City of Blaine
Planning Commission

August 14, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

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

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

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2024-259 Approval of the June 9, 2024 Planning Commission Minutes.
Sponsors:

4. Public Hearing

4.1. 2024-315 Case File No. 24-0046 // Old Dominion Freight Line // 3701 85th Avenue NE
The applicant is requesting a variance to store semi-trailers in the front yard.
Sponsors: Elizabeth Showalter, Community Development Specialist

4.2. 2023-522 Case File No. 23-0074 // Park of Four Seasons // 50 113th Avenue NE
The applicant is requesting the following:

1. Code Amendment to modify the storm shelter requirement in the R-4 district to match state rules.
2. Manufactured Home Park Plan to add eight additional lots in an existing manufactured home park.

Sponsors: Elizabeth Showalter, Community Development Specialist

4.3. 2024-317 Case File No. 24-0048 // City of Blaine // 10001 and 10041 Polk Street NE
The City is requesting a rezoning from Light Industrial (I-1) and Medium Density Multifamily (R-3B) to Low Density Multi-Family (R-3A).
Sponsors: Erik Thorvig, Community Development Director

4.4. 2024-255 Case File No. 24-0040 // PinPoint Community Development, LLC (Society Cigars) // 2180 105th Avenue NE, #110

The applicant is requesting amendments to the City of Blaine Zoning Ordinance Section 39.901 Definitions, and Section 30.904 Permitted Uses in the 105th Avenue Redevelopment District to add Cigar lounge as a permitted use.
Sponsors: Sheila Sellman, City Planner

4.5. 2024-318 Case File No. 24-0047 // City of Blaine
The City is proposing amendments to Section 29.010 Farm Residential (FR) and Section 29.020 Residential Estate (RE), adding ground mounted solar systems as accessory uses.
Sponsors: Shawn Kaye, Planner

5. Adjournment

City of Blaine
Planning Commