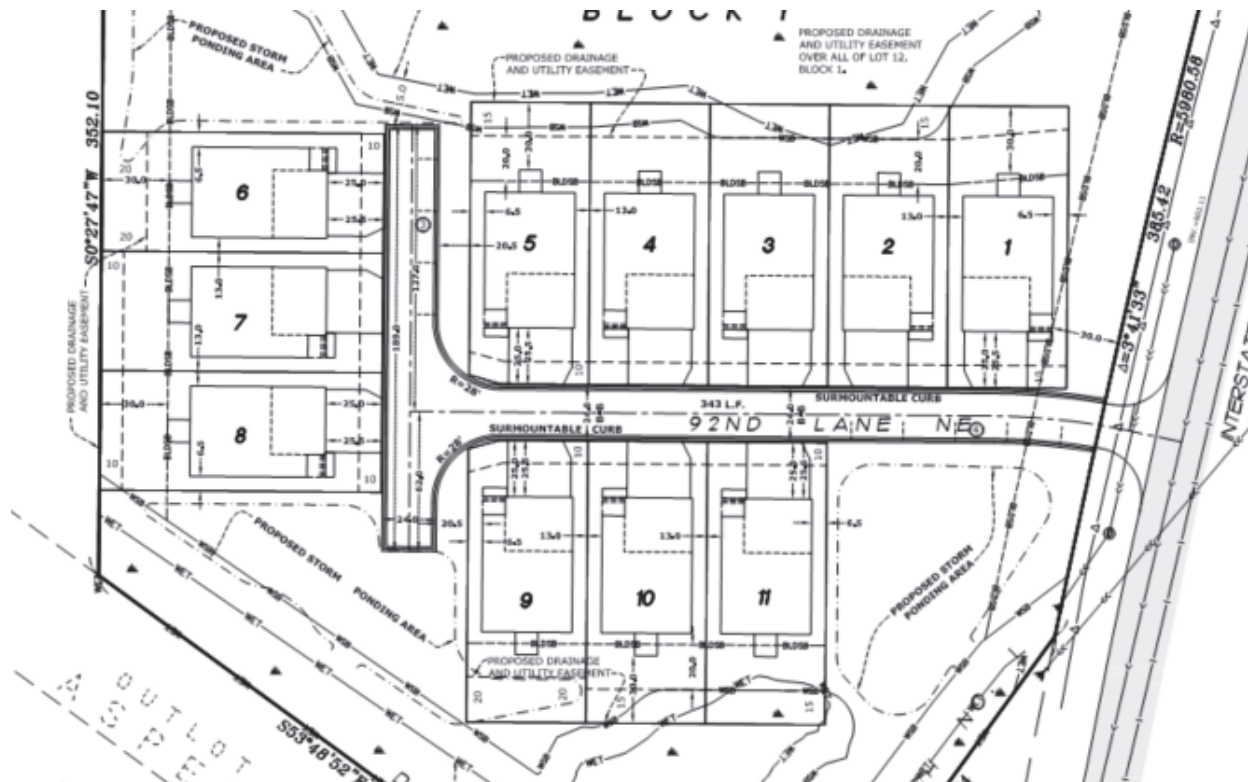
Boulder Contracting contacted the City of Blaine Planning staff early on to confirm the city requirements. The parcel is zoned R-1AA and guided LDR, which has a density requirement of 2.5 to 6 units per acre.

To accommodate this density, a sketch plan was prepared that proposed 3 unit and 4-unit townhomes. This type of product would have provided a higher density, although it also required a comp plan amendment to do so. Since a supermajority vote is required to approve the amendment, the project was presented to the city council at a workshop for their review and

feedback. The townhome layout was not seen favorably in the eyes of the council, so Boulder Contracting was advised by staff to pursue a single-family development.

As a result, Boulder Contracting is proposing the construction of 11 single-family villa lots.

PROPOSED BOULDER VILLAS- Site Plan



The project is to be served by public sewer and water and a 24-foot-wide private drive that would have on street parking. The request to develop the site with a private drive, is due to the existing site features listed previously. Even though there are wetlands to the north and south, this development has proposed minimal wetland impact, which falls under the Rice Creek Watershed's de minimis wetland fill requirement.

The villas are proposed at setbacks that are agreeable to the city staff and have been utilized in prior developments in The City of Blaine. Again, these standards provide a means to develop the project with reduced wetland impact and flood plain fill.

In completing the existing tree inventory, it has been determined that the majority of the site has lower quality trees, in that it is primarily comprised of poplars and boxelders. The trees that fall within the wetlands will be saved, which will allow some natural screening along the northerly and southerly parcel boundaries. The rest of the trees on site will be removed by the development of the project, due to the need to provide flood plain mitigation and storm water ponding.

As a result, Boulder Contracting plans to provide new screening along the frontage road in the form of fencing and 8 foot conifers. In addition, a landscape plan has been prepared for the planting of new trees for each home.

NEW INFRASTRUCTURE- MAINTENANCE

As noted, BOULDER VILLAS will be served by public utilities, which will be covered by public drainage and utility easements. This will also be the case with the storm sewer and storm water ponds, which the city deems need to be covered by drainage and utility easements. Furthermore, a maintenance agreement will most likely be required by Rice Creek Watershed District pertaining to the maintenance of storm water features.

This project will be comprised of a homeowner's association. The members of the association will have regular dues paid, which will be utilized to employ a private firm to maintain the private drive and to care for the common areas.

CONCLUSION:

Others have considered the development of this parcel, most recently in 2020 the parcel was considered for the development of a church. It appears that these prior attempts were unsuccessful due to the site constraints that have been described.

Boulder Contracting has been able to complete the necessary research and due diligence to design BOULDER VILLAS. This project meets the required city zoning and density requirements, while still taking into consideration the natural wetland and floodplain features.

In summary, the applicant is hopeful of receiving The City of Blaine's support and approval for this project. As a result, they can continue to provide affordable, yet high quality custom single-family housing, as they have done for over 30 years.

From: [Shane Hoeft](#)
To: [Planning](#)
Subject: Boulder Villas
Date: Friday, May 10, 2024 2:40:17 PM

Dear City of Blaine,

I am opposing this new development which will be right down from my house at 9247 Harpers Court NE. These are the reason why:

The noise from 35W is already getting too loud and now you want to knock down the only buffer of trees that I have for any kind of a noise barrier since when you redid 35 you decided not to put up a noise wall???

How can you even build on that land, it's a wetland, I had to get permission just to put in a fence in my backyard and I was told I couldn't use concrete to secure it?? Did I not have enough money to buy enough people to change what can be built on a wetland???

If this gets built, I will definitely be looking into how you can build permanent structures on wetlands that should be protected and then get enforced against current residences of Blaine of 20 years. Seems a little suspicious that whoever has the most money can do whatever they want and everyone else has to play by different rules...

Thanks for your time

A resident of Blaine for 19 years,
Shane Hoeft
9247 Harpers Court NE

Sent from [Outlook](#)



City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

4.1. 2024-772 Case File No. 24-0022 // Boulder Villas (Boulder Contracting) // 9240 W 35W Service Drive NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
2. Preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas.
3. Conditional use permit to allow for the construction of 11 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 24-0022 was opened at 7:06PM.

Dallas Sessions, 9323 Jamestown Street NE, indicated he looked up the plat of this property. He explained the plat showed it was dedicated for public use. He questioned when it was rezoned for the proposed use. He understood this development would be approximately three units per acre, but with the wetlands, the actual lot sizes were 0.125 acre. He indicated the surrounding neighborhood had lots that were 0.25 acres in size or larger.

Chris Heinze, 9189 Harpers Court NE, stated he lived directly behind the proposed development. He indicated noise was in his backyard at all times and it reached levels of 60 to 65 decibels during the morning rush hour. He explained he was present to advocate for the 11 families that would live in this development and encouraged the developer to plant more trees to assist in buffering the sound from the freeway. He commented on how the speed limit on the frontage road was 50 miles per hour, but noted vehicles were traveling 60+ miles per hour. He stated this was very dangerous and suggested the speed limit along the frontage road be reduced to 35 miles per hour. He discussed how one of the goals of the DF zoning district was quality living and discussed how his quality of life was impacted by traffic noise. He suggested a walking trail be installed to connect the new development to the surrounding neighborhood.

The public hearing was closed at 7:11PM.

Chair Goracke questioned who owns the land.

Brian Jansen, Boulder Contracting, explained a church currently owns the property but was having trouble developing the site given the amount of wetlands.

Commissioner Homan asked if a walkway connection could be considered.

Mr. Jansen indicated this would depend on the survey and how the wetlands lay out. He stated it would be very difficult to install a walkway over the wetland.

Chair Goracke inquired if there were any plans to mitigate the noise from 35W.

Project Engineer Barnes reported 35W was under construction a couple of years ago and a noise wall was not installed in this area. She explained it would be up to MNDOT whether or not they would install a sound wall or not. She anticipated MNDOT would place requirements on how the homes are constructed to assist with mitigating noise. She stated she did not expect a noise wall would be installed. She commented further on the speed limit for the frontage road and explained a traffic study would have to be completed in order to a speed reduction. She noted certain warrants would have to be met before the speed could be adjusted. She encouraged neighbors to call the police with their concerns regarding the speed of traffic.

Chair Goracke questioned if more trees could be installed to assist with buffering.

Planner Kaye stated more trees could be required.

Commissioner Gorzycki requested further information from staff on how the number of units per acre were calculated.

Planner Kaye explained the total acreage of the site was 4.84 acres and the developer was allowed to exclude wetlands which was 1.15 acres, which created a net density of 2.9 units per acre.

Commissioner Olson stated she appreciated how thoughtful the neighbor was by voicing his concerns regarding noise, buffering and a trail connection. She encouraged the developer to take these concerns into consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022A a rezoning from Single Family (R-1AA) to Development Flex (DF) with the following rationale:

Case 24-0022A:

- 1. The 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 an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. 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 Olson to recommend approval of Planning Case 24-0022B a preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas with the following conditions:

Case 24-0022B:

- 1. Park dedication will be required for the 11 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.**
- 3. The developer shall be responsible for assessments for sanitary sewer and water lateral installments of \$10,269.**
- 4. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
- 5. All development signage by separate review.**

6. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
7. The developer must meet the City's Tree Preservation requirements by planting 27 replacement trees for the lots that were preliminary platted (3.4 disturbed acres). The Developer is required to plant two trees per lot for the overall preliminary plat which will account for 22 of the replacement trees. A landscape plan for the remaining five trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.
8. 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.
9. RCWD permit is required prior to city approval of construction plans and specifications.
10. 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.
11. All streets will follow the Anoka County street name grid system.
12. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The lights will be required to be maintained by the Homeowners Association.
13. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
14. 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.
15. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022C a conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district with the following conditions:

Case 24-0022C:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private attached 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 - 6.5 feet for house and 6.5 feet for garage.
- 3. Corner side yard setback - 6.5 feet (private street) 30 feet (public street)
- 4. Rear yard setback - 30 feet
- 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 be located within the rear yard.
- 7. The minimum finished floor area above grade for all homes shall be 1,400 square feet for a single level.
- 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. Vinyl/metal siding can be utilized on all elevations. Use of premium materials such as brick or natural stone are to be used on all front elevations.
- 10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
- 11. 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.
- 12. 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.
- 13. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
- 14. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.

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

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-110

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.6

Resolution Granting a Conditional Use Permit to Allow for the Construction of 11 Single Family Lots in the Development Flex (DF) Zoning District at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

Executive Summary

The applicant is requesting a conditional use permit to allow the development of 11 single-family homes.

Background

Planning Commission Public Hearing	05/14/24
City Council (Conditional Use Permit)	06/17/24
Action Deadline (60 Days)	06/14/24
Action Deadline (City Extended - 60 Days)	08/13/24

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

Zoning

The subject site is zoned Single Family (R-1AA) and the applicant is requesting a rezoning to Development Flex (DF).

	R-1AA	Proposed DF
Lot Width	80 feet	53 feet
Lot Square Footage	10,800 sf	6,598 sf to 6,625 sf
Front Yard Setback	30 feet	25 feet
Side Yard Setback	10 feet house and 5 feet garage	6.5 feet house and 6.5 feet garage.
Rear Yard Setback	30 feet house and 5 feet garage	30 feet

Land Use Designation

The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 2.98 units per acre.

Surrounding Zoning and Uses

The subject site has R-1AA zoned property to the west and southwest with single family homes present. A Light Industrial (I-1) zoned property with Commers Water is located south of the property. Single family homes zoned R-1 are located to the north. The 35W frontage road and I-35W are located to the east. A trail is located on the property southwest of the subject parcel.

Existing Conditions

The existing parcel has trees, a ditch and wetland on the south area of the parcel, and a wetland located on the north side of the property.

History

There are no previous approvals on this property. A church applied for a Conditional Use Permit (CUP) in 2020 but withdrew the application prior to the Planning Commission meeting.

The applicant requested feedback on rezoning to Development Flex (DF) for 22 townhomes with a private street at a January 2024 City Council Workshop meeting, and there was not a consensus that a rezoning would be supported for 22 townhomes. The concerns were potential traffic and loss of trees.

Evaluation of Request

Plat

The preliminary plat creates 11 single family lots and one common lot for ponding, wetlands, and common areas. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 53 feet wide.

As proposed, the lot sizes are as follows:

- Single family Lots 1-11 range from 6,598 s.f to 6,625 s.f.
- Lot 12 (ponding, wetland, and common area): 3.17 acres

Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed with a stone/brick element on the front elevation.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet

- Side yard setback – 6.5 feet for house and 6.5 feet for garage.
- Corner side yard setback – 6.5 feet (private street) 30 feet (public street)
- Rear yard setback - 30 feet

Landscaping

The standard landscaping requirements are proposed, which are two trees on all lots. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and 2 additional conifers for Lot 11.

Tree Preservation

Approximately 3.4 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 27 trees would be required for tree replacement purposes. The developer has proposed a total of 27 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 11 new single family lots being constructed at the rate of \$4,894 per unit (2024 rate) for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) 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.

The developer will also need to submit construction contract documents that 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.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre

and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.

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.

The developer shall be responsible for assessments for sanitary sewer and water lateral installments is \$10,269.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to RCWD. Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing 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 documents, to provide those documents to the homeowners, and to record the these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to West 35W Service Drive NE.

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.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

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 The proposed single family subdivision is consistent with the development to the north, west, and south and is guided LDR which allows up to 6 units per acre and will not create excessive 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.
 - o The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district. The continuation of single family development is compatible with the neighboring 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 Development Flex zoning district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The Development Flex District also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties. The proposal is consistent with the intent of the district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is consistent with the LDR land use.
7. The use will not cause traffic hazard or congestion.
 - o 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.
 - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:

Zoning and Location Map

Preliminary Plat

Grading Plan

Landscape Plan

Tree Inventory Plan

House Elevation and Floor Plan

Narrative

Public Comments

Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. The meeting minutes are attached for reference on the comments at the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 051424



City of Blaine

Signature Copy

Resolution: RES 24-110

Resolution Granting a Conditional Use Permit to Allow for the Construction of 11 Single Family Lots in the Development Flex (DF) Zoning District at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

WHEREAS, an application has been filed by Boulder Contracting as Conditional Use Permit Case File No. 24-0022 for Boulder Villas; and

WHEREAS, said case involves the property described as follows:

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

WHEREAS, the Blaine Planning Commission held a public hearing on May 14, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on June 17, 2024; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.11 and 27.04 of the Zoning Ordinance to allow the construction of 11 single family lots in the Development Flex (DF) zoning district with the following conditions:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private attached 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.

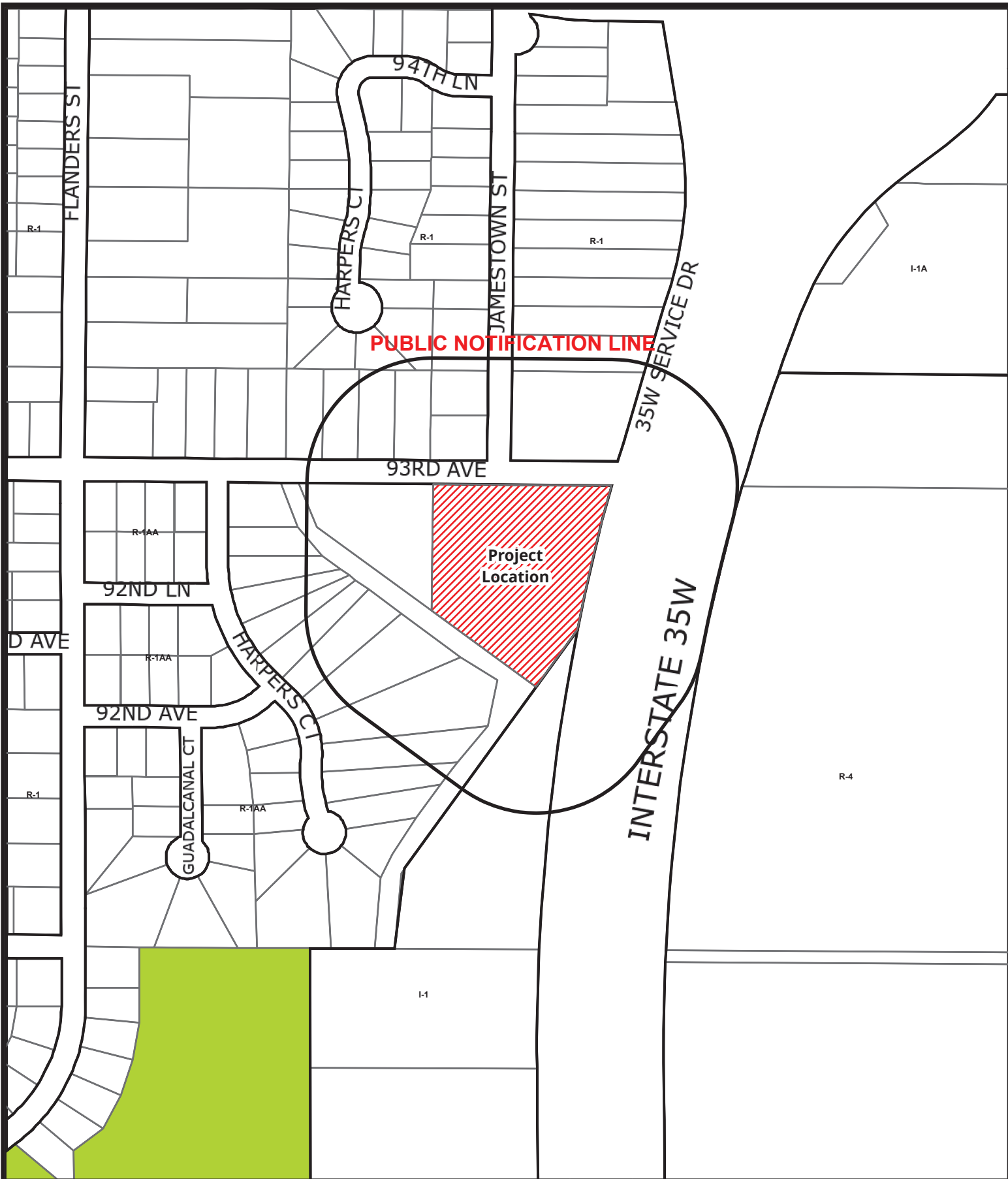
Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.10

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 6.5 feet for house and 6.5 feet for garage.
3. Corner side yard setback - 6.5 feet (private street) 30 feet (public street)
4. Rear yard setback - 30 feet
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 be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,400 square feet for a single level.
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. Vinyl/metal siding can be utilized on all elevations. Use of premium materials such as brick or natural stone are to be used on all front elevations.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. 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.
12. 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.
13. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
14. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



BlaineMN.gov

Case File No. 24-0022 Boulder Villas

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



PRELIMINARY PLAT

~of~ BOULDER VILLAS

Applicant: BOULDER CONTRACTING, LLC
2322 171ST LANE NE
HAM LAKE, MN 55304
Contact: BRIAN JANSEN
612-369-2746

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

AREA COMPUTATIONS

TOTAL AREA : 4.84 ACRES
 TOWNHOME UNITS: 11 UNITS
 COMMON AREA LOTS: 1 LOT
 DENSITY: 2.27 UNITS PER ACRE

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	
Total Acreage	4.84
Exclusions	
Wetlands (does not include buffers or stormwater ponding)	1.10
State, threatened or endangered species preservation	
Public parks and open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	2.27271
Net Density	2.98101

Net density must match the land use designation from the Comprehensive Plan.

Use	S.F. units per acre
1.60R	5.5 units per acre
1.60R	5.5 units per acre
MEIR	5.12 units per acre
MEIR	5.12 units per acre
MEIR	5.12 units per acre
MEIR	5.12 units per acre
MEIR	5.12 units per acre
MEIR	5.12 units per acre

ZONING AND SETBACKS

EXISTING: R-1A - SINGLE FAMILY
 SURROUNDING: R-1A - SINGLE FAMILY (WEST)
 R-1 - SINGLE FAMILY RESIDENTIAL (NORTH)
 I-1 - LIGHT INDUSTRIAL

PROPOSED: DF (DEVELOPMENT FLEX) FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

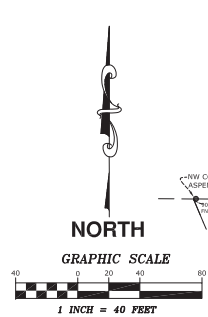
FRONT SETBACK FROM PRIVATE STREET: 25 FEET FROM CURB
 SETBACK FROM PUBLIC RIGHT OF WAY: 30 FEET
 SETBACK BETWEEN BUILDINGS: 13 FEET (6.5 FROM SIDE LOT LINE)
 REAR PROPERTY SETBACK: 30 FEET
 PRIVATE SIDE STREET: 20 FEET FROM CURB

PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:
 MINIMUM LOT AREA: 6,625 S.F. LOTS 1-4, 6-8, 10 AND 11
 MINIMUM LOT WIDTH: 6,598 S.F. LOTS 5 AND 9
 MINIMUM LOT DEPTH: 53.0 FEET
 MINIMUM LOT DEPTH: 125.0 FEET

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.

Signature
 JASON E. BUD
 Date: 04/19/24 License No. 41578

DRAWN BY:	JEN	JOB NO.:	230084PP	DATE:	03/07/24
CHECK BY:	JEN	FIELD DRAW:	DT-CT		
1	03/13/24	TURN AREAS ON		JEN	
2	04/19/24	REVISED EASEMENTS		JEN	
3					
NO.	DATE	DESCRIPTION			



BENCHMARK:

MNDOT STATION NAME: 0280 Z
 ELEV. = 906.07 FEET (NAVD83)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES RESTRICTED ACCESS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP

PART OF SEC. 34, TWP. 31, RING. 23

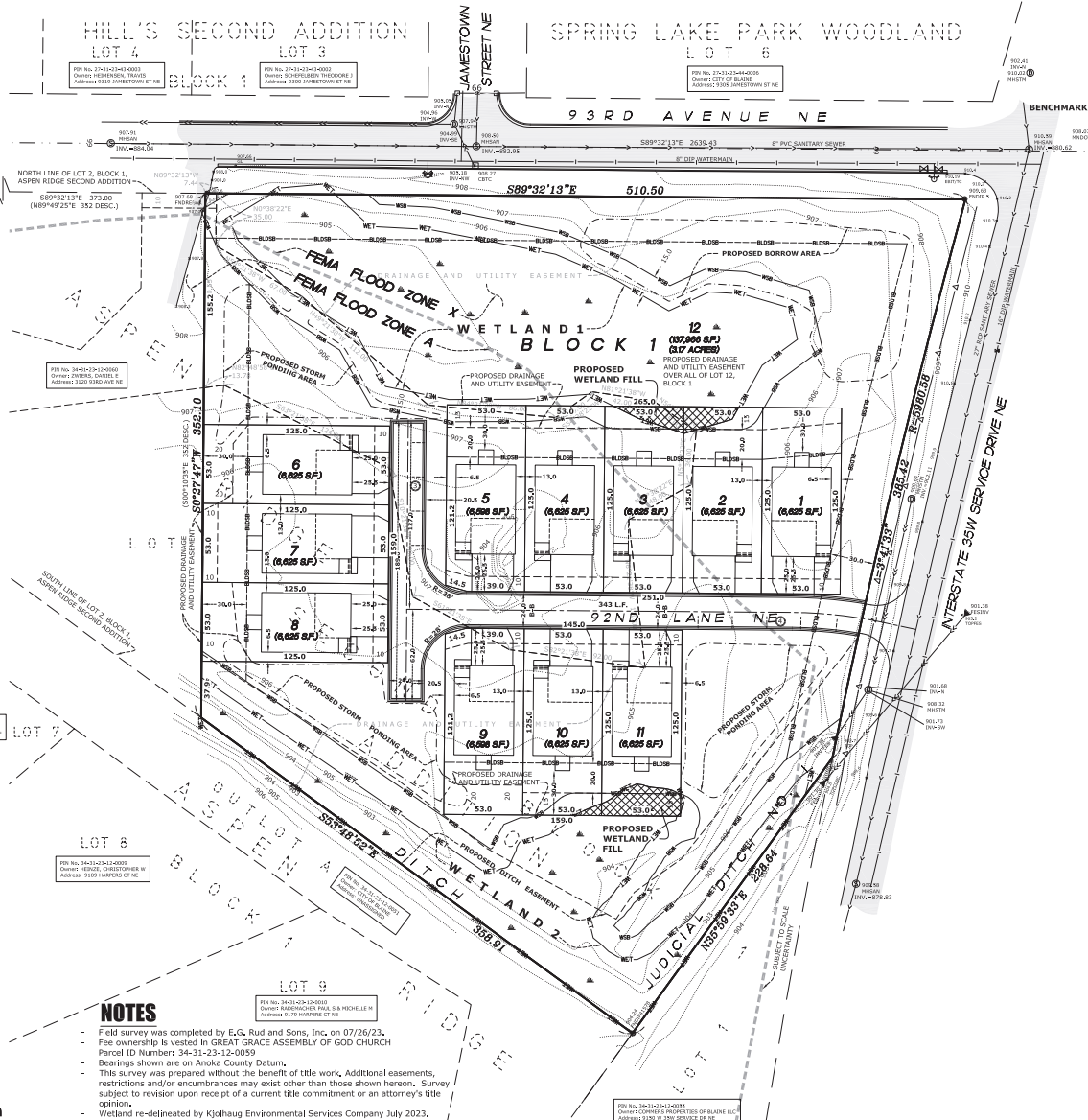


ANOKA COUNTY, MINNESOTA
 (NO SCALE)

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH
- Parcel ID Numbers 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by Kjo/haug Environmental Services Company July 2023.
- Wetland 2 location was provided by Kjo/haug Environmental Service on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 foot interval accuracy.
- Total proposed wetland fill = 1,903 S.F.
- See Tree Inventory Survey prepared by E.G. Rud & Sons, Inc. for tree locations and tree removals.
- See Site Plan Prepared by E.G. Rud & Sons, Inc. for proposed buildings, driveways and sidewalk locations.
- Underlying drainage and utility easements per the plat of ASPEN RIDGE SECOND ADDITION will need to be vacated.



GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL Gopher State One Call at LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

TIMING FOR EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
- 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
- 3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
- 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
4. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
5. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
6. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
- 6.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE NPDES PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- 6.2. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
7. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
8. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II

1. PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
2. INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
3. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.
4. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
5. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOO.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

LEGEND

- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- ⊙ EXISTING MANHOLE
- ◻ EXISTING FLARED-END SECTION
- ◻ EXISTING CATCH BASIN
- ◻ EXISTING GATE VALVE
- ◻ EXISTING HYDRANT
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ◻ PROPOSED STORM MANHOLE
- ◻ PROPOSED CATCH BASIN
- ◻ PROPOSED FLARED-END SECTION
- ◻ PROPOSED GATE VALVE
- ◻ PROPOSED HYDRANT
- ◻ PROPOSED RIP-RAP
- ◻ PROPOSED INLET PROTECTION
- PROPOSED DIRECTION OF DRAINAGE

PROPOSED POINTS
(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
HP = HIGH POINT; LP = LOW POINT;
TC = TOP OF CURB

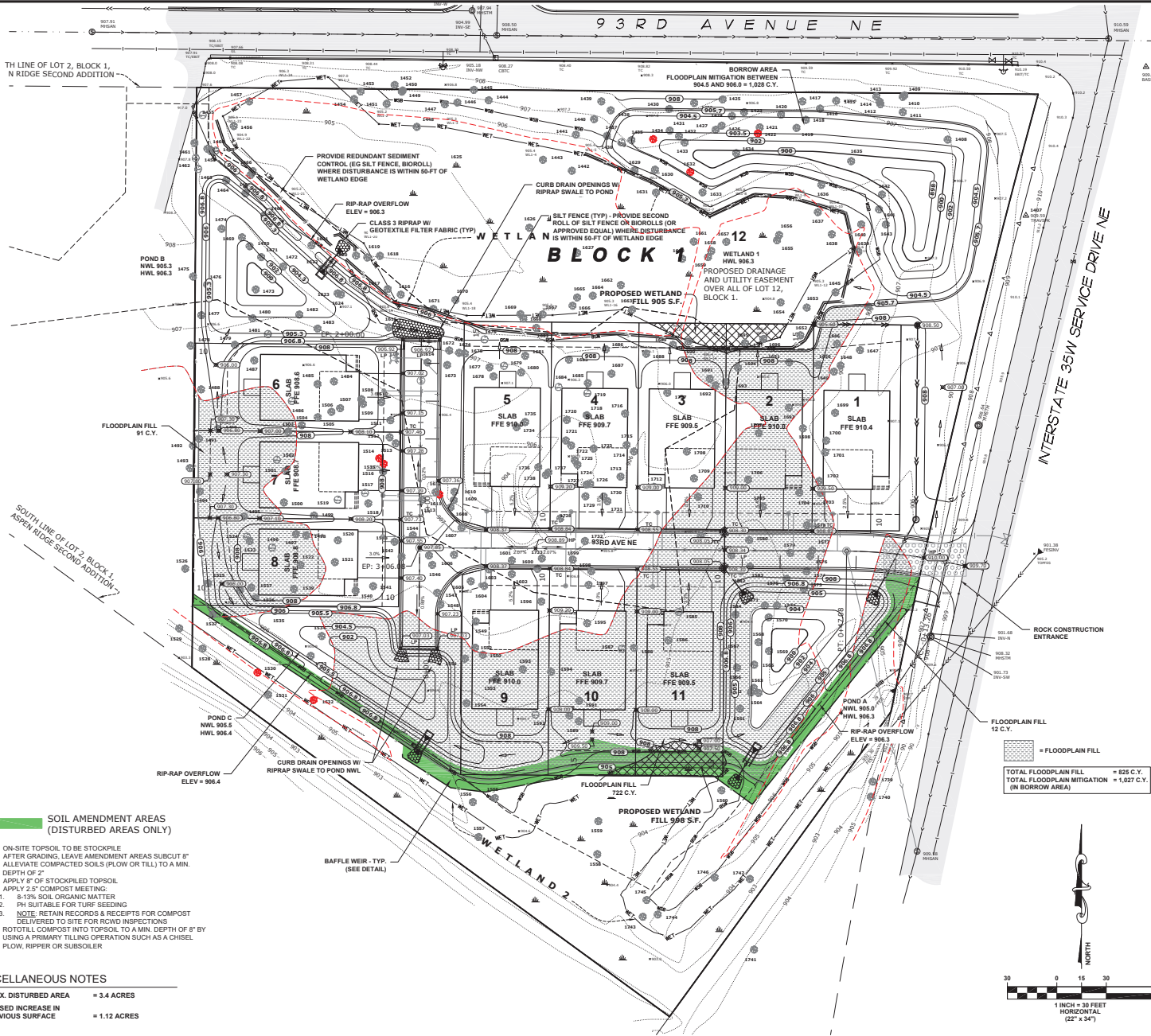
- WETLAND DELINEATION
- WETLAND SETBACK

SOIL AMENDMENT AREAS (DISTURBED AREAS ONLY)

1. ON-SITE TOPSOIL TO BE STOCKPILE
2. AFTER GRADING, LEAVE AMENDMENT AREAS SUBCUT 8"
3. ALLEVATE COMPACTED SOILS (PLOW OR TILL) TO A MIN. DEPTH OF 2"
4. APPLY 8" OF STOCKPILED TOPSOIL
5. APPLY 2.5" COMPOST MEETING
 - 5.1. 8-13% SOIL ORGANIC MATTER
 - 5.2. PH SUITABLE FOR TURF SEEDING
6. NOTE: RETAIN RECORDS & RECEIPTS FOR COMPOST DELIVERED TO SITE FOR RCWD INSPECTIONS
7. ROTOTILL COMPOST INTO TOPSOIL TO A MIN. DEPTH OF 6" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER

MISCELLANEOUS NOTES

APPROX. DISTURBED AREA = 3.4 ACRES
PROPOSED INCREASE IN IMPERVIOUS SURFACE = 1.12 ACRES



PLOWE
ENGINEERING, INC.
777 LAKE DRIVE
SUITE 100
MINNETONKA, MN 55345
PHONE: (952) 941-0700
FAX: (952) 941-0701

NO.	DATE	DESCRIPTION
1	04-19-24	REVISED COMMENTS
2	05-01-24	
3	05-01-24	
4	05-01-24	
5	05-01-24	
6	05-01-24	
7	05-01-24	

PRELIMINARY
ADAM CANNEL
Date: 04-19-2024
License No. 43903

BOULDER VILLAS
BLAINE, MN
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: BOULDER CONTRACTING

SHEET

C1.1

23-2124

- GENERAL NOTES**
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 4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
 5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
 6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
 7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

Total area of site	4.84 acres
Disturbed area	3.40 acres
Minus wetlands	1.11 acres
Minus pond NWLS	0.31 acres
Minus impervious	1.12 acres
Net disturbed upland	0.86 acres

TREE REPLACEMENT

PER 33.09 (a) (3) (c): ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.

NET UPLAND	= 0.86 ACRES
TREES REQUIRED	= 0.86 x 8
	= 6.88
	= 7 REPLACEMENT TREES REQUIRED

LEGEND

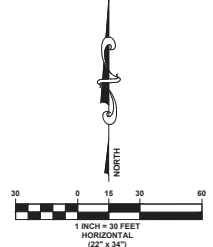
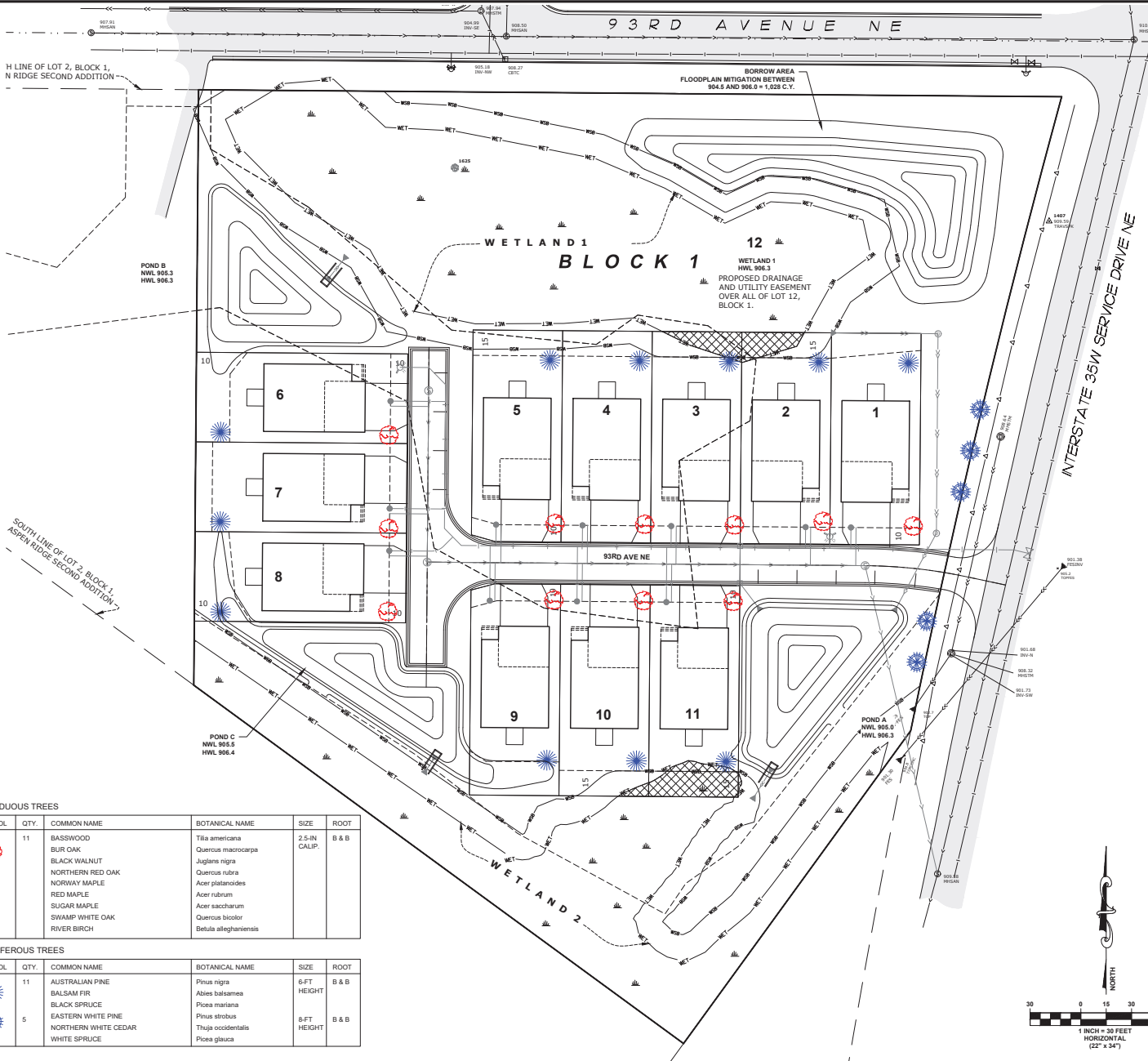
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FLARED-END SECTION
- EXISTING CATCH BASIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED RIP-RAP
- PROPOSED INLET PROTECTION
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED POINTS (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
HP = HIGH POINT; LP = LOW POINT;
TC = TOP OF CURB
- WETLAND DELINEATION
- WETLAND SETBACK

DECIDUOUS TREES

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	BASSWOOD BUR OAK BLACK WALNUT NORTHERN RED OAK NORWAY MAPLE RED MAPLE SUGAR MAPLE SWAMP WHITE OAK RIVER BIRCH	Tilia americana Quercus macrocarpa Juglans nigra Quercus rubra Acer platanoides Acer rubrum Acer saccharum Quercus bicolor Betula alleghaniensis	2.5-IN CALIP.	B & B

CONIFEROUS TREES

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	AUSTRALIAN PINE BALSAM FIR BLACK SPRUCE EASTERN WHITE PINE NORTHERN WHITE CEDAR WHITE SPRUCE	Pinus nigra Abies balsamea Picea mariana Pinus strobus Thuja occidentalis Picea glauca	6-FT HEIGHT 8-FT HEIGHT	B & B



POWELL ENGINEERING, INC.
6799 LAKE DRIVE
SUITE 100
EDEN PRAIRIE, MN 55424
PHONE: (612) 361-4010
FAX: (612) 361-4001

BOULDER VILLAS
BLAINE, MN
LANDSCAPE PLAN
PREPARED FOR: BOULDER CONTRACTING

DRAWN BY:	AD	DATE:	03/08/24
CHECKED BY:	AD	DATE:	03/08/24
DATE:	03/08/24	DATE:	03/08/24
NO.	1	DATE	03/08/24
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NO.	100	DATE	03/08/24

S:\POWELL\CAD\33RD\1124 35W SERVICE RD PROJECT\1124 CAD\1124 BASE 6.DWG
Printed: April 10, 2024 10:50:51 AM

TREE INVENTORY SURVEY

~of~ BOULDER VILLAS

Applicant: BOULDER CONTRACTING, LLC
2322 171ST LANE NE
HAM LAKE, MN 55304
Contact: BRIAN JANSEN
612-369-2746

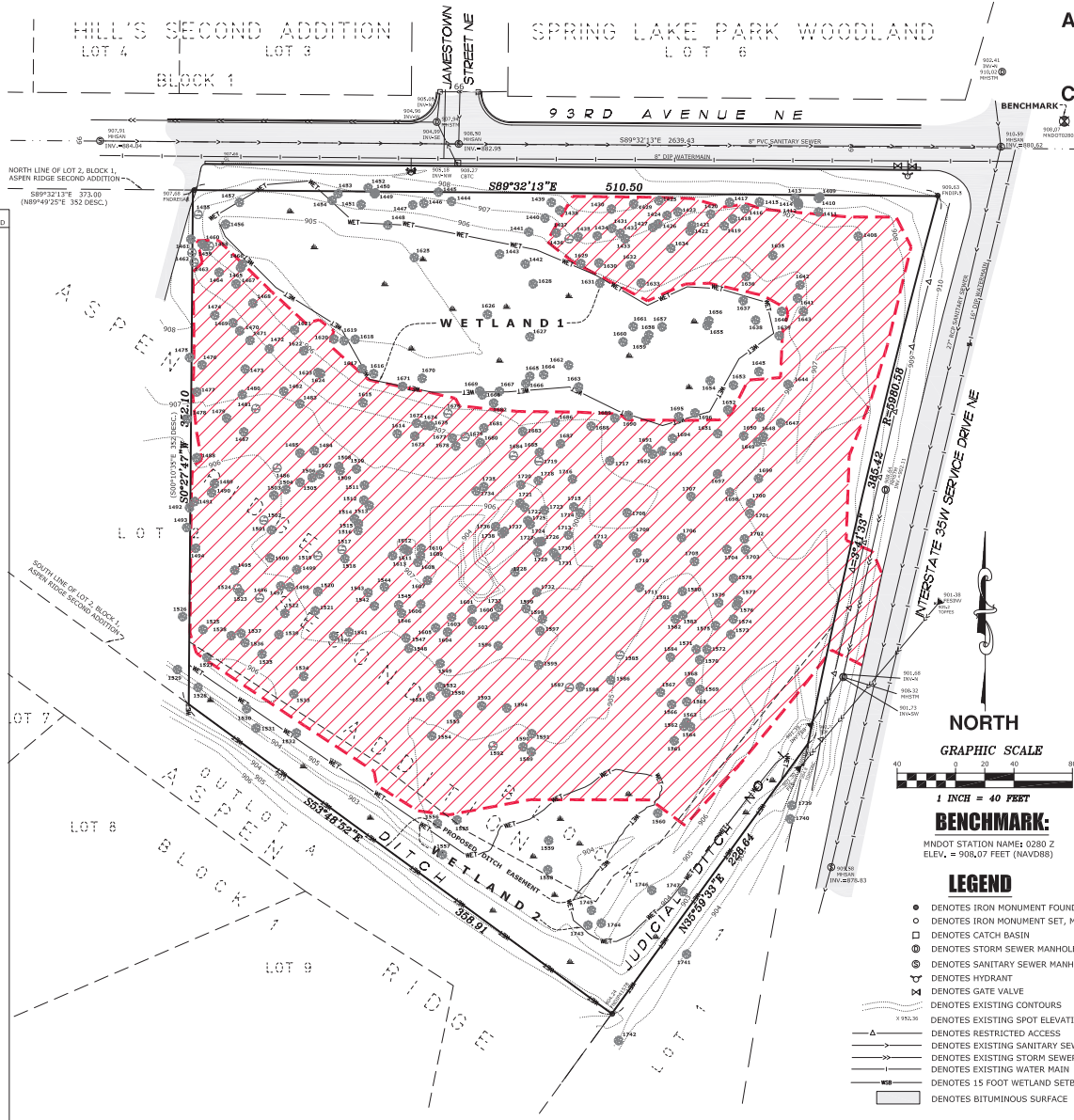
TREE LEGEND

BOX DENOTES BOX ELDER
CHE DENOTES CHINESE ELM
COT DENOTES COTTON WOOD
OS DENOTES TREE IS OFF SITE
3-16-11-10 DENOTES 3 TRUNKS AND THE SIZES
2222 DENOTES TREE REMOVAL AREA

THERE WILL BE 6 OAK TREES TO BE REMOVED (A TOTAL OF 97 DBHS)

TREE INVENTORY

POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED
1408	BOX	2-11	X	1522	POPLAR	12	X	1635	POPLAR	9	X
1409	POPLAR	12	X	1523	POPLAR	12	X	1636	POPLAR	8	X
1410	POPLAR	9	X	1524	CHE	9	X	1637	POPLAR	10	X
1411	BOX	11	X	1525	POPLAR	11	X	1638	POPLAR	9	X
1412	BOX	9	X	1526	POPLAR	11	OS	1639	BOX	9	X
1413	BOX	13	X	1527	POPLAR	10	X	1640	POPLAR	8	X
1414	BOX	9	X	1528	POPLAR	11	X	1641	POPLAR	8	X
1415	POPLAR	11	X	1529	POPLAR	11	OS	1642	BOX	20	X
1416	POPLAR	9	X	1530	OAK	3-16-11-10		1643	POPLAR	9	X
1417	POPLAR	10	X	1531	POPLAR	8	X	1644	BOX	13	X
1418	POPLAR	8	X	1532	OAK	24	X	1645	POPLAR	9	X
1419	POPLAR	9	X	1533	POPLAR	12	X	1646	BOX	12	X
1420	POPLAR	10	X	1534	POPLAR	12	X	1647	POPLAR	9	X
1421	POPLAR	12	X	1535	POPLAR	9	X	1648	BOX	14	X
1422	OAK	20	X	1536	POPLAR	10	X	1649	BOX	8	X
1423	POPLAR	12	X	1537	POPLAR	9	X	1650	POPLAR	11	X
1424	POPLAR	9	X	1538	POPLAR	8	X	1651	POPLAR	10	X
1425	POPLAR	11	X	1539	POPLAR	9	X	1652	POPLAR	11	X
1426	POPLAR	8	X	1540	POPLAR	10	X	1653	POPLAR	11	X
1427	POPLAR	9	X	1541	POPLAR	12	X	1654	POPLAR	9	X
1428	POPLAR	9	X	1542	POPLAR	14	X	1655	POPLAR	8	X
1430	POPLAR	9	X	1543	POPLAR	15	X	1656	POPLAR	10	X
1431	POPLAR	12	X	1544	POPLAR	10	X	1657	POPLAR	11	X
1432	POPLAR	12	X	1545	POPLAR	10	X	1658	MAPLE	24	X
1433	POPLAR	8	X	1546	POPLAR	14	X	1659	POPLAR	10	X
1434	OAK	14	X	1547	BOX	12	X	1660	POPLAR	10	X
1435	POPLAR	12	X	1548	POPLAR	9	X	1661	POPLAR	10	X
1436	CHE	15	X	1549	POPLAR	13	X	1662	MAPLE	24	X
1437	POPLAR	12	X	1550	POPLAR	12	X	1663	MAPLE	18	X
1438	POPLAR	13	X	1551	POPLAR	9	X	1664	MAPLE	14	X
1439	POPLAR	11	X	1552	POPLAR	9	X	1665	MAPLE	2-16-18	
1440	POPLAR	13	X	1553	POPLAR	9	X	1666	MAPLE	8	X
1441	POPLAR	10	X	1554	POPLAR	11	X	1667	POPLAR	8	X
1442	MAPLE	9	X	1555	POPLAR	24	X	1668	POPLAR	8	X
1443	POPLAR	12	X	1556	POPLAR	10	X	1669	POPLAR	8	X
1444	MAPLE	2-14-20		1557	POPLAR	10	X	1670	BOX	11	X
1445	POPLAR	8	X	1558	POPLAR	9	X	1671	BOX	11	X
1446	POPLAR	8	X	1559	POPLAR	9	X	1672	BOX	11	X
1447	POPLAR	8	X	1560	POPLAR	11	X	1673	MAPLE	16	X
1448	MAPLE	22	X	1561	POPLAR	8	X	1674	POPLAR	8	X
1449	BOX	10	X	1562	POPLAR	8	X	1675	POPLAR	10	X
1450	BOX	14	X	1563	POPLAR	10	X	1676	CHE	10	X
1451	MAPLE	3-10-14-16		1564	POPLAR	11	X	1677	POPLAR	14	X
1452	COT	14	X	1565	POPLAR	10	X	1678	POPLAR	11	X
1453	BOX	8	X	1566	POPLAR	10	X	1679	CHE	11	X
1454	MAPLE	16	X	1567	POPLAR	8	X	1680	BOX	10	X
1455	ELM	12	X	1568	POPLAR	10	X	1681	POPLAR	12	X
1456	POPLAR	10	X	1569	POPLAR	11	X	1682	POPLAR	11	X
1457	COT	16	X	1570	POPLAR	12	X	1683	BOX	9	X
1458	ELM	6	X	1571	POPLAR	8	X	1684	CHE	12	X
1459	POPLAR	9	X	1572	POPLAR	8	X	1685	POPLAR	11	X
1460	POPLAR	8	X	1573	POPLAR	12	X	1686	POPLAR	9	X
1461	POPLAR	8	OS	1574	POPLAR	8	X	1687	POPLAR	12	X
1462	CHE	9	X	1575	POPLAR	8	X	1688	POPLAR	9	X
1463	CHE	9	X	1576	POPLAR	12	X	1689	BOX	8	X
1464	POPLAR	11	X	1577	POPLAR	9	X	1690	MAPLE	22	X
1465	BOX	14	X	1578	POPLAR	10	X	1691	BOX	10	X
1466	POPLAR	8	X	1579	POPLAR	9	X	1692	BOX	8	X
1467	BOX	11	X	1580	POPLAR	9	X	1693	POPLAR	11	X
1468	BOX	10	X	1581	POPLAR	8	X	1694	POPLAR	10	X
1469	POPLAR	12	X	1582	POPLAR	8	X	1695	POPLAR	10	X
1470	POPLAR	11	X	1583	POPLAR	8	X	1696	POPLAR	9	X
1471	POPLAR	8	X	1584	CHE	11	X	1697	POPLAR	8	X
1472	POPLAR	11	X	1585	POPLAR	8	X	1698	POPLAR	8	X
1473	POPLAR	9	X	1586	POPLAR	8	X	1699	POPLAR	10	X
1474	POPLAR	11	X	1587	CHE	8	X	1700	POPLAR	12	X
1475	POPLAR	9	X	1588	POPLAR	10	X	1701	POPLAR	8	X
1476	POPLAR	9	X	1589	POPLAR	8	X	1702	POPLAR	9	X
1477	BOX	2-8-12	OS	1590	BOX	9	X	1703	POPLAR	9	X
1478	BOX	11	OS	1591	POPLAR	10	X	1704	POPLAR	12	X
1479	BOX	26	X	1592	CHE	14	X	1705	POPLAR	11	X
1480	BOX	18	X	1593	POPLAR	9	X	1706	POPLAR	8	X
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1485	POPLAR	14	X	1598	POPLAR	9	X	1711	POPLAR	9	X
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1490	POPLAR	8	X	1603	POPLAR	10	X	1716	POPLAR	12	X
1491	BOX	10	X	1604	POPLAR	10	X	1717	POPLAR	14	X
1492	POPLAR	12	X	1605	POPLAR	8	X	1718	POPLAR	14	X
1493	POPLAR	12	X	1606	POPLAR	10	X	1719	CHE	12	X
1494	POPLAR	8	X	1607	POPLAR	12	X	1720	POPLAR	9	X
1495	POPLAR	9	X	1608	POPLAR	13	X	1721	POPLAR	12	X
1496	CHE	9	X	1609	POPLAR	12	X	1722	POPLAR	8	X
1497	POPLAR	12	X	1610	POPLAR	14	X	1723	POPLAR	10	X
1498	POPLAR	11	X	1611	POPLAR	11	X	1724	OAK	9	X
1499	POPLAR	12	X	1612	POPLAR	11	X	1725	POPLAR	8	X
1500	POPLAR	10	X	1613	POPLAR	14	X	1726	POPLAR	11	X
1501	BOX	16	X	1614	POPLAR	13	X	1727	POPLAR	11	X
1502	CHE	8	X	1615	POPLAR	16	X	1728	POPLAR	10	X
1503	POPLAR	11	X	1616	BOX	12	X	1729	POPLAR	11	X
1504	POPLAR	8	X	1617	BOX	9	X	1730	POPLAR	9	X
1505	POPLAR	10	X	1618	MAPLE	22	X	1731	POPLAR	12	X
1506	POPLAR	12	X	1619	POPLAR	9	X	1732	POPLAR	10	X
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1510	POPLAR	12	X	1623	POPLAR	12	X	1736	POPLAR	8	X
1511	POPLAR	10	X	1624	BOX	12	X	1737	POPLAR	10	X
1512	POPLAR	9	X	1625	ASH	9	X	1738	POPLAR	10	X
1513	POPLAR	11	X	1626	POPLAR	10	X	1739	POPLAR	10	X
1514	OAK	18	X	1627	MAPLE	60 CLUMP		1740	BOX	2-14	OS
1515	OAK	22	X	1628	MAPLE	26	X	1741	POPLAR	14	OS
1516	POPLAR	10	X	1629	POPLAR	12	X	1742	POPLAR	8	X
1517	POPLAR	9	X	1630	POPLAR	8	X	1743	POPLAR	8	X
1518	POPLAR	14	X	1631	POPLAR	8	X	1744	POPLAR	8	X
1519	CHE	9	X	1632	OAK	14	X	1745	POPLAR	8	X
1520	POPLAR	10	X	1633	POPLAR	8	X	1746	POPLAR	8	X
1521	POPLAR	14	X	1634	POPLAR	8	X	1747	POPLAR	8	X



VICINITY MAP

PART OF SEC. 34, TWP. 31, RNG. 23



PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23. Trees were located on 02/06/24.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH Parcel ID Number: 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- Boundary area of the surveyed premises: 4.84 Acres
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon.
- Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by KJHaug Environmental Services Company July 2023.
- Wetland 2 location was provided by KJHaug Environmental Service on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 interval accuracy.

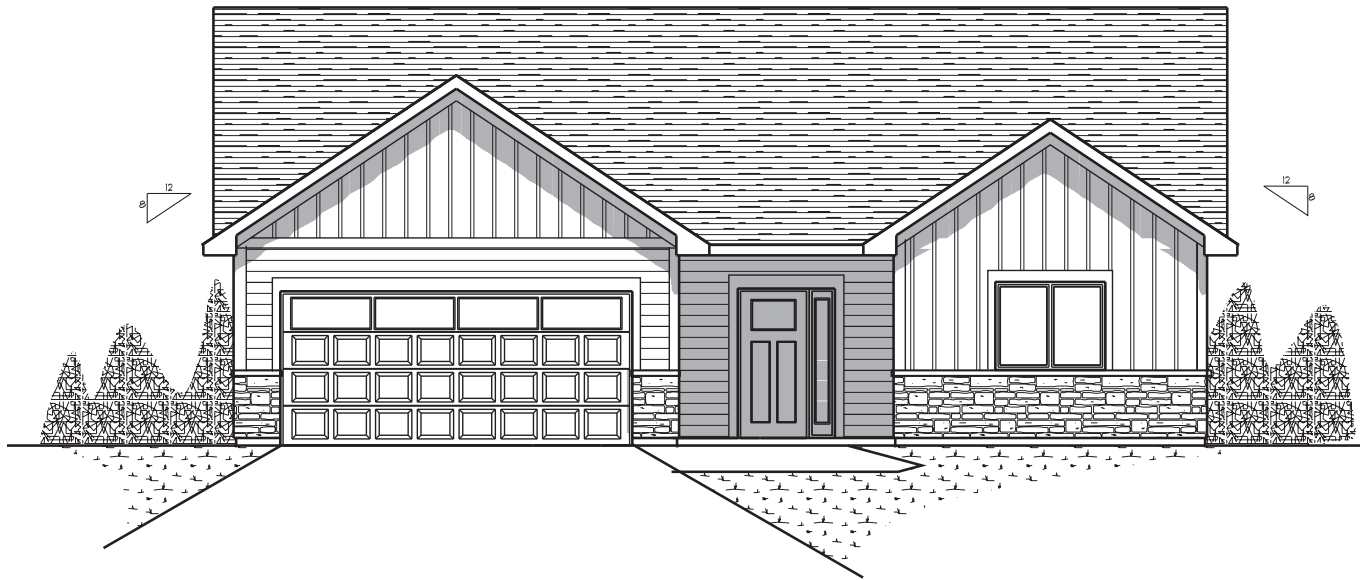
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 04/19/24 License No. 41578

DRAWN BY:	JEN	JOB NO:	230084PP	DATE:	03/07/24
CHECK BY:	JER	FIELD CREW:	CH-RH		
1	04/19/24	REVISE TREE CLEARING LIMITS	JEN		
2					
3					
NO.	DATE	DESCRIPTION	BY		

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

230084PP - SHEET S-4



FRONT ELEVATION

NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF HOME PLANNING ASSOCIATES INC. AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED, WITHOUT THE EXPRESS WRITTEN CONSENT OF HOME PLANNING ASSOCIATES INC.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISIONS

PLAN FOR:
MOUNDS VIEW VILLA

SQ. FT. **1461**

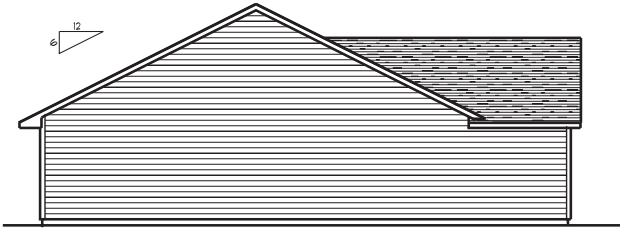
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2-20-24



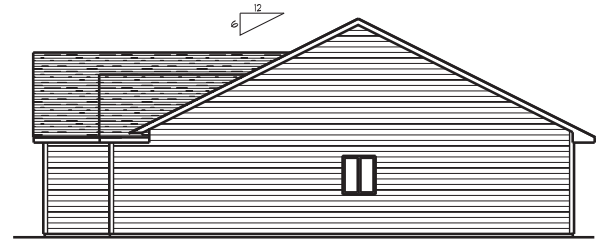
HOME PLANNING ASSOCIATES INC.

1900 7TH STREET NW, SUITE 115
NEW BRIGHTON, MINNESOTA 55112
(763) 786-6069
homeplanningest.net

SHEET NUMBER
OF **ONE** SHEETS
PLAN NUMBER
24013

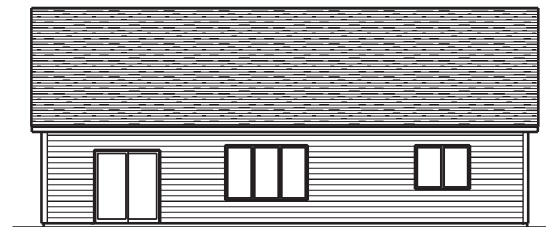


LEFT ELEVATION



RIGHT ELEVATION

240* ASPHALT SHINGLES

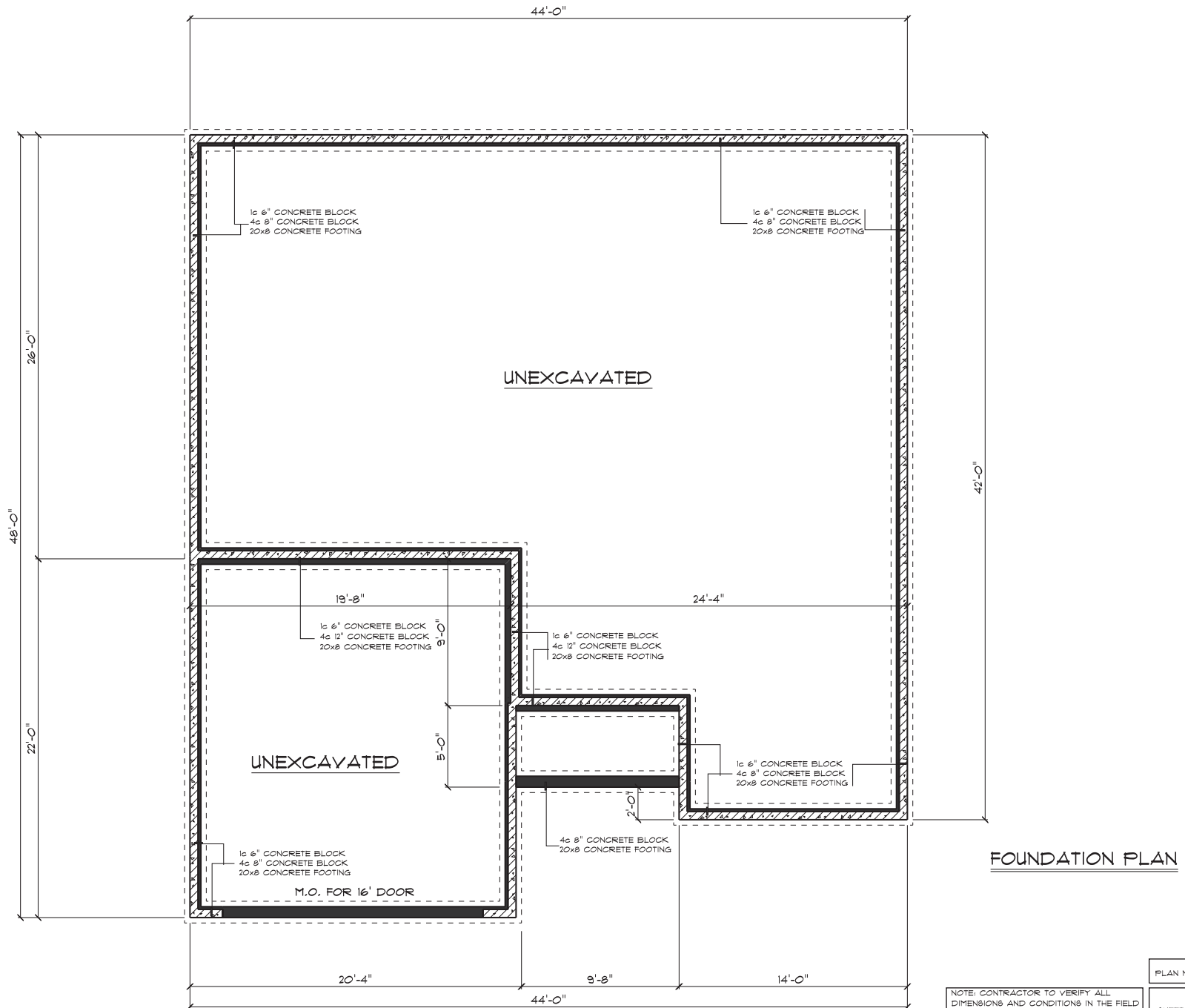


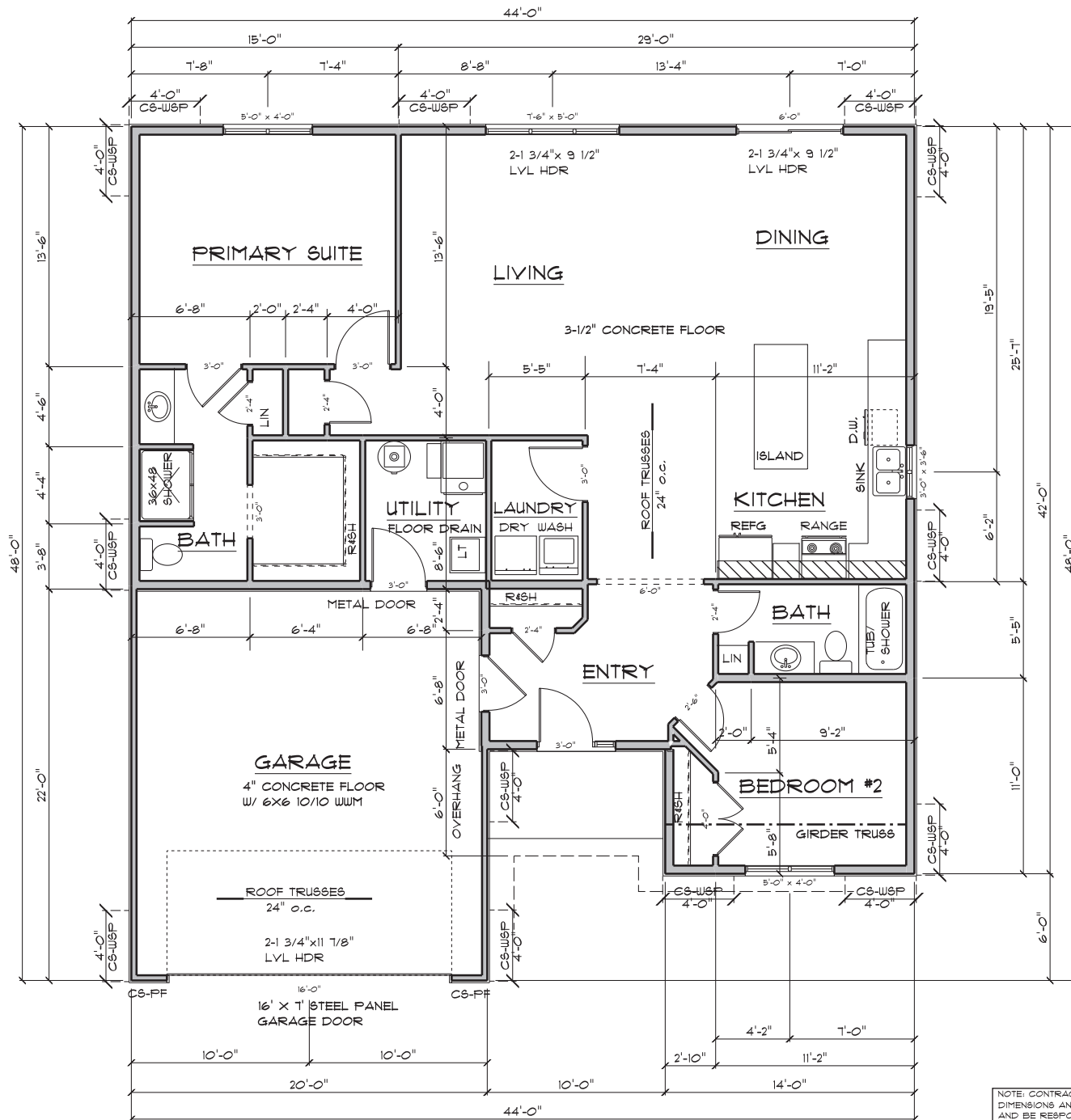
REAR ELEVATION

PLAN NUMBER: 24013

NOTE: CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE FIELD
AND BE RESPONSIBLE FOR SAME

SHEET 5 OF 5





MAIN FLOOR PLAN

WINDOW UNIT SIZE SHOWN
(SUPPLIER TO VERIFY
COMPLIANCE W/ ALL
LOCAL CODES)

1461 SF

PLAN NUMBER:	24013
SHEET	3 OF 5

NOTE: CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE FIELD
AND BE RESPONSIBLE FOR SAME



BOULDER VILLAS PROJECT NARRATIVE

APPLICANT INFORMATION:

Boulder Contracting is a family owned and operated custom home builder in Ham Lake, Minnesota. For over 30 years, they have been building homes in Blaine, Andover, Coon Rapids, and neighboring suburbs north of Minneapolis and St. Paul. They pride themselves on quality craftsmanship and affordability.

Their owner Brian Jansen has worked with the City of Blaine on other prior projects, which includes the development of BOULDER ESTATES 2ND ADDITION in 2020. This project was successfully developed and fully occupied with 9 custom-built single-family homes over a 3 year period.

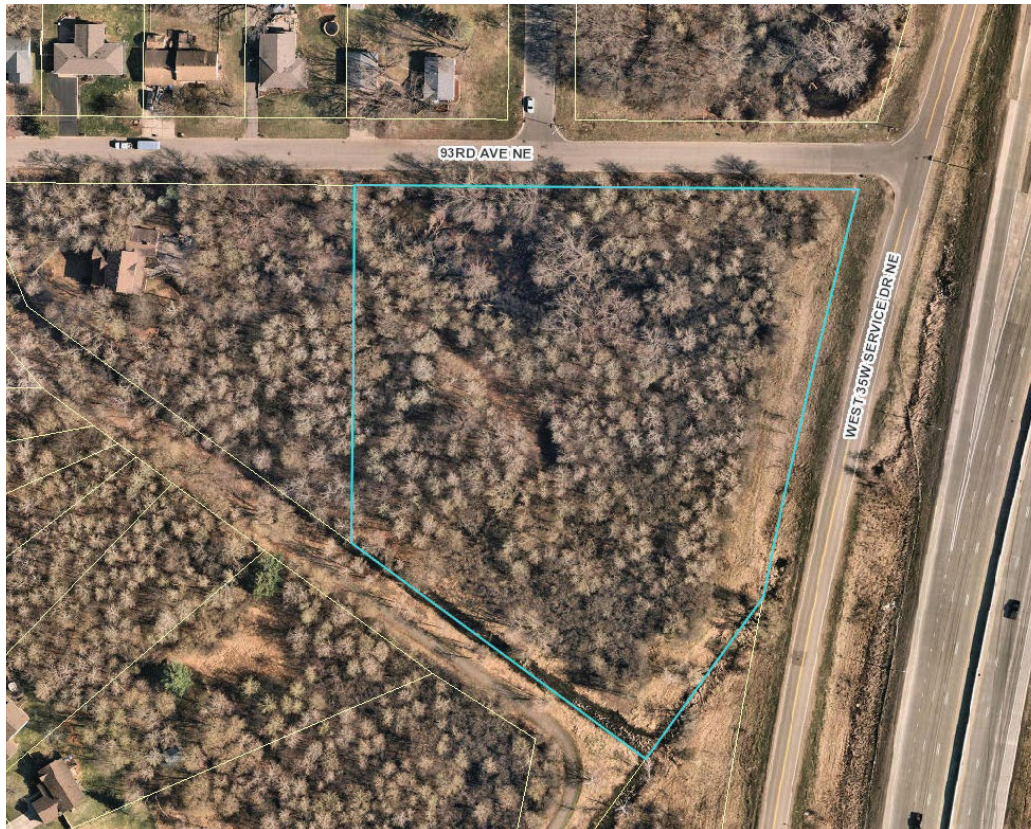
BOULDER ESTATES/ 2020 Project Developed by Boulder Contracting



BOULDER VILLAS- PARCEL CHARACTERISTICS

Boulder Contracting was approached to consider the development of a vacant parcel at the southwest corner of 93rd Avenue and the 35W Service Road. This vacant parcel has characteristics similar to Brian's prior development, in that it is in proximity to 35W, adjoins existing single-family housing, and has existing trees and other site features to take into consideration.

PROPOSED BOULDER VILLAS- GIS Photo



This parcel has three main natural features that need to be taken into consideration for any future development. These include the following:

- 1.) There is an existing county ditch along the southern boundary.
- 2.) There is a wetland associated with the county ditch, and another sizable wetland on the northern part of the parcel.
- 3.) There is an existing floodplain that encumbers the parcel.

As part of the site research and due diligence, Boulder Contracting had a wetland delineation completed in 2023, which has been approved by Rice Creek Watershed. In addition, a land survey was completed to inventory the trees, confirm the existing topography, ditch location, and flood plain extents.

SITE PLANNING AND LAYOUT

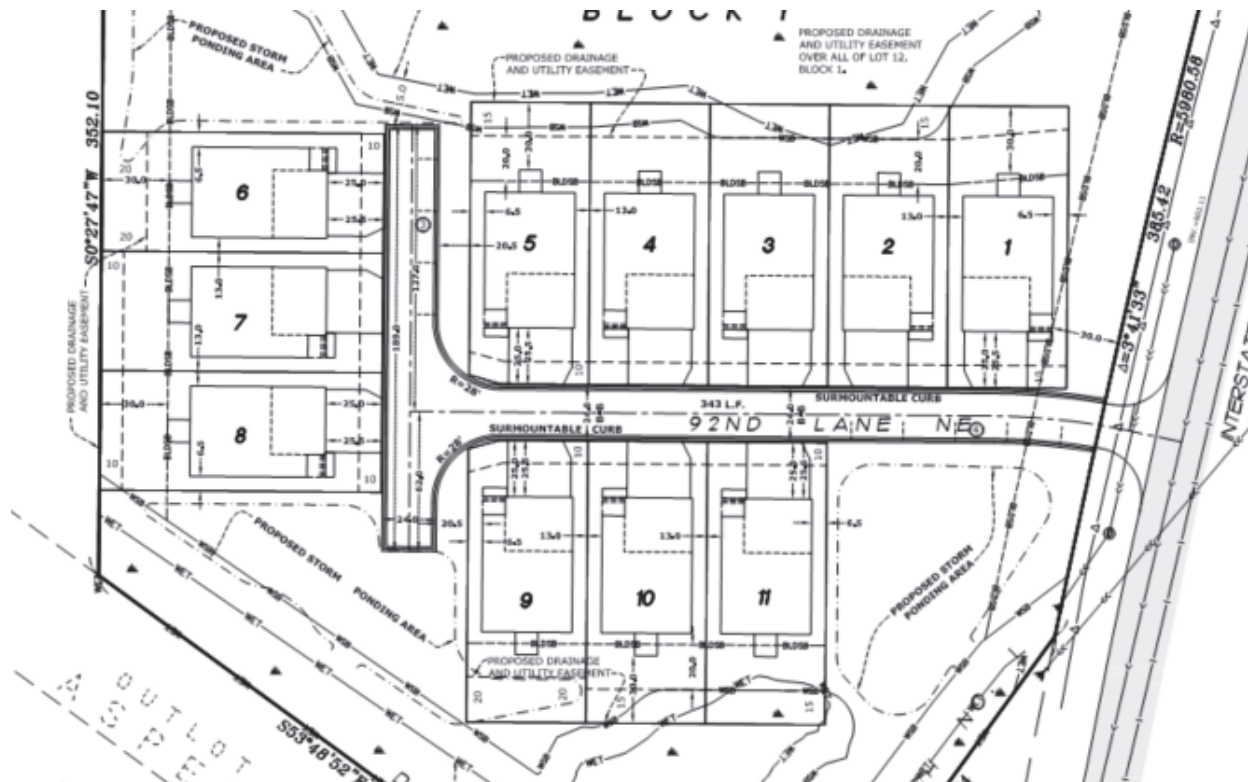
Boulder Contracting contacted the City of Blaine Planning staff early on to confirm the city requirements. The parcel is zoned R-1AA and guided LDR, which has a density requirement of 2.5 to 6 units per acre.

To accommodate this density, a sketch plan was prepared that proposed 3 unit and 4-unit townhomes. This type of product would have provided a higher density, although it also required a comp plan amendment to do so. Since a supermajority vote is required to approve the amendment, the project was presented to the city council at a workshop for their review and

feedback. The townhome layout was not seen favorably in the eyes of the council, so Boulder Contracting was advised by staff to pursue a single-family development.

As a result, Boulder Contracting is proposing the construction of 11 single-family villa lots.

PROPOSED BOULDER VILLAS- Site Plan



The project is to be served by public sewer and water and a 24-foot-wide private drive that would have on street parking. The request to develop the site with a private drive, is due to the existing site features listed previously. Even though there are wetlands to the north and south, this development has proposed minimal wetland impact, which falls under the Rice Creek Watershed's de minimis wetland fill requirement.

The villas are proposed at setbacks that are agreeable to the city staff and have been utilized in prior developments in The City of Blaine. Again, these standards provide a means to develop the project with reduced wetland impact and flood plain fill.

In completing the existing tree inventory, it has been determined that the majority of the site has lower quality trees, in that it is primarily comprised of poplars and boxelders. The trees that fall within the wetlands will be saved, which will allow some natural screening along the northerly and southerly parcel boundaries. The rest of the trees on site will be removed by the development of the project, due to the need to provide flood plain mitigation and storm water ponding.

As a result, Boulder Contracting plans to provide new screening along the frontage road in the form of fencing and 8 foot conifers. In addition, a landscape plan has been prepared for the planting of new trees for each home.

NEW INFRASTRUCTURE- MAINTENANCE

As noted, BOULDER VILLAS will be served by public utilities, which will be covered by public drainage and utility easements. This will also be the case with the storm sewer and storm water ponds, which the city deems need to be covered by drainage and utility easements. Furthermore, a maintenance agreement will most likely be required by Rice Creek Watershed District pertaining to the maintenance of storm water features.

This project will be comprised of a homeowner's association. The members of the association will have regular dues paid, which will be utilized to employ a private firm to maintain the private drive and to care for the common areas.

CONCLUSION:

Others have considered the development of this parcel, most recently in 2020 the parcel was considered for the development of a church. It appears that these prior attempts were unsuccessful due to the site constraints that have been described.

Boulder Contracting has been able to complete the necessary research and due diligence to design BOULDER VILLAS. This project meets the required city zoning and density requirements, while still taking into consideration the natural wetland and floodplain features.

In summary, the applicant is hopeful of receiving The City of Blaine's support and approval for this project. As a result, they can continue to provide affordable, yet high quality custom single-family housing, as they have done for over 30 years.

From: [Shane Hoeft](#)
To: [Planning](#)
Subject: Boulder Villas
Date: Friday, May 10, 2024 2:40:17 PM

Dear City of Blaine,

I am opposing this new development which will be right down from my house at 9247 Harpers Court NE. These are the reason why:

The noise from 35W is already getting too loud and now you want to knock down the only buffer of trees that I have for any kind of a noise barrier since when you redid 35 you decided not to put up a noise wall???

How can you even build on that land, it's a wetland, I had to get permission just to put in a fence in my backyard and I was told I couldn't use concrete to secure it?? Did I not have enough money to buy enough people to change what can be built on a wetland???

If this gets built, I will definitely be looking into how you can build permanent structures on wetlands that should be protected and then get enforced against current residences of Blaine of 20 years. Seems a little suspicious that whoever has the most money can do whatever they want and everyone else has to play by different rules...

Thanks for your time

A resident of Blaine for 19 years,
Shane Hoeft
9247 Harpers Court NE

Sent from [Outlook](#)



City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

4.1. 2024-772 Case File No. 24-0022 // Boulder Villas (Boulder Contracting) // 9240 W 35W Service Drive NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
2. Preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas.
3. Conditional use permit to allow for the construction of 11 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 24-0022 was opened at 7:06PM.

Dallas Sessions, 9323 Jamestown Street NE, indicated he looked up the plat of this property. He explained the plat showed it was dedicated for public use. He questioned when it was rezoned for the proposed use. He understood this development would be approximately three units per acre, but with the wetlands, the actual lot sizes were 0.125 acre. He indicated the surrounding neighborhood had lots that were 0.25 acres in size or larger.

Chris Heinze, 9189 Harpers Court NE, stated he lived directly behind the proposed development. He indicated noise was in his backyard at all times and it reached levels of 60 to 65 decibels during the morning rush hour. He explained he was present to advocate for the 11 families that would live in this development and encouraged the developer to plant more trees to assist in buffering the sound from the freeway. He commented on how the speed limit on the frontage road was 50 miles per hour, but noted vehicles were traveling 60+ miles per hour. He stated this was very dangerous and suggested the speed limit along the frontage road be reduced to 35 miles per hour. He discussed how one of the goals of the DF zoning district was quality living and discussed how his quality of life was impacted by traffic noise. He suggested a walking trail be installed to connect the new development to the surrounding neighborhood.

The public hearing was closed at 7:11PM.

Chair Goracke questioned who owns the land.

Brian Jansen, Boulder Contracting, explained a church currently owns the property but was having trouble developing the site given the amount of wetlands.

Commissioner Homan asked if a walkway connection could be considered.

Mr. Jansen indicated this would depend on the survey and how the wetlands lay out. He stated it would be very difficult to install a walkway over the wetland.

Chair Goracke inquired if there were any plans to mitigate the noise from 35W.

Project Engineer Barnes reported 35W was under construction a couple of years ago and a noise wall was not installed in this area. She explained it would be up to MNDOT whether or not they would install a sound wall or not. She anticipated MNDOT would place requirements on how the homes are constructed to assist with mitigating noise. She stated she did not expect a noise wall would be installed. She commented further on the speed limit for the frontage road and explained a traffic study would have to be completed in order to a speed reduction. She noted certain warrants would have to be met before the speed could be adjusted. She encouraged neighbors to call the police with their concerns regarding the speed of traffic.

Chair Goracke questioned if more trees could be installed to assist with buffering.

Planner Kaye stated more trees could be required.

Commissioner Gorzycki requested further information from staff on how the number of units per acre were calculated.

Planner Kaye explained the total acreage of the site was 4.84 acres and the developer was allowed to exclude wetlands which was 1.15 acres, which created a net density of 2.9 units per acre.

Commissioner Olson stated she appreciated how thoughtful the neighbor was by voicing his concerns regarding noise, buffering and a trail connection. She encouraged the developer to take these concerns into consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022A a rezoning from Single Family (R-1AA) to Development Flex (DF) with the following rationale:

Case 24-0022A:

- 1. The 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 an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. 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 Olson to recommend approval of Planning Case 24-0022B a preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas with the following conditions:

Case 24-0022B:

- 1. Park dedication will be required for the 11 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.**
- 3. The developer shall be responsible for assessments for sanitary sewer and water lateral installments of \$10,269.**
- 4. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
- 5. All development signage by separate review.**

6. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
7. The developer must meet the City's Tree Preservation requirements by planting 27 replacement trees for the lots that were preliminary platted (3.4 disturbed acres). The Developer is required to plant two trees per lot for the overall preliminary plat which will account for 22 of the replacement trees. A landscape plan for the remaining five trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.
8. 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.
9. RCWD permit is required prior to city approval of construction plans and specifications.
10. 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.
11. All streets will follow the Anoka County street name grid system.
12. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The lights will be required to be maintained by the Homeowners Association.
13. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
14. 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.
15. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022C a conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district with the following conditions:

Case 24-0022C:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

1. Private attached 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 - 6.5 feet for house and 6.5 feet for garage.
- 3. Corner side yard setback - 6.5 feet (private street) 30 feet (public street)
- 4. Rear yard setback - 30 feet
- 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 be located within the rear yard.
- 7. The minimum finished floor area above grade for all homes shall be 1,400 square feet for a single level.
- 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. Vinyl/metal siding can be utilized on all elevations. Use of premium materials such as brick or natural stone are to be used on all front elevations.
- 10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
- 11. 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.
- 12. 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.
- 13. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
- 14. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.

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

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.



City of Blaine

Staff Report

File Number: ORD 24-2553

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.7

Second Reading

Ordinance Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes. City of Blaine (Case File No. 24-0028/EJT)

Executive Summary

The proposed ordinance amendment adds performance standards for car washes and provides language for legal non-conforming car washes.

Background

Planning Commission Public Hearing	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24

Staff report prepared by Erik Thorvig, Community Development Director

On September 6, 2023, the City Council adopted a six-month moratorium to study zoning related to car washes. The City Council first discussed the study at the December 18, 2023, workshop with general discussion related to zoning performance standards (setbacks, screening, CUP requirements, etc.), and limiting the location of car washes along major corridors. Additional discussion occurred at the February 12, 2024, workshop. Based on the direction provided by the City Council, the following changes are proposed to the zoning ordinance:

1. Performance standards within the Community Commercial (B-2) and Regional Commercial (B-3) zoning districts.- Standalone and car washes accessory to gas stations are allowed through a conditional use permit in these districts. The following performance standards are proposed for the B-2 and B-3 zoning districts. The City Council has the ability to add additional conditions to a conditional use permit approval on a case-by-case basis in addition to the requirements below.

- Neither the car wash building, nor an accessory vacuum shall be located within 300 feet of any residential zoned or guided property line. This restricts the location of car washes to a very limited area in the City with this zoning designation. Many of the smaller commercial sites would be located too close to residential areas to allow car washes. The following are areas that would meet the distance requirement (see attached map with black circles). To note, any existing or new gas stations within these districts would not be able to have a car wash unless it is located in the areas listed below.
 - a. 109th Avenue and University (Oak Park Plaza area) - Only properties abutting University Avenue and not the strip center.
 - b. Ball Road and Lexington Avenue (Fleet Farm area) - Given the existing uses, it is not likely to have new development proposed in this area. If either of the existing car washes are rebuilt, they have non-conforming rights. However, if they expand, they will need to meet new requirements.
 - c. Naples Street and Lake Drive
 - d. 85th Avenue and Springbrook Drive
 - All exterior lighting shall comply with existing zoning requirements.
 - The City may require additional necessary conditions to limit the impact of drive-thru lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-thru lane orientation, and/or requiring additional landscaping, berming, or other means of screening.
 - The site and building(s) shall be designed to limit the effects of the washing operation on adjacent properties and public rights of way. Garage doors shall be positioned to limit exposure to main roadways and residential districts.
2. Standards for car washes as an accessory use to gas stations in the Planned Business District (PBD). - The PBD district conditionally permits car washes as an accessory use to gas stations. Standalone car washes are not permitted. If the same setback standards listed above are applied to the PBD district and car washes are prohibited along the Highway 65 corridor, the attached map identifies where gas stations could have a car wash in the PBD district (blue circles). The proposed changes to the PBD district are similar to the B-2 and B-3 zoning districts described above.
3. Nonconformities - If the proposed changes occur, certain existing car washes would become nonconforming. Minnesota State Statute and the Blaine zoning ordinance address nonconforming uses. Nonconforming uses are uses that were lawful upon the time of approval. However, due to a change in the zoning ordinance, they do not comply with current ordinances. Nonconforming uses are allowed to continue, but cannot be expanded without conforming to current regulations. Nonconforming uses can be rebuilt in the same footprint without coming into conformity. If a non-conforming use ceases for a period of one year, nonconforming rights are lost. Maintenance and restoration of a nonconforming use is permitted. Some of the car washes that are accessory to gas stations are smaller. Given new technology, it may be appropriate to allow expansion. Language is proposed that would allow expansion of existing non-conforming car washes provided the increase doesn't exceed more than 50%.

The zoning ordinance does have some standards in place for drive-thru that businesses must meet:

- Stacking space for at least 6 vehicles per lane.
- Fence or screen of acceptable design along property lines abutting residential.

- Canopies covering the drive-thru shall be constructed with the same design and materials as those used for the building.
- Drive-thru shall be designed in a manner that allows drivers not using the drive-thru, or wishing to exit the drive-thru area, to bypass the drive-thru lanes.

Attachments:

Zoning Map

Car Wash Locations

Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the code amendments. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
2. Posted on the City website.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Existing Car Washes
2. Zoning Map
3. Unapproved PC Minutes 051424



City of Blaine

Signature Copy

Ordinance: ORD 24-2553

Second Reading

Ordinance Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes. City of Blaine (Case File No. 24-0028/EJT)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in overstrike.)

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)

(7) Car washes existing prior to July 17, 2024 that are non-conforming may be expanded provided the increase in size doesn't exceed more than 50% of the current footprint of the car wash.

30.10 - COMMUNITY COMMERCIAL (B-2)

30.15 Standards

(j) Car Wash Standards

(1) Stand-alone car washes and car washes accessory to a gasoline station shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.

(2) All exterior lighting shall comply with Section 33.02 of the city code as amended.

(3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-thru lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-thru lane orientation, and/or requiring additional landscaping, berming or other means of screening.

(4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

30.20 - REGIONAL COMMERCIAL (B-3)

30.25 Standards

(k) Car Wash Standards

(1) Stand-alone car washes and car washes accessory to a gasoline station shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.

- (2) All exterior lighting shall comply with Section 33.02 of the city code as amended.
- (3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-thru lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-thru lane orientation, and/or requiring additional landscaping, berming or other means of screening.
- (4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

31.50 - PLANNED BUSINESS DISTRICT (PBD)

30.54 Standards

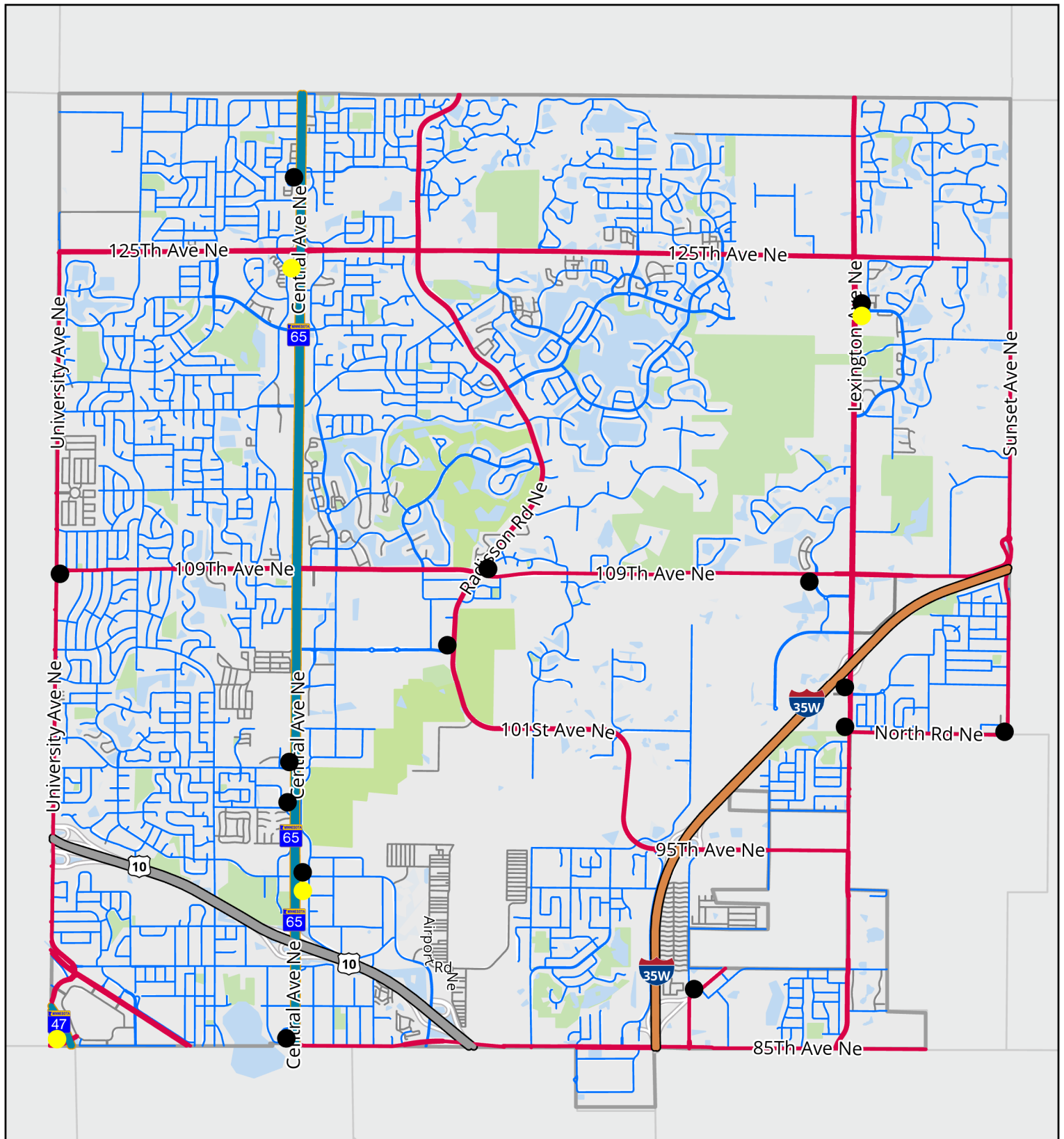
(I) Car Wash Standards

- (1) Car washes shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.
- (2) All exterior lighting shall comply with Section 33.02 of the city code as amended.
- (3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-thru lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-thru lane orientation, and/or requiring additional landscaping, berming or other means of screening.
- (4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

INTRODUCED and read in full this 3rd day of June, 2024.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.

Blaine Car Washes

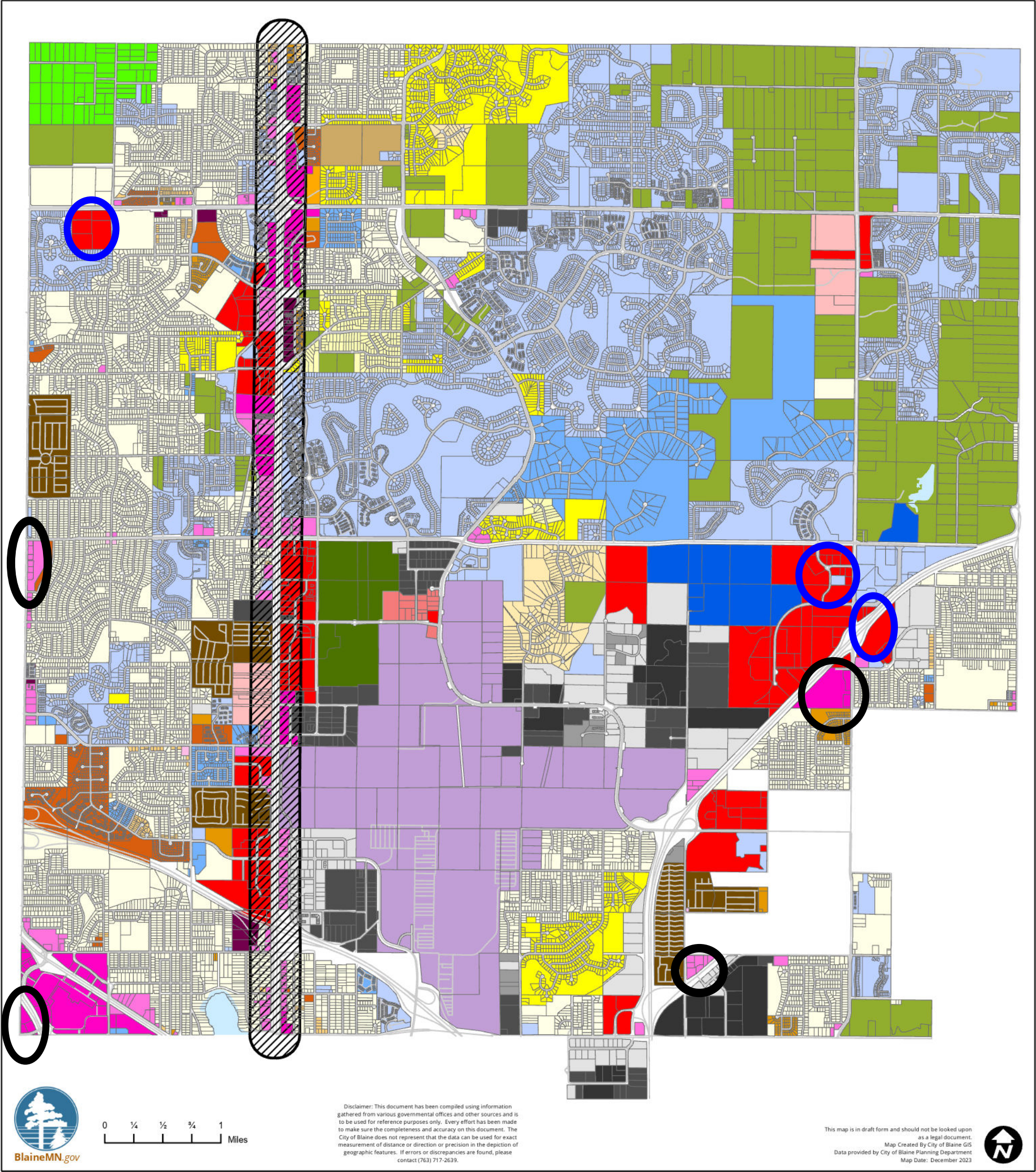


A horizontal number line representing distance in miles. It starts at 0 on the left and ends at 2 Miles on the right. Major tick marks are labeled at 0, 0.5, 1, and 2 Miles. There are 10 equal intervals between 0 and 1, and 10 equal intervals between 1 and 2. Each interval represents 0.1 miles. There are 19 small tick marks in total, one at each interval boundary.

- Car washes accessory to a gas station

● Stand-alone car washes

Zoning Map



Legend

- | | | | |
|-----------------------------|---------------------------------|---------------------------------|------------------------------------|
| B-1 - Neighborhood Business | PBD - Planned Business District | AG - Agriculture | R-3B - Medium Density Multi-Family |
| B-2 - Community Commercial | RR - Regional Recreation | FR - Farm Residence | R-3C - High Density Multi-Family |
| B-3 - Regional Commercial | Airport | RE - Residential Estate | R-4 - Mobile Homes |
| B-4 - Office Research Park | I-1 - Light Industrial | R-1 - Single Family | DF - Development Flex |
| B-5 - Town Commercial | I-1A - Light Industrial | R-1A - Single Family | RF - Residential Flex |
| RD - 105th Ave | I-2 - Heavy Industrial | R-1AA - Single Family | |
| Redevelopment District | I-2A - Heavy Industrial | R-1B - Single Family | |
| | POD - Planned Office District | R-2 - Two Family | |
| | | R-3A - Low Density Multi-Family | |
| | | | Highway Overlay Location |



City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

4.5. 2024-80 Case File No. 24-0028 // City of Blaine
The City is proposing the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes:

1. Section 26.06 Nonconforming structures, uses.
2. Section 30.15 B-2 Community Commercial Standards
3. Section 30.25 B-3 Regional Commercial Standards
4. Section 30.54 Planned Business District (PBD) Standards

Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0028 was opened at 8:42PM. As no one wished to appear, the public hearing was closed at 8:42PM.

Chair Goracke stated he supported the proposed changes as recommended by staff.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0028 approving the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes: Section 26.06 Nonconforming structures, uses; Section 30.15 Community Commercial Standards; Section 30.25 Regional Commercial Standards; Section 30.54 Planned Business District Standards. Motion seconded by Commissioner Homan. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.



City of Blaine

Staff Report

File Number: ORD 24-2546

Agenda Date

June 17, 2024

Status

In Control

City Council

File Type

Ordinance

Development Business - Erik Thorvig, Community Development Director

Agenda Item # 10.8

Ordinance Repealing the Moratorium for Car Washes. Ordinance 23-2529 (City of Blaine)

Executive Summary

Upon adoption of the updated ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes, the moratorium is no longer necessary.

Background

Staff report prepared by Erik Thorvig, Community Development Director.

On September 6, 2023, the Council adopted an interim ordinance placing a moratorium on car washes. The moratorium was necessary for the City to study the number and location of car washes in the City. The moratorium is set to expire on September 6, 2024, however can be repealed prior if necessary code changes have been approved.

An ordinance amendment was recommended for approval by the Planning Commission on May 14, 2024. It is anticipated that the City Council will approve the code amendment at the June 17, 2024, meeting. Once this ordinance has been adopted, there is no need for the moratorium.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

Planning Commission does not review ordinance repeals.

Financial Impact

Not applicable.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

None



City of Blaine

Signature Copy

Ordinance: ORD 24-2546

Ordinance Repealing the Moratorium for Car Washes. Ordinance 23-2529 (City of Blaine)

NOW, THEREFORE, THE CITY OF BLAINE DOES ORDAIN:

Ordinance 23-2529 is repealed.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



City of Blaine

Staff Report

File Number: ORD 24-2555

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.9

Second Reading

Ordinance Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD). City of Blaine (Case File No. 24-0029/SAS)

Executive Summary

The request is to change the zoning for a small additional area in the master plan for redevelopment to 105th Avenue Redevelopment District (RD). When the original changes were made in anticipation of the redevelopment project, this area was not included and has since been added to the overall project.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24

Staff report prepared by Sheila Sellman, City Planner

Current Zoning

The subject site is zoned Regional Recreation (RR).

Current Comp Plan Designation

The subject site has a land use designation of Major Recreation (MR).

Surrounding Zoning and Uses

Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned 105th Avenue Redevelopment District (RD) and are anticipated to be redeveloped. Properties to the west are zoned Regional Recreation (RR) and are developed with parking lots or soccer fields. The north side abuts 109th Avenue and the south side

abuts 105th Avenue.

Existing Conditions

The subject site is open space with ponding or parking.

History

The 105th Avenue/Radisson Road industrial area was and has been identified in the 2030 and 2040 Comprehensive Plans as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the “Growth Management” portion of the City’s 2020-2023 strategic plan. This project is also identified in the City’s 2023-2026 Plan in the Economic Development priority. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

In 2022, the City created a new zoning district and rezoned this area to 105th Avenue Redevelopment District, amending the land use to Planned Commercial (PC) and select parcels to High Density Residential (HDR). Changes to zoning and land use incorporated portions of the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC) property that were identified in the visioning process.

In 2023, a master developer was selected for the 105h Redevelopment Area. In 2023, the City, MASC and developer entered into various agreements that allow for private development to occur on the east portion of the NSC campus. Based on the revised master plan, a larger portion of MASC property will be incorporated into the redevelopment project than was originally anticipated when zoning and land use changes were approved in 2022. As such, changes are proposed that expand the zoning district and land use on the MASC/NSC property to accomplish the 105th Redevelopment Plan.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the comprehensive plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

The Proposed Intent

The intent of the redevelopment district is to promote development and redevelopment consistent with the master plan for the 105th Avenue redevelopment area by encouraging residential uses in conjunction with commercial and expanded recreational activities to create an entertainment district, and to create greater flexibility in land uses, and at the same time protect the interest of surrounding properties. The proposed future development is consistent with the intent.

Evaluation of Request

Site Plan

As the planning for the 105th Redevelopment District continues, the subject area was added to the development plan. When the rezoning and comp plan changes took place in 2022, this area was not included in the plan. Since that time, the master developer is proposing to expand the development to include this area. This area may include a golf concept, hotel and restaurants. The plan is still in the design phase and may be subject to change. A rendering of the potential development is attached.

Attachment List:

Zoning and Location Map

Maps of Existing and Proposed Changes

Rendering

Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Attachments
2. Unapproved PC Minutes 051424



City of Blaine

Signature Copy

Ordinance: ORD 24-2555

Second Reading

Ordinance Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD). City of Blaine (Case File No. 24-0029/SAS)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Southern Parcel

The SW1/4 OF NW1/4 OF SEC 21 T31 R23, except the southern 920 feet of the western 590 feet thereof, also except the southern 970 feet of the eastern 500 feet thereof.

Northern parcel

The NW1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23, EX the northern 820 feet of the eastern 590 feet thereof, also except the northern 467.86 feet of the eastern 330 feet thereof.

Section 2. The above described property is hereby rezoned from:

~~Regional Recreation (RR)~~

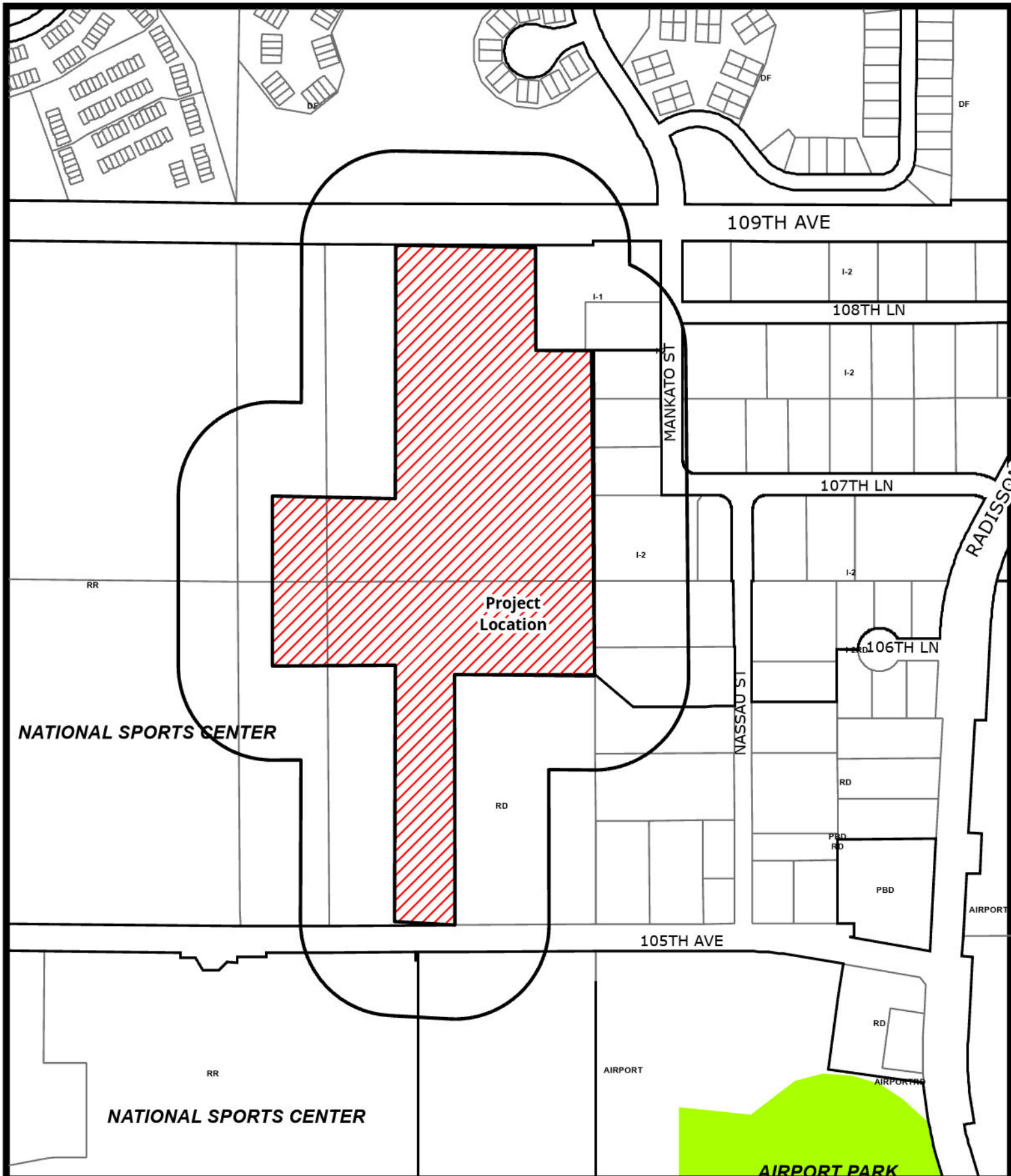
to

105th Redevelopment District (RD)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of June, 2024.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



BlaineMN.gov

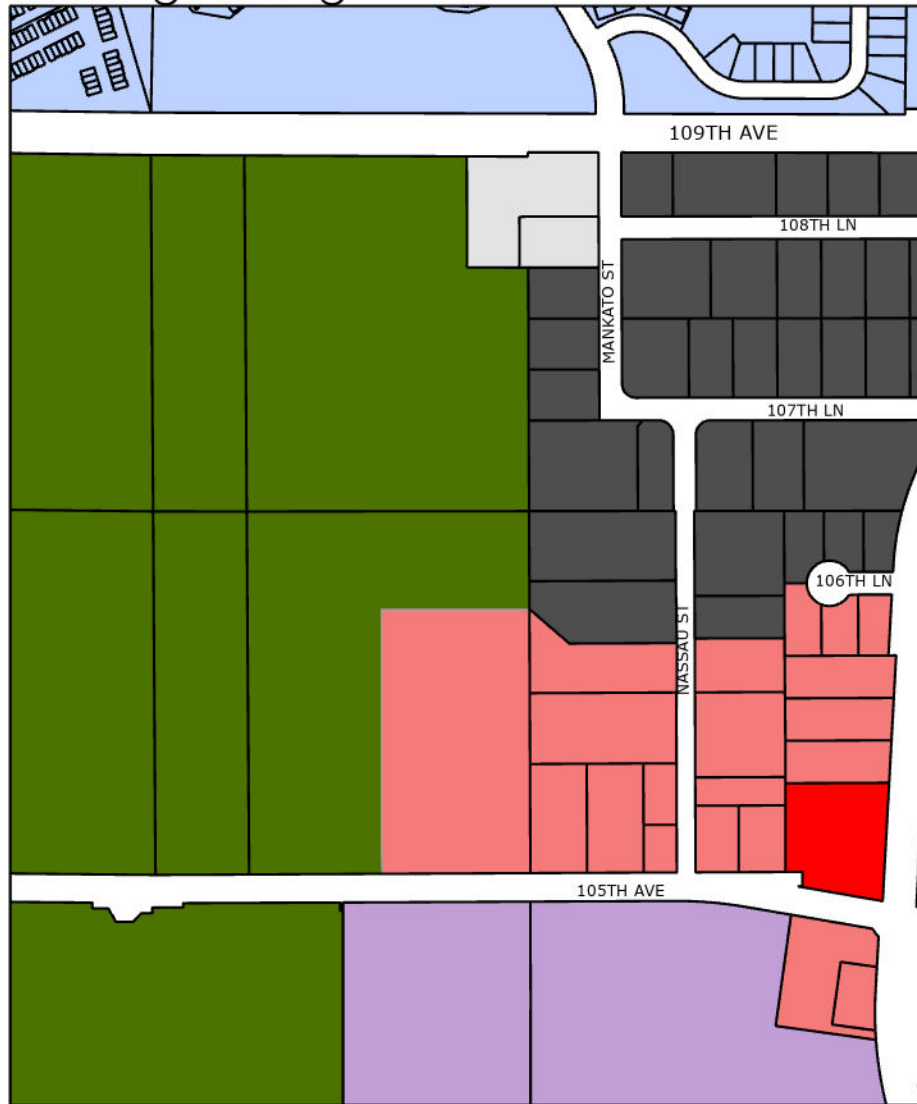
Case File No. 24-0029 NSC Properties

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

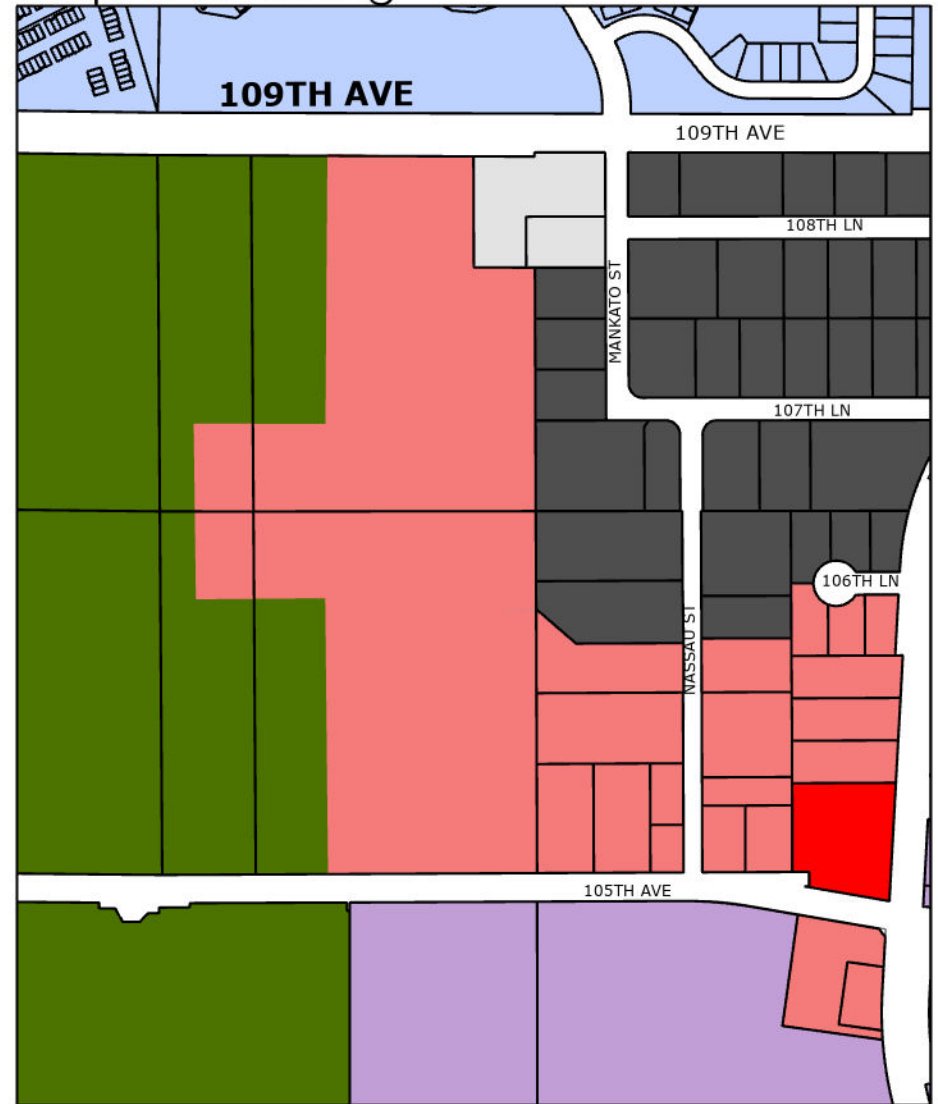


105th Redevelopment District

Existing Zoning



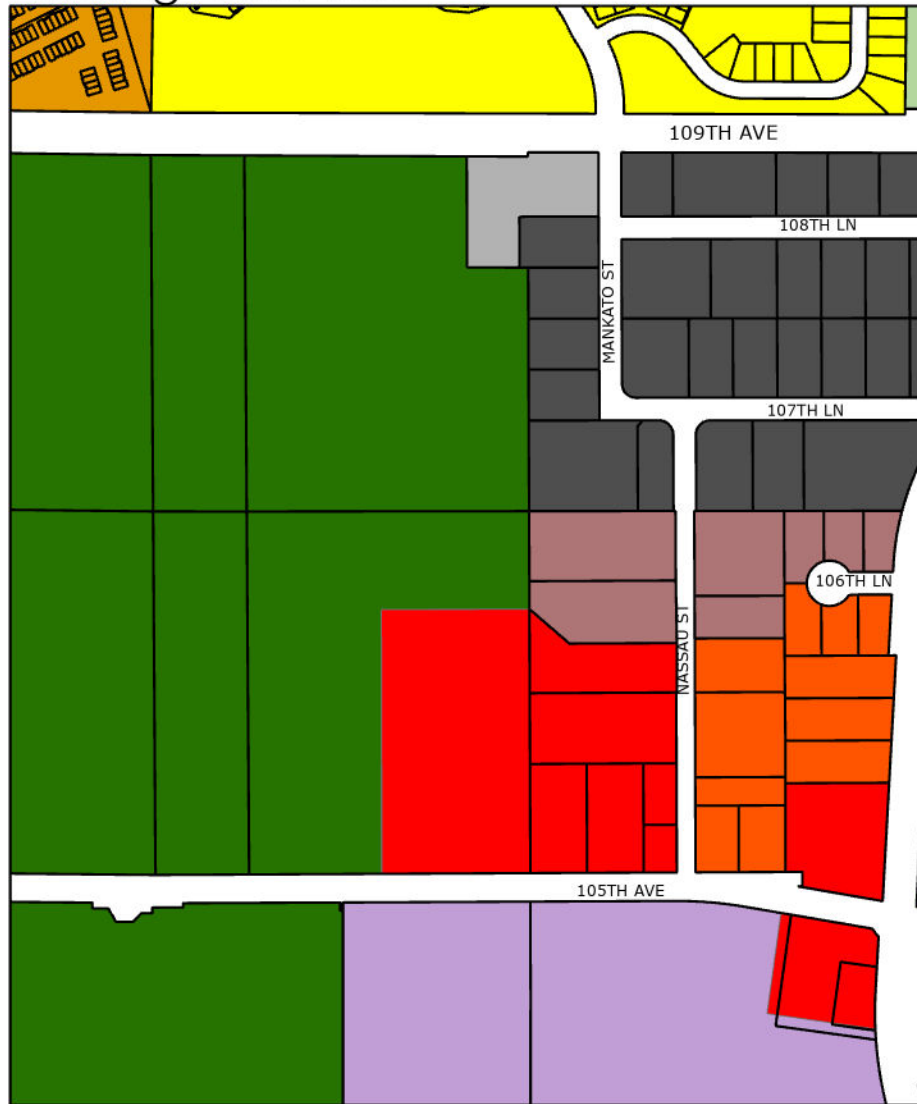
Proposed Zoning



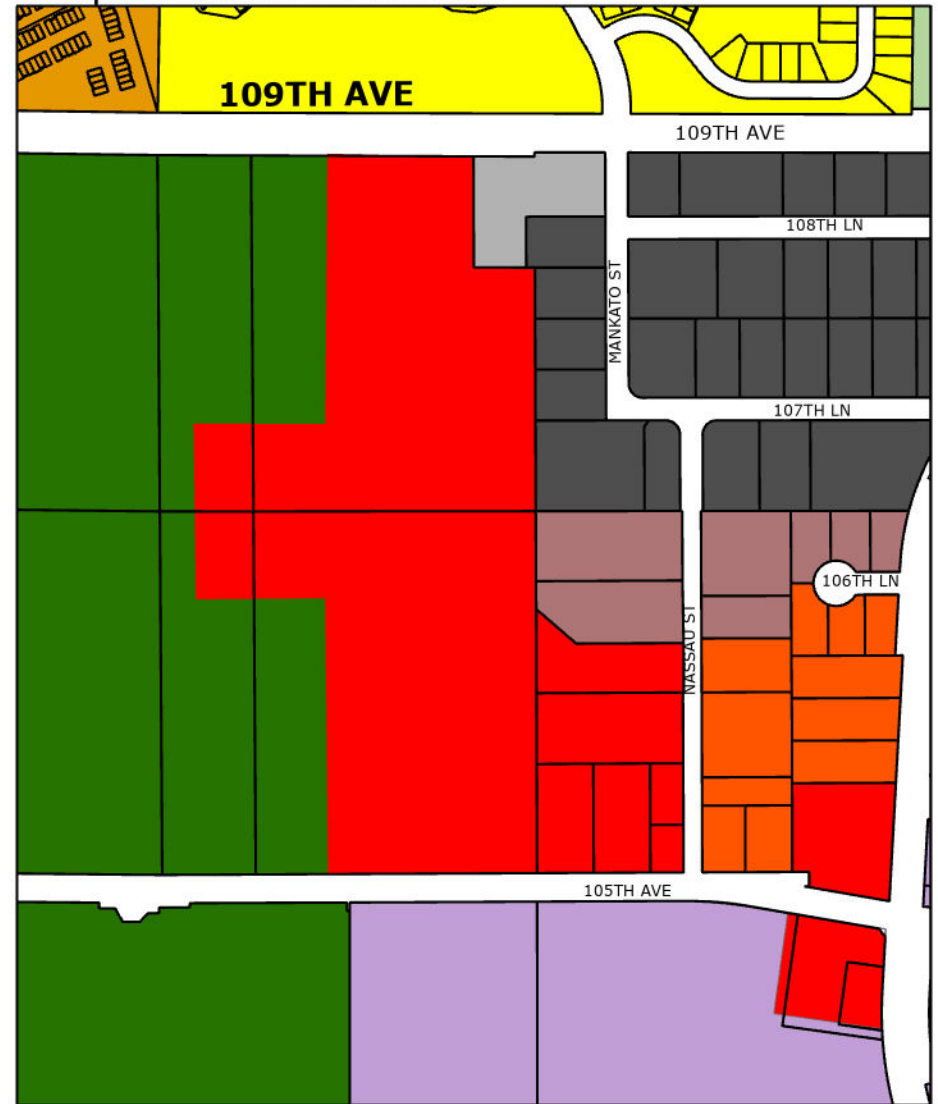
- | | |
|---|--|
| RD - 105th Ave Redevelopment District | I-1 - Light Industrial |
| PBD - Planned Business District | I-2 - Heavy Industrial |
| RR - Regional Recreation | DF - Development Flex |
| Airport | |

105th Redevelopment District

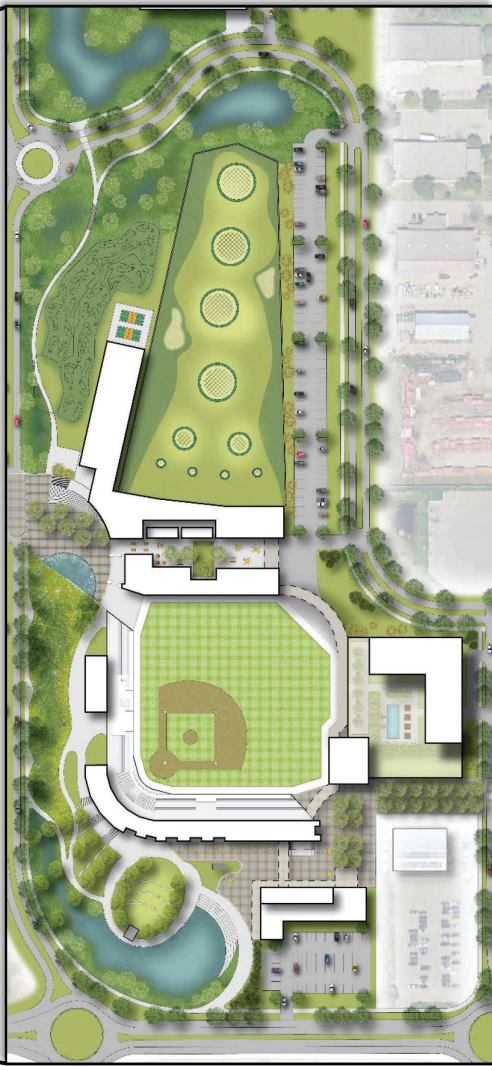
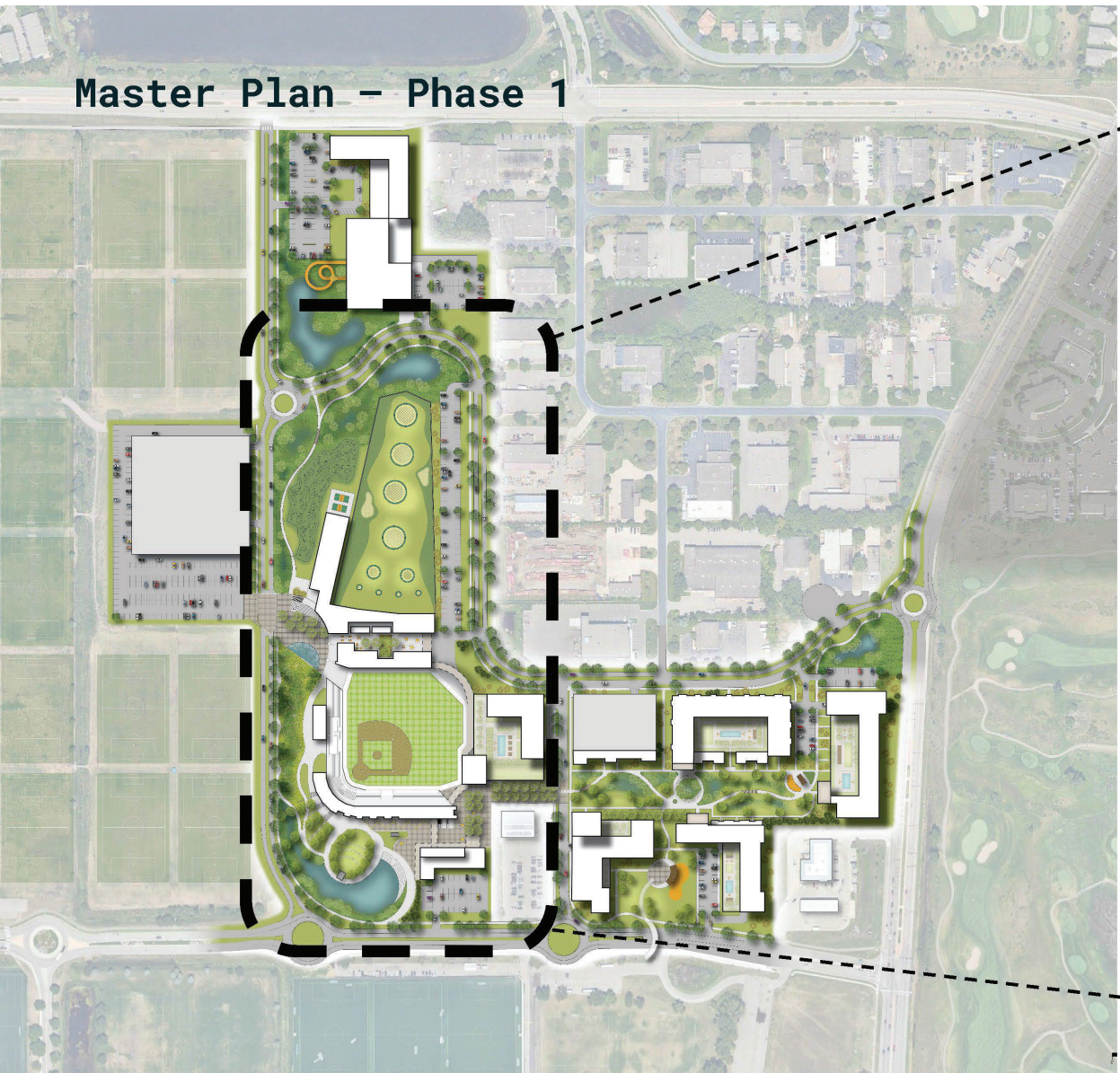
Existing Land Use



Proposed Land Use



Master Plan – Phase 1



Phase 1



City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

4.6. 2024-126 Case File 24-0029 // City of Blaine
The City is proposing the following:

1. Rezoning from Regional Recreation (RR) to 105th Redevelopment District (RD).
2. Comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC).

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0029 was opened at 8:46PM. As no one wished to appear, the public hearing was closed at 8:46PM.

Chair Goracke asked if this was an expansion of the 105th Avenue Redevelopment area.

City Planner Sellman reported this was the case.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0029A a rezoning from Regional Recreation (RR) to 105th Avenue Redevelopment District (RD) based on the following rationale:

Case 24-0029A:

1. This area has been identified as a priority redevelopment area in the 2040 Comprehensive Land Use Plan and part of the 2020-2023 and 2023-2026 Strategic Plan.
2. A zoning district has been created for this purpose and in order to implement the plan a rezoning is necessary.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0029B a comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC) based on the following rationale:

Case 24-0029B:

1. The proposed land use amendment meets the goals of the land use chapter of the comprehensive plan by maintaining flexibility in land use districts to respond to market conditions regarding mixed use in this area.

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

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.



City of Blaine Staff Report

File Number: RES 24-111

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.10

Resolution Granting a Comprehensive Plan Amendment of Certain Parcels from Major Recreation (MR) to Planned Commercial (PC). City of Blaine (Case File No. 24-0029/SAS)

Executive Summary

The development area for the 105th redevelopment area has expanded from when the rezoning and comprehensive land use plan were originally changed in 2022, therefore an amendment is necessary for the additional area.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (Comp Plan Amendment)	07/17/24

Staff report prepared by Sheila Sellman, City Planner.

Current Zoning

The subject site is zoned Regional Recreation (RR).

Current Comp Plan Designation

The subject site has a land use designation of Major Recreation (MR).

Surrounding Zoning and Uses

Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned 105th Avenue Redevelopment District and are anticipated to be redeveloped. Properties to the west are zoned Regional Recreation and are developed with parking lots or soccer fields. The north side abuts 109th Avenue and the south side abuts 105th Avenue.

Existing Conditions

The subject site is open space with ponding or parking.

History

The 105th Avenue/Radisson Road industrial area was and has been identified in the 2030 and 2040 Comprehensive Plans as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the “Growth Management” portion of the City’s 2020-2023 strategic plan. This project is also identified in the City’s 2023-2026 Plan in the Economic Development priority. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

In 2022, the City created a new zoning district and ordinance and rezoned this area to 105th Avenue Redevelopment District and amended the land use to Planned Commercial and select parcels to High Density Residential. Changes to zoning and land use incorporated portions of the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC) property that were identified in the visioning process.

In 2023, a master developer was selected for the 105h Redevelopment Area. In 2023, the City, MASC and developer entered into various agreements that allow for private development to occur on the east portion of the NSC campus. Based on the revised master plan, a larger portion of MASC property will be incorporated into the redevelopment project than was originally anticipated when zoning and land use changes were approved in 2022. As such, changes are proposed that expand the zoning district and land use on MASC/NSC property to accomplish the 105th Redevelopment plan.

Comprehensive Plan Amendment

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City.

When a change to a city’s Comprehensive Guide Plan is requested, it is the city’s responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city’s action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons supportable by the facts which promote the general health, safety and welfare of the city.

Proposed Intent

Planned Commercial (PC) is intended to accommodate commercial, retail, and office uses in a planned cohesive style of development. Planned Commercial areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale planned design and concept. The future development for this area meets this intent.

Evaluation of Request

Site Plan

As the planning for the 105th Redevelopment District continues, the subject area was added to the

development plan. When the rezoning and comprehensive plan changes took place in 2022, this area was not included in the plan. Since that time, the master developer is proposing to expand the development to include this area. This area may include a golf concept, hotel and restaurants. The plan is still in the design phase and may be subject to change. A rendering of the potential development is attached.

Attachment List:

Zoning and Location Map

Maps of Existing and Proposed Changes

Rendering

Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the comprehensive plan amendment. No one attended the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 051424



City of Blaine

Signature Copy

Resolution: RES 24-111

Resolution Granting a Comprehensive Plan Amendment of Certain Parcels from Major Recreation (MR) to Planned Commercial (PC). City of Blaine (Case File No. 24-0029/SAS)

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on May 14, 2024, and recommended approval regarding the Comprehensive Plan Amendment request for:

Parcel 1

The north 350 feet of the SW1/4 OF NW1/4 OF SEC 21 T31 R23, except the west 595 feet thereof.

The south 970 feet of the west 820 feet of the SW1/4 OF NW1/4 OF SEC 21 T31 R23, except the west 595 feet thereof.

Parcel 2

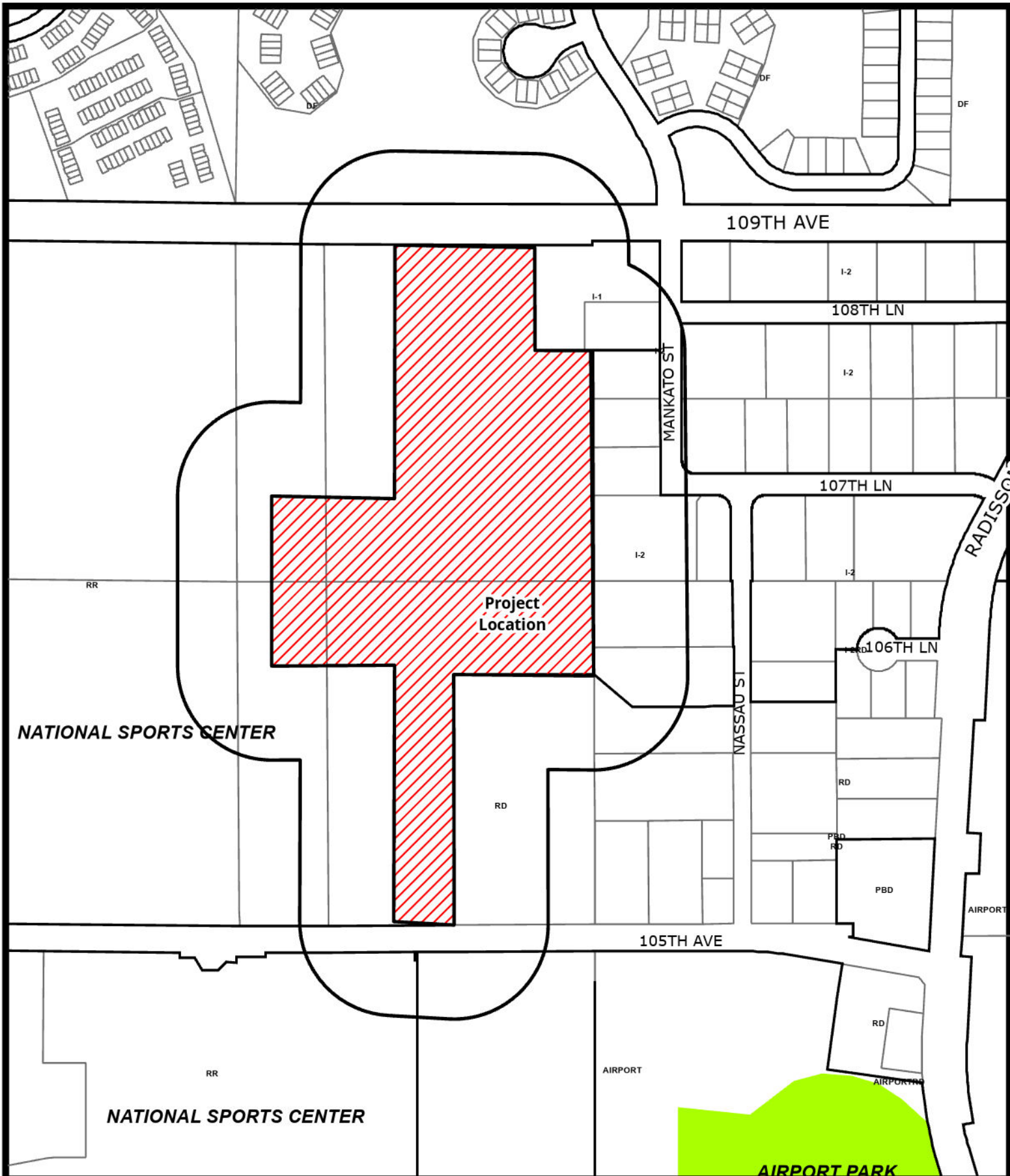
THE NW1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23, EX W 595 FT THEREOF, ALSO EX N 467.86 FT OF E 215 FT THEREOF

WHEREAS, the City Council has reviewed the Comprehensive Plan Amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the Comprehensive Plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 24-0029 from Major Recreation (MR) to Planned Commercial (PC) according to the following rationale:

1. The proposed land use amendment meets the goals of the land use chapter of the comprehensive plan by maintaining flexibility in land use districts to respond to market conditions regarding mixed use in this area.
2. This area has been identified in the comprehensive plan as a redevelopment priority.

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.



BlaineMN.gov

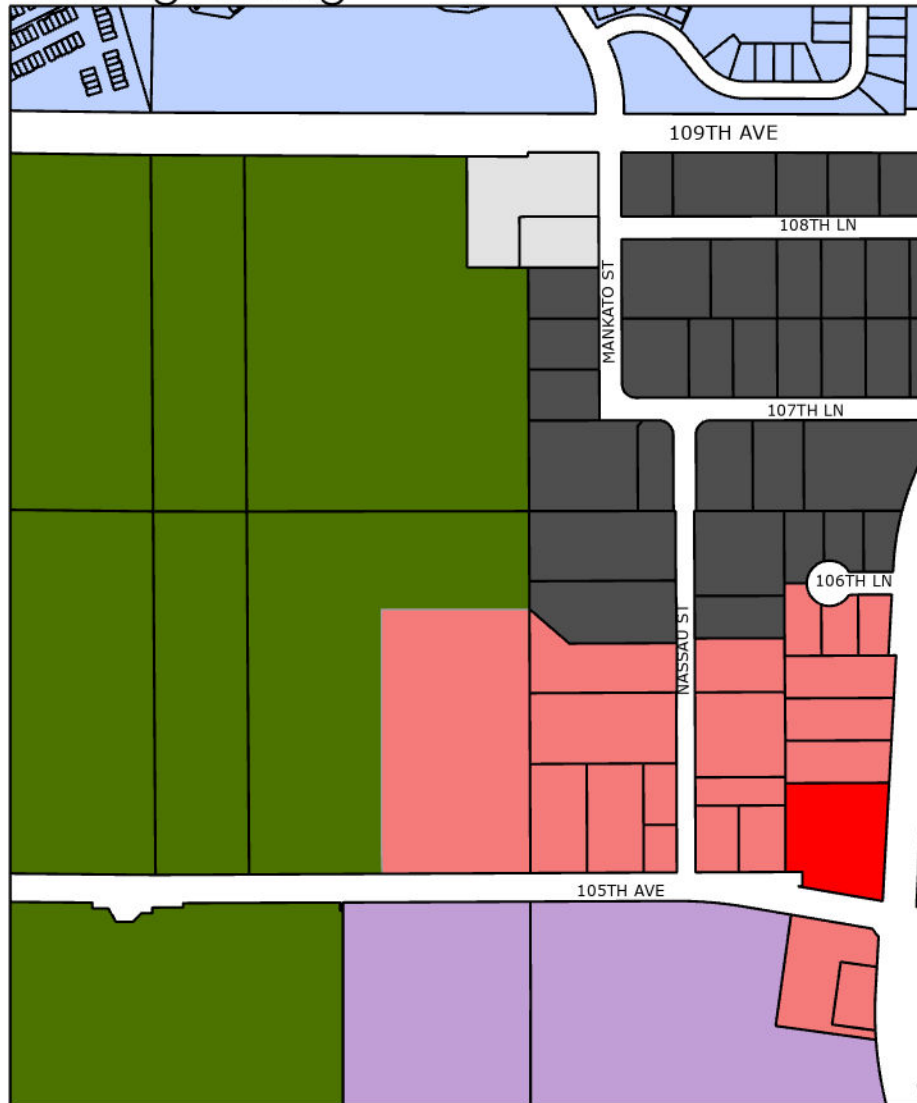
Case File No. 24-0029 NSC Properties

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

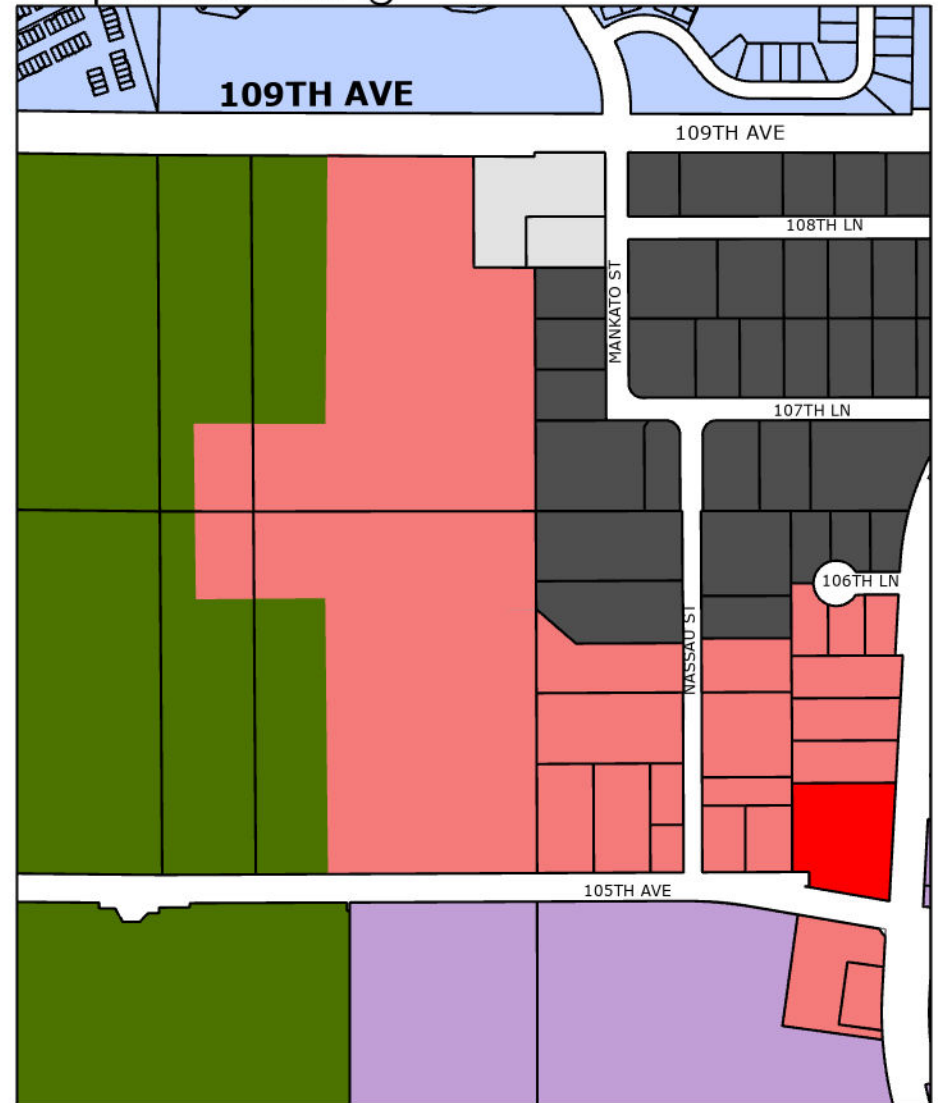


105th Redevelopment District

Existing Zoning



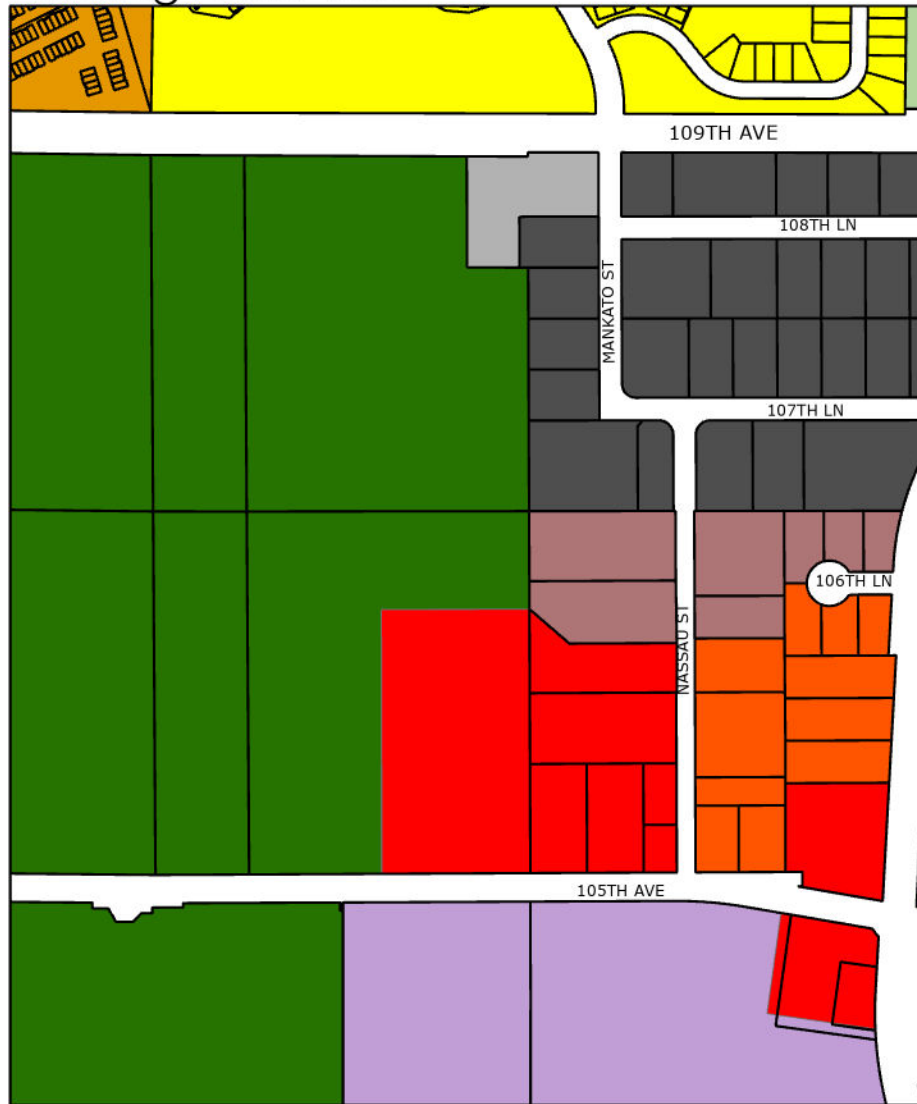
Proposed Zoning



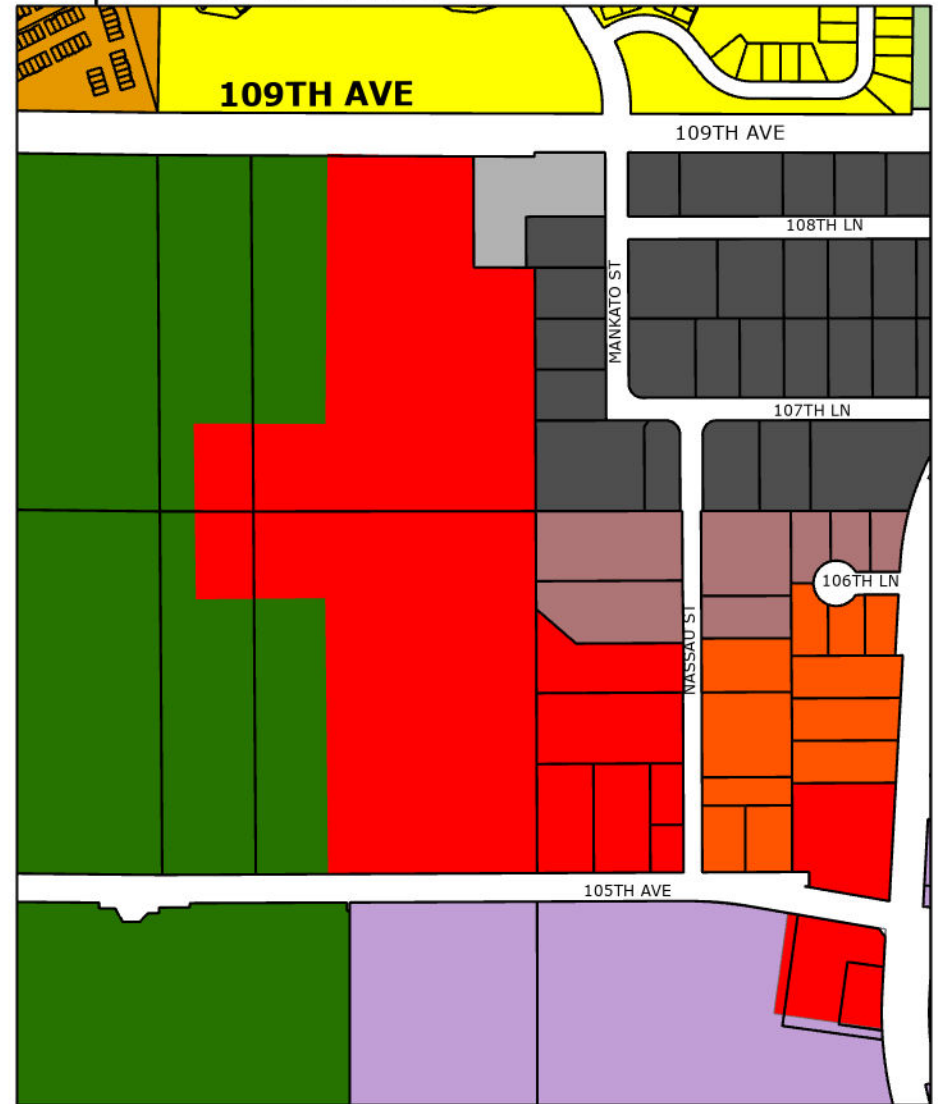
- | | |
|---------------------------------------|------------------------|
| RD - 105th Ave Redevelopment District | I-1 - Light Industrial |
| PBD - Planned Business District | I-2 - Heavy Industrial |
| RR - Regional Recreation | DF - Development Flex |
| Airport | |

105th Redevelopment District

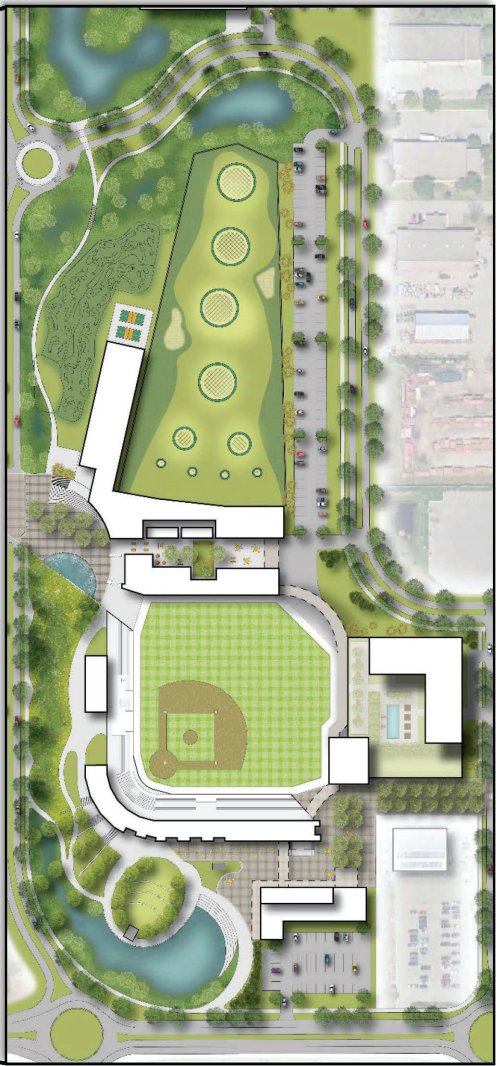
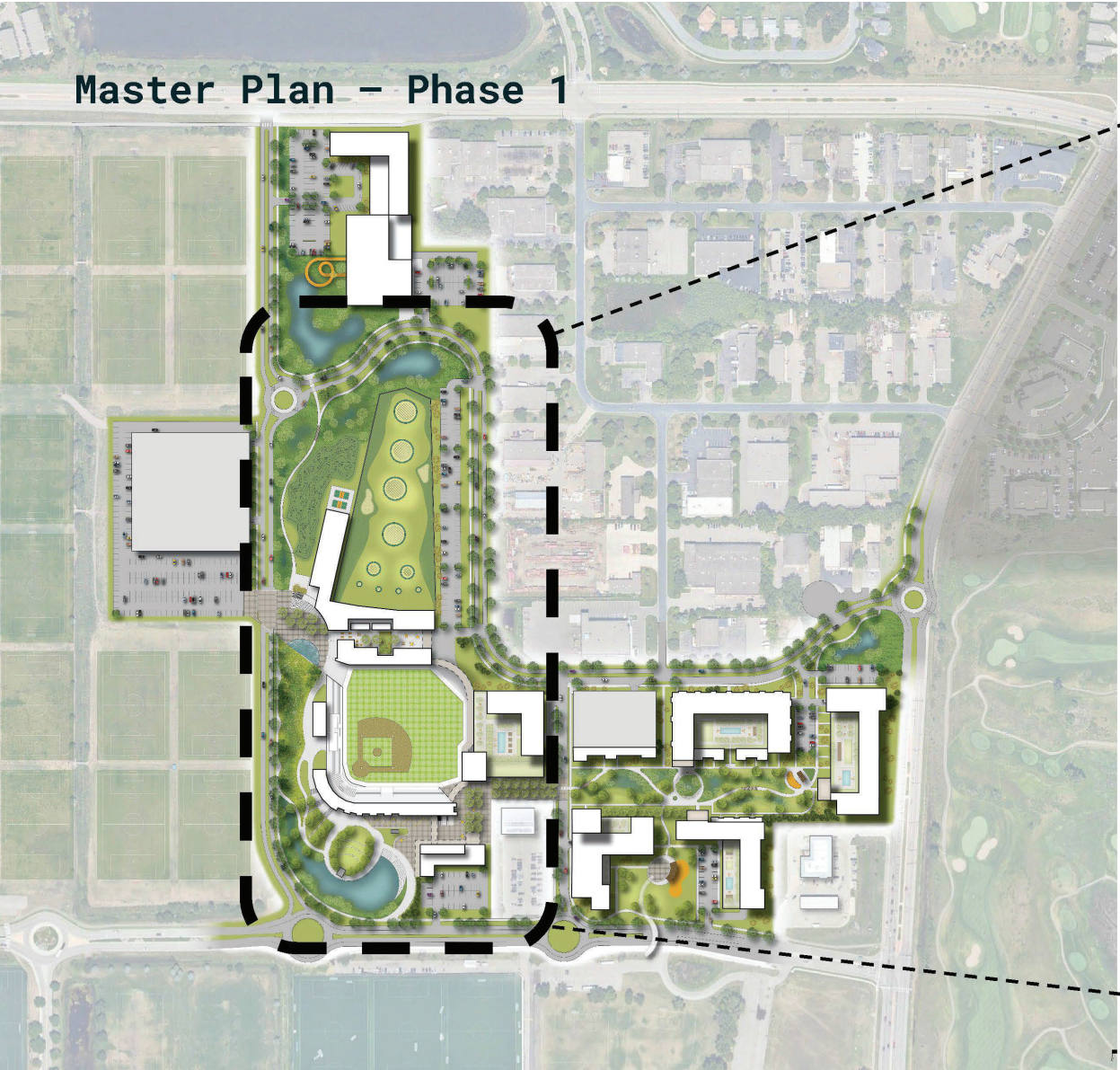
Existing Land Use



Proposed Land Use



Master Plan – Phase 1



Phase 1



City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

4. Public Hearing

4.6. 2024-126 Case File 24-0029 // City of Blaine
The City is proposing the following:

1. Rezoning from Regional Recreation (RR) to 105th Redevelopment District (RD).
2. Comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC).

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0029 was opened at 8:46PM. As no one wished to appear, the public hearing was closed at 8:46PM.

Chair Goracke asked if this was an expansion of the 105th Avenue Redevelopment area.

City Planner Sellman reported this was the case.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0029A a rezoning from Regional Recreation (RR) to 105th Avenue Redevelopment District (RD) based on the following rationale:

Case 24-0029A:

1. This area has been identified as a priority redevelopment area in the 2040 Comprehensive Land Use Plan and part of the 2020-2023 and 2023-2026 Strategic Plan.
2. A zoning district has been created for this purpose and in order to implement the plan a rezoning is necessary.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0029B a comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC) based on the following rationale:

Case 24-0029B:

1. The proposed land use amendment meets the goals of the land use chapter of the comprehensive plan by maintaining flexibility in land use districts to respond to market conditions regarding mixed use in this area.

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

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.



City of Blaine

Staff Report

File Number: 2024-216RES 24-117

Agenda Date	Status
June 17, 2024	
In Control	File Type
City Council	Resolution

Administration - Daniel Schluender, Director of Engineering

Agenda Item # 11.1

Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,958,904.43 for the 2024 Northwest Area Street Reconstruction, Improvement Project No. 24-05

Executive Summary

The City Council approved plans and specifications and ordered advertisement for bids for the 2024 Northwest Area Street Reconstructions project on May 6, 2024 with Resolution 24-64.

The project will reconstruct the following streets:

Area 1

- 113th Court NE from cul-de-sac to Polk Street NE
- 113th Court NE from Polk Street NE to approximately 20-feet east (future street stub)
- 114th Avenue NE from Tyler Street NE to Polk Street NE
- 114th Court NE from cul-de-sac to Polk Street NE
- 115th Lane NE from Able Street NE to Polk Street NE
- Able Street NE from 115th Avenue NE to 115th Lane NE
- Able Street NE from 117th Avenue NE south to the dead end
- Polk Street NE from 113th Avenue NE to 117th Avenue NE (Polk Street NE is a Municipal State Aid Street)

Area 2

- 123rd Lane NE from Davenport Street NE to Goodhue Street NE
- 123rd Lane NE from Goodhue Street NE to cul-de-sac
- 124th Avenue NE from Davenport Street NE to Goodhue Street NE
- 124th Lane NE from Davenport Street NE to approximately 150 feet west of Hastings Street NE
- Davenport Street NE from 123rd Avenue NE to 124th Lane NE
- Davenport Street from 124th Lane to cul-de-sac
- Fergus Court NE from 124th Lane NE to cul-de-sac
- Goodhue Court NE from 124th Lane NE to cul-de-sac
- Goodhue Street NE from approximately 140 feet north of 123rd Avenue NE to 124th Avenue NE

Background

Bids were received electronically at 10:30 AM, June 4, 2024, for Project No. 24-05. A total of 6 bids were received ranging from \$1,958,904.43 to \$2,392,419.76. The 3 lowest bidders and Engineer's estimate are as follows:

Engineer's Estimate	\$2,263,102.40
Park Construction Company	\$1,958,904.43
North Valley, Inc.	\$2,027,132.37
GMH Asphalt Corporation	\$2,125,835.76

Bids have been checked and tabulated, and it has been determined that Park Construction Company of Minneapolis, Minnesota is the lowest bidder. The Engineering Department has worked with Park Construction Company on previous contracts and recommends that the low bid be accepted, and a contract entered into with Park Construction Company. City Council is also asked to approve a 10% contingency to bring the total project budget to \$2,154,795. The funding sources for this project are the Pavement Management Funds, Public Utility Funds, Municipal State Aid Funds and Special Assessments and there are sufficient funds budgeted to cover these costs.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Board/Commission Review

N/A

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program (PMP) fund, Public Utility Funds, and Municipal State Aid System funds. The 2023 CIP PMP project budget included \$106,500 for consulting and the 2024 PMP CIP includes \$2,705,100 of funding for consulting, construction, and contingencies for a total PMP project budget of \$2,811,600. Sanitary sewer and water utility funds also had CIP budget amounts appropriated, as listed in the table below.

Funding Source	Appropriated Amount	Amended Appropriation Including Contingency
PMP Funds (T2405)	\$2,311,600	\$2,311,600
Water Utility Funds (U2415)	\$55,000	\$83,000
State Aid Municipal Funds (T2405)	\$500,000	\$500,000

Sanitary Sewer Utility Funds (U2404)	\$42,200	\$ 63,000
TOTAL	\$2,908,800	\$2,957,600

To date, \$386,169.46 has been encumbered for engineering consulting fees, leaving a remaining total project budget of \$2,571,430.54. Staff anticipates improvements to begin in and be completed in 2024. Based on the progress of the project, bonding for 2024 pavement management projects may be sized accordingly. Upon issuance of the bonds, the City Council will approve annual debt service property tax levies and utility rates to fund the repayment of the bonds.

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. 24-05 Project Area Maps
2. Bid Tab



City of Blaine

Signature Copy

Resolution: RES 24-117

Resolution Accepting a Bid from Park Construction Company in the Amount of \$1,958,904.43 for the 2024 Northwest Area Street Reconstruction, Improvement Project No. 24-05

WHEREAS, pursuant to advertisement for bids for Improvement Project No. 24-05, said bids were received on June 4, 2024, electronically opened and tabulated according to law, and the following 3 bids were received complying with the advertisement:

Park Construction Company	\$1,958,904.43
North Valley, Inc.	\$2,027,132.37
GMH Asphalt Corporation	\$2,125,835.76

AND WHEREAS, Park Construction Company of Minneapolis, Minnesota is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine as follows:

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Park Construction Company for the designated improvements in the amount of \$1,958,904.43.
2. A 10% contingency is hereby approved to bring the total project budget to \$2,154,795 and the City Manager or her designee is hereby authorized to sign all change orders up to the authorized project budget amount.
3. The City Clerk is hereby authorized and directed to return forthwith to all bidders the bid bonds submitted with their bids, except the two lowest bidders. When a contract is duly executed, the bid bond of the remaining unsuccessful bidder will be returned. The bid bond of the successful bidder will be retained until the performance and payment bonds have been executed and approved, after which the bid bond will be returned.

BE IT FURTHER RESOLVED, that the City Council of the City of Blaine hereby authorizes the following project and budget amendments associated with the 2024 Northwest Area Street Reconstruction Improvements:

Funding Source	Appropriated Amount	Amended Appropriation Including Contingency
PMP Funds (T2405)	\$2,311,600	\$2,311,600
Water Utility Funds (U2415)	\$55,000	\$83,000
State Aid Municipal Funds (T2405)	\$500,000	\$500,000

Sanitary Sewer Utility Funds (U2404)	\$42,200	\$63,000
TOTAL	\$2,908,800	\$2,957,600

PASSED by the City Council of the City of Blaine this 17th day of June, 2024.

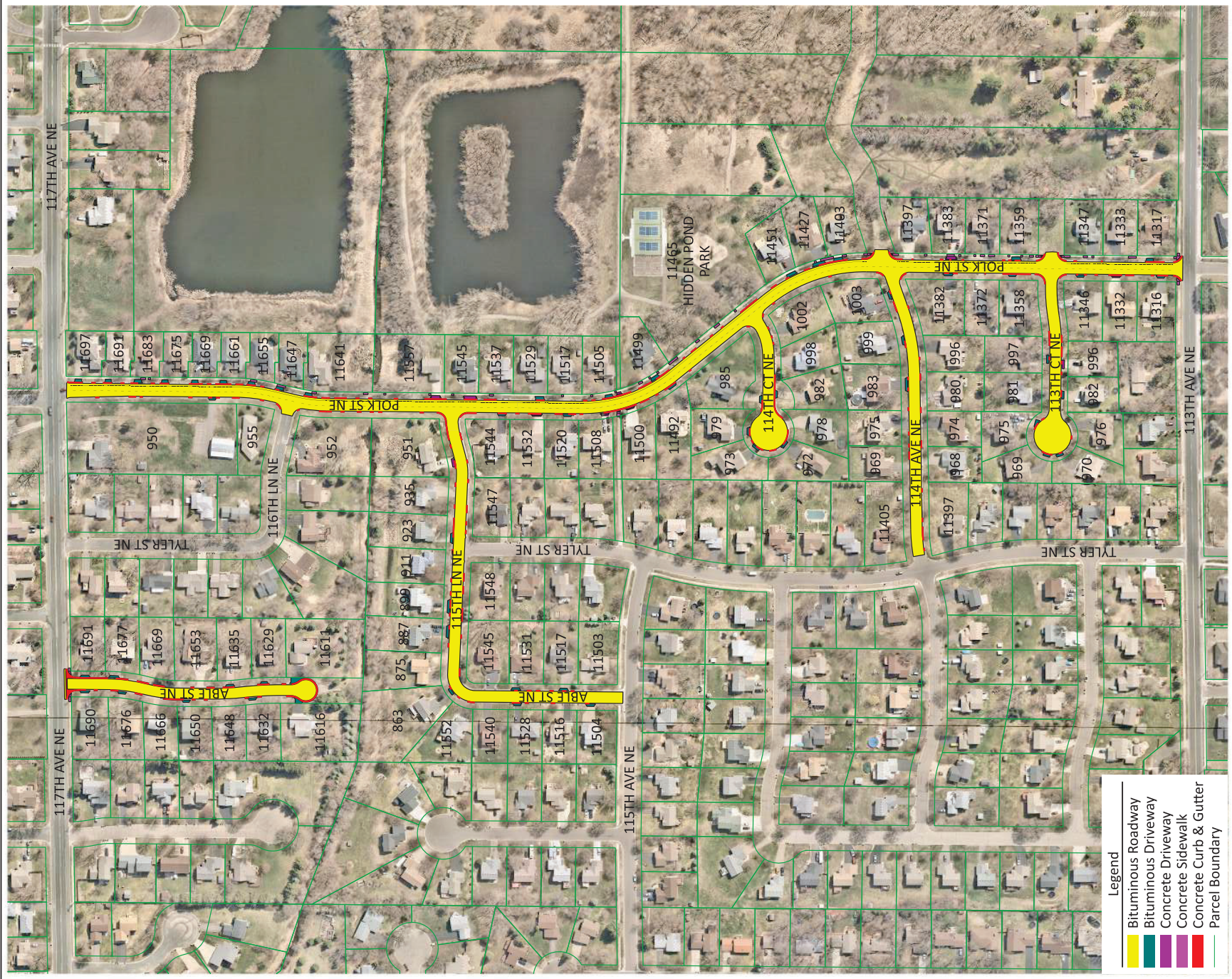


Exhibit 1: Area 1 Project Map
Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota



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SCALE IN FEET

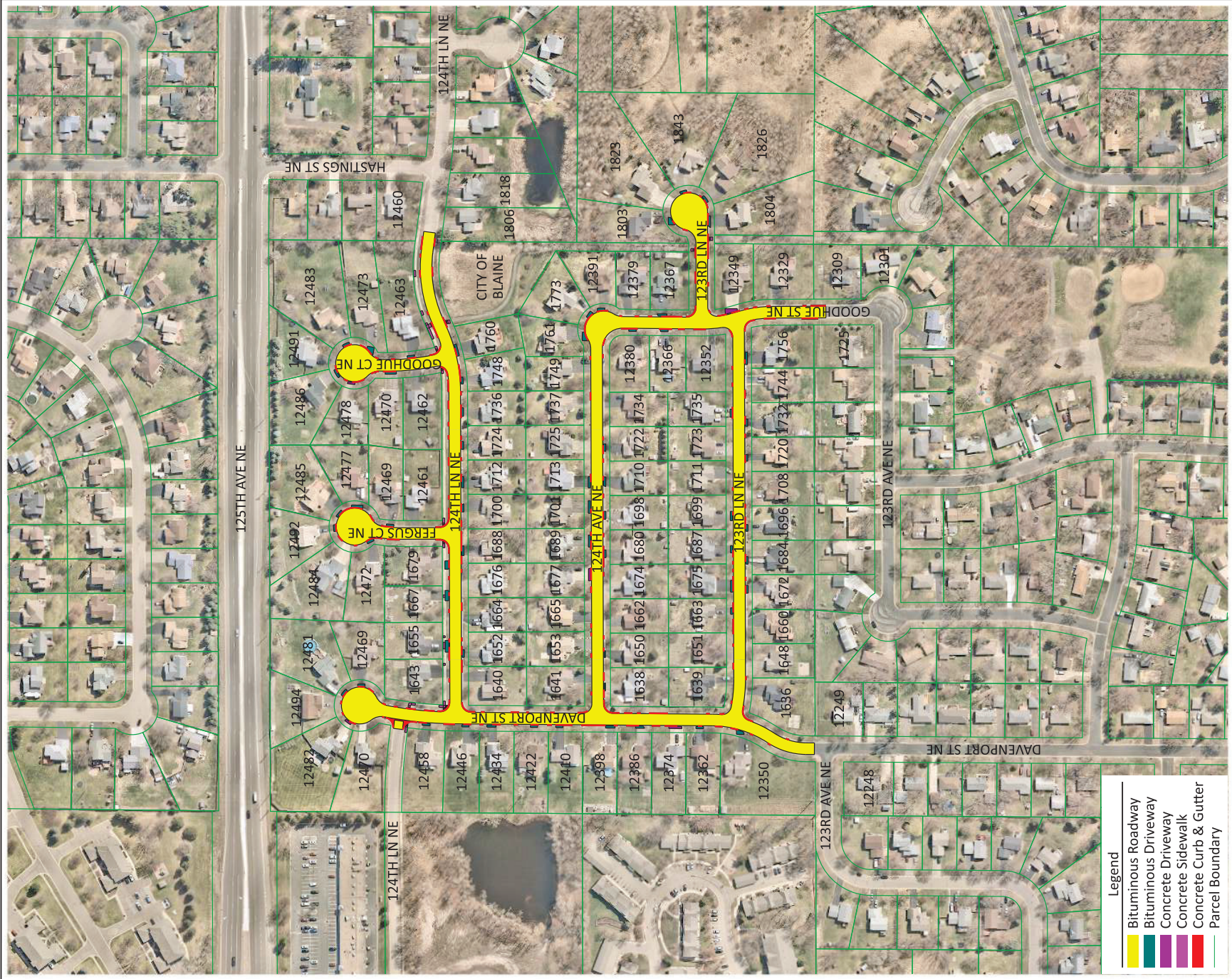


Exhibit 1: Area 2 Project Map
Northwest Area Street Reconstruction
Feasibility Assessment Report
City of Blaine, Minnesota



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PRINT DATE: 10/19/2023 10:03:23 AM

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2024 Northwest Area Street Reconstruction (SAP 106-132-002) (#9094180)
Owner: City of Blaine
Solicitor: WSB
06/04/2024 10:30 AM CDT

BASE BID					Park Construction Company		North Valley, Inc.		GMH Asphalt Corporation		Douglas-Kerr Underground, L.L.C		Dresel Contracting Inc.		Bituminous Roadways Inc.	
Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	2021.501	MOBILIZATION	LUMP SUM	1	\$133,184.33	\$133,184.33	\$46,003.65	\$46,003.65	\$115,500.00	\$115,500.00	\$120,750.00	\$120,750.00	\$123,600.00	\$123,600.00	\$150,000.00	\$150,000.00
2	2104.502	REMOVE CASTING	EACH	82	\$231.70	\$18,999.40	\$200.25	\$16,420.50	\$458.38	\$37,587.16	\$203.75	\$16,707.50	\$219.51	\$17,999.82	\$180.00	\$14,760.00
3	2104.502	REMOVE GATE VALVE & BOX	EACH	1	\$11,803.41	\$11,803.41	\$2,764.55	\$2,764.55	\$2,694.47	\$2,694.47	\$4,249.00	\$4,249.00	\$600.00	\$600.00	\$413.00	\$413.00
4	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	8	\$456.17	\$3,649.36	\$1,016.41	\$8,131.28	\$1,059.97	\$8,479.76	\$836.25	\$6,690.00	\$450.00	\$3,600.00	\$475.00	\$3,800.00
5	2104.502	REMOVE DELINEATOR / MARKER	EACH	6	\$30.45	\$182.70	\$32.47	\$194.82	\$31.65	\$189.90	\$30.00	\$180.00	\$48.00	\$288.00	\$26.00	\$156.00
6	2104.502	SALVAGE SIGN	EACH	26	\$40.60	\$1,055.60	\$43.30	\$1,125.80	\$42.20	\$1,097.20	\$40.00	\$1,040.00	\$48.00	\$1,248.00	\$26.00	\$676.00
7	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	41	\$76.13	\$3,121.33	\$81.18	\$3,328.38	\$184.54	\$7,566.14	\$75.00	\$3,075.00	\$90.00	\$3,690.00	\$75.00	\$3,075.00
8	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	132	\$22.32	\$2,946.24	\$16.24	\$2,143.68	\$16.93	\$2,234.76	\$21.90	\$2,890.80	\$18.18	\$2,399.76	\$12.50	\$1,650.00
9	2104.503	REMOVE CURB AND GUTTER	LIN FT	8592	\$7.69	\$66,072.48	\$5.03	\$43,217.76	\$3.85	\$33,079.20	\$5.40	\$46,396.80	\$8.98	\$77,156.16	\$9.00	\$77,328.00
10	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	208	\$13.27	\$2,760.16	\$14.83	\$3,084.64	\$13.40	\$2,787.20	\$20.65	\$4,295.20	\$11.54	\$2,400.32	\$26.00	\$5,408.00
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	52	\$33.68	\$1,751.36	\$20.08	\$1,044.16	\$17.46	\$907.92	\$6.15	\$319.80	\$32.68	\$1,699.36	\$26.00	\$1,352.00
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	1478	\$12.01	\$17,750.78	\$13.80	\$20,396.40	\$12.40	\$18,327.20	\$17.05	\$25,199.90	\$8.86	\$13,095.08	\$10.00	\$14,780.00
13	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	199	\$8.64	\$1,719.36	\$15.70	\$3,124.30	\$15.30	\$3,044.70	\$3.55	\$706.45	\$6.03	\$1,199.97	\$20.00	\$3,980.00
14	2104.518	REMOVE BITUMINOUS WALK	SQ FT	282	\$2.02	\$569.64	\$1.89	\$532.98	\$1.85	\$521.70	\$0.70	\$197.40	\$4.26	\$1,201.32	\$5.00	\$1,410.00
15	2104.518	REMOVE CONCRETE WALK	SQ FT	4552	\$0.90	\$4,096.80	\$1.35	\$6,145.20	\$1.32	\$6,008.64	\$2.25	\$10,242.00	\$1.73	\$7,874.96	\$2.50	\$11,380.00
16	2106.507	EXCAVATION - COMMON (P)	CU YD	3482	\$18.87	\$65,705.34	\$23.81	\$82,906.42	\$23.21	\$80,817.22	\$29.10	\$101,326.20	\$34.94	\$121,661.08	\$28.00	\$97,496.00
17	2112.604	AGGREGATE BASE PREPARATION (P)	SQ YD	40813	\$0.57	\$23,263.41	\$1.07	\$43,669.91	\$1.15	\$46,934.95	\$1.40	\$57,138.20	\$1.05	\$42,853.65	\$2.50	\$102,032.50
18	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	120	\$0.01	\$1.20	\$200.25	\$24,030.00	\$175.00	\$21,000.00	\$175.00	\$21,000.00	\$0.01	\$1.20	\$100.00	\$12,000.00
19	2123.61	TRACTOR MOUNTED BACKHOE	HOURL	20	\$184.21	\$3,684.20	\$200.25	\$4,005.00	\$225.00	\$4,500.00	\$250.00	\$5,000.00	\$220.00	\$4,400.00	\$150.00	\$3,000.00
20	2130.523	WATER	MGAL	150	\$53.93	\$8,089.50	\$43.30	\$6,495.00	\$60.25	\$9,037.50	\$76.70	\$11,505.00	\$0.01	\$1.50	\$50.00	\$7,500.00
21	2211.509	AGGREGATE BASE CLASS 5	TON	511	\$15.41	\$7,874.51	\$38.43	\$19,637.73	\$37.45	\$19,136.95	\$18.80	\$9,606.80	\$0.01	\$5.11	\$35.00	\$17,885.00
22	2215.504	FULL DEPTH RECLAMATION	SQ YD	35492	\$0.78	\$27,683.76	\$1.25	\$44,365.00	\$0.70	\$24,844.40	\$2.70	\$95,828.40	\$0.90	\$31,942.80	\$3.40	\$120,672.80
23	2231.507	BITUMINOUS PATCHING MIXTURE	TON	18	\$169.99	\$3,059.82	\$200.25	\$3,604.50	\$217.90	\$3,922.20	\$280.00	\$5,040.00	\$206.40	\$3,715.20	\$200.00	\$3,600.00
24	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	2059	\$2.98	\$6,135.82	\$4.17	\$8,586.03	\$3.90	\$8,030.10	\$3.80	\$7,824.20	\$3.60	\$7,412.40	\$0.01	\$20.59
25	2301.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	159	\$14.22	\$2,260.98	\$15.16	\$2,410.44	\$14.78	\$2,350.02	\$14.00	\$2,226.00	\$23.63	\$3,757.17	\$14.10	\$2,241.90
26	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK	SQ YD	1652	\$23.89	\$39,466.28	\$22.66	\$37,434.32	\$26.50	\$43,778.00	\$36.00	\$59,472.00	\$24.72	\$40,837.44	\$15.00	\$24,780.00
27	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	3484	\$86.72	\$302,132.48	\$92.01	\$320,562.84	\$93.25	\$324,883.00	\$90.70	\$315,998.80	\$90.33	\$314,709.72	\$85.00	\$296,140.00
28	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	4627	\$83.56	\$386,632.12	\$86.21	\$398,893.67	\$88.80	\$410,877.60	\$85.30	\$394,683.10	\$87.04	\$402,734.08	\$80.00	\$370,160.00
29	2502.601	REPAIR IRRIGATION SYSTEM (SINGLE FAMILY)	EACH	42	\$312.31	\$13,117.02	\$324.73	\$13,638.66	\$318.04	\$13,357.68	\$300.00	\$12,600.00	\$360.00	\$15,120.00	\$350.00	\$14,700.00
30	2503.503	12" RC PIPE SEWER DES 3006 CL V	LIN FT	103	\$54.80	\$5,644.40	\$58.45	\$6,020.35	\$60.96	\$6,278.88	\$70.70	\$7,282.10	\$71.17	\$7,330.51	\$91.50	\$9,424.50
31	2503.503	15" RC PIPE SEWER DES 3006 CL V	LIN FT	100	\$61.71	\$6,171.00	\$64.95	\$6,495.00	\$67.73	\$6,773.00	\$84.40	\$8,440.00	\$76.13	\$7,613.00	\$99.00	\$9,900.00
32	2503.503	21" RC PIPE SEWER DES 3006 CL III	LIN FT	8	\$81.88	\$655.04	\$122.32	\$978.56	\$127.56	\$1,020.48	\$100.40	\$803.20	\$207.66	\$1,661.28	\$116.00	\$928.00
33	2503.503	42" RC PIPE SEWER DES 3006 CL III	LIN FT	58	\$224.85	\$13,041.30	\$248.96	\$14,439.68	\$259.63	\$15,058.54	\$232.75	\$13,499.50	\$308.63	\$17,900.54	\$316.00	\$18,328.00
34	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	14	\$262.71	\$3,677.94	\$1,030.48	\$14,426.72	\$1,074.65	\$15,045.10	\$2,459.00	\$34,426.00	\$1,500.00	\$21,000.00	\$1,235.00	\$17,290.00
35	2503.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	2	\$710.05	\$1,420.10	\$1,223.16	\$2,446.32	\$1,275.58	\$2,551.16	\$2,126.00	\$4,252.00	\$1,500.00	\$3,000.00	\$2,230.00	\$4,460.00
36	2504.602	ADJUST VALVE BOX	EACH	23	\$547.66	\$12,596.18	\$524.98	\$12,074.54	\$662.54	\$15,238.42	\$765.90	\$17,615.70	\$553.04	\$12,719.92	\$300.00	\$6,900.00
37	2504.602	6" GATE VALVE AND BOX	EACH	1	\$13,822.41	\$13,822.41	\$5,376.48	\$5,376.48	\$6,095.64	\$6,095.64	\$6,795.00	\$6,795.00	\$4,950.00	\$4,950.00	\$7,330.00	\$7,330.00
38	2505.602	8" GATE VALVE AND BOX	EACH	2	\$14,920.15	\$29,840.30	\$6,612.62	\$13,225.24	\$7,384.76	\$14,769.52	\$8,834.00	\$17,668.00	\$6,050.00	\$12,100.00	\$8,470.00	\$16,940.00
39	2506.502	CONST DRAINAGE STRUCTURE DESIGN SPEC 1	EACH	6	\$1,782.18	\$10,693.08	\$2,078.28	\$12,469.68	\$2,167.36	\$13,004.16	\$3,601.00	\$21,606.00	\$2,666.56	\$15,999.36	\$2,555.00	\$15,330.00
40	2506.502	CONST DRAINAGE STRUCTURE DESIGN SPEC 2	EACH	1	\$2,611.68	\$2,611.68	\$2,212.51	\$2,212.51	\$2,307.34	\$2,307.34	\$4,555.00	\$4,555.00	\$4,200.00	\$4,200.00	\$4,235.00	\$4,235.00
41	2506.502	CASTING ASSEMBLY	EACH	82	\$1,091.09	\$89,469.38	\$1,244.80	\$102,073.60	\$1,174.22	\$96,286.04	\$982.10	\$80,532.20	\$1,170.43	\$95,975.26	\$1,600.00	\$131,200.00
42	2506.503	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	49	\$974.82	\$47,766.18	\$607.25	\$29,755.25	\$633.27	\$31,030.23	\$956.40	\$46,863.60	\$728.76	\$35,709.24	\$682.00	\$33,418.00
43	2506.503	CONST DRAINAGE STRUCTURE DES 60-4020	LIN FT	6	\$861.23	\$5,167.38	\$937.39	\$5,624.34	\$977.57	\$5,865.42	\$1,273.00	\$7,638.00	\$1,158.40	\$6,950.40	\$1,355.00	\$8,130.00
44	2506.503	CONST DRAINAGE STRUCTURE DES 84-4020	LIN FT	6	\$1,507.94	\$9,047.64	\$1,806.59	\$10,839.54	\$1,884.02	\$11,304.12	\$2,023.00	\$12,138.00	\$2,104.00	\$12,624.00	\$4,555.00	\$27,330.00
45	2506.503	CONST DRAINAGE STRUCTURE DES 96-4020	LIN FT	13	\$1,909.20	\$24,819.60	\$2,321.83	\$30,183.79	\$2,421.35	\$31,477.55	\$2,354.00	\$30,602.00	\$2,899.75	\$37,696.75	\$4,730.00	\$61,490.00
46	2506.602	RECONSTRUCT DRAINAGE STRUCTURE 1	EACH	34	\$300.22	\$10,207.48	\$1,105.17	\$37,575.78	\$2,042.67	\$69,450.78	\$516.55	\$17,562.70	\$1,766.82	\$60,071.88	\$1,385.00	\$47,090.00
47	2506.602	RECONSTRUCT DRAINAGE STRUCTURE 2	EACH	2	\$1,067.93	\$2,135.86	\$1,816.33	\$3,632.66	\$2,784.32	\$5,568.64	\$2,545.00	\$5,090.00	\$1,762.85	\$3,525.70	\$2,195.00	\$4,390.00
48	2521.518	4" CONCRETE WALK	SQ FT	2327	\$8.08	\$18,802.16	\$8.38	\$19,500.26	\$8.17	\$19,011.59	\$9.15	\$21,292.05	\$10.85	\$25,247.95	\$10.00	\$23,270.00
49	2521.518	6" CONCRETE WALK	SQ FT	2192	\$11.47	\$25,142.24	\$11.99	\$26,282.08	\$11.69	\$25,624.48	\$12.30	\$26,961.60	\$18.36	\$40,245.12	\$13.00	\$28,496.00
50	2521.518	2" BITUMINOUS WALK	SQ FT	154	\$9.20	\$1,416.80	\$10.02	\$1,543.08	\$3.60	\$554.40	\$9.15	\$1,409.10	\$11.16	\$1,718.64	\$4.25	\$654.50
51	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	2995	\$31.54	\$94,462.30	\$33.43	\$100,122.85	\$31.52	\$94,402.40	\$31.15	\$93,294.25	\$36.65	\$109,766.75	\$34.00	\$101,830.00
52	2531.503	CONCRETE CURB & GUTTER DESIGN D312	LIN FT	5081	\$24.63	\$125,145.03	\$26.07	\$132,461.67	\$24.35	\$123,722.35	\$24.35	\$123,722.35	\$33.86	\$172,042.66	\$27.00	\$137,187.00
53	2531.503	CONCRETE CURB & GUTTER DESIGN R412	LIN FT	589	\$24.64	\$14,512.96	\$26.07	\$15,355.23	\$24.35	\$14,342.15	\$24.35	\$14,342.15	\$33.23	\$19,572.47	\$27.00	\$15,903.00
54	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	232	\$75.84	\$17,594.88	\$78.70	\$18,258.40	\$76.71	\$17,796.72	\$80.40	\$18,652.80	\$96.97	\$22,497.04	\$82.00	\$19,024.00
55	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	132	\$115.79	\$15,284.28	\$121.32	\$16,014.24	\$118.24	\$15,607.68	\$117.10	\$15,457.20	\$128.78	\$16,998.96	\$120.00	\$15,840.00
56	2531.618	TRUNCATED DOMES	SQ FT	330	\$41.11	\$13,566.30	\$43.84	\$14,467.20	\$42.73	\$14,100.90	\$40.50	\$13,365.00	\$78.75	\$25,987.50	\$41.00	\$13,530.00
57	2540.602	INSTALL MAIL BOX SUPPORT	EACH	41	\$126.88	\$5,202.08	\$124.48	\$5,103.68	\$307.57	\$12,610.37	\$125.00	\$5,125.00	\$150.00	\$6,150.00	\$125.00	\$5,125.00
58	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$5,481.00	\$5,481.00	\$5,845.17	\$5,845.17	\$5,697.00	\$5,697.00	\$5,400.00	\$5,400.00	\$7,700.00	\$7,700.00	\$15,000.00	\$15,000.00
59	2564.502	INSTALL SIGN	EACH	26	\$253.75	\$6,597.50	\$270.61	\$7,035.86	\$263.75	\$6,857.50	\$250.00	\$6,500.00	\$220.00	\$5,720.00	\$135.00	\$3,510.00
60	2564.602	DELINEATOR / MARKER SIGN	EACH	2	\$152.25	\$304.50	\$162.37	\$324.74	\$158.25	\$316.50	\$150.00	\$300.00	\$165.00	\$330.00	\$150.00	\$300.00
61	2572.51	PRUNE TREES	HOURL	4												

2024 Northwest Area Street Reconstruction (SAP 106-132-002) (#9094180)
Owner: City of Blaine
Solicitor: WSB
06/04/2024 10:30 AM CDT

BASE BID					Park Construction Company		North Valley, Inc.		GMH Asphalt Corporation		Douglas-Kerr Underground, L.L.C		Dresel Contracting Inc.		Bituminous Roadways Inc.	
Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
62	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$4.09	\$4.09	\$6,632.11	\$6,632.11	\$4,881.49	\$4,881.49	\$0.01	\$0.01	\$3,601.50	\$3,601.50	\$1,500.00	\$1,500.00
63	2573.502	STORM DRAIN INLET PROTECTION	EACH	57	\$193.17	\$11,010.69	\$200.25	\$11,414.25	\$211.00	\$12,027.00	\$170.05	\$9,692.85	\$150.00	\$8,550.00	\$0.01	\$0.57
64	2573.502	CULVERT END CONTROLS	EACH	11	\$171.50	\$1,886.50	\$162.37	\$1,786.07	\$158.25	\$1,740.75	\$275.00	\$3,025.00	\$180.00	\$1,980.00	\$150.00	\$1,650.00
65	2573.503	SILT FENCE, TYPE MS	LIN FT	1578	\$2.08	\$3,282.24	\$2.16	\$3,408.48	\$2.12	\$3,345.36	\$2.00	\$3,156.00	\$2.10	\$3,313.80	\$2.50	\$3,945.00
66	2574.505	SOIL BED PREPARATION	ACRE	5.1	\$1.04	\$5.30	\$1.08	\$5.51	\$1.06	\$5.41	\$1.00	\$5.10	\$1.05	\$5.36	\$560.00	\$2,856.00
67	2574.507	COMMON TOPSOIL BORROW	CU YD	752	\$46.85	\$35,231.20	\$48.71	\$36,629.92	\$47.71	\$35,877.92	\$45.00	\$33,840.00	\$45.45	\$34,178.40	\$55.00	\$41,360.00
68	2574.508	FERTILIZER TYPE 3	POUND	497	\$1.04	\$516.88	\$1.08	\$536.76	\$1.06	\$526.82	\$1.00	\$497.00	\$1.05	\$521.85	\$1.40	\$695.80
69	2575.504	SODDING TYPE LAWN	SQ YD	6561	\$11.45	\$75,123.45	\$11.91	\$78,141.51	\$11.66	\$76,501.26	\$11.00	\$72,171.00	\$14.30	\$93,822.30	\$16.00	\$104,976.00
70	2575.504	RAPID STABILIZATION METHOD 4	SQ YD	197	\$7.29	\$1,436.13	\$7.58	\$1,493.26	\$7.42	\$1,461.74	\$7.00	\$1,379.00	\$8.40	\$1,654.80	\$3.60	\$709.20
71	2575.523	RAPID STABILIZATION METHOD 3	MGAL	50	\$1.04	\$52.00	\$1.08	\$54.00	\$1.06	\$53.00	\$1.00	\$50.00	\$1.20	\$60.00	\$700.00	\$35,000.00
72	2582.503	6" SOLID LINE MULTI-COMPONENT	LIN FT	2522	\$0.98	\$2,471.56	\$1.03	\$2,597.66	\$1.57	\$3,959.54	\$0.95	\$2,395.90	\$1.00	\$2,522.00	\$0.98	\$2,471.56
73	2582.503	4" BROKEN LINE MULTI-COMPONENT	LIN FT	2662	\$0.31	\$825.22	\$0.32	\$851.84	\$0.50	\$1,331.00	\$0.30	\$798.60	\$0.32	\$851.84	\$0.32	\$851.84
74	2582.518	CROSSWALK MULTI-COMPONENT	SQ FT	96	\$18.55	\$1,780.80	\$19.48	\$1,870.08	\$29.79	\$2,859.84	\$18.00	\$1,728.00	\$18.90	\$1,814.40	\$19.00	\$1,824.00
ALLOWANCES																
75	2502.601	LANDSCAPE PROVISION	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
						\$1,958,904.43		\$2,027,132.37		\$2,125,835.76		\$2,190,117.51		\$2,243,885.28		\$2,392,419.76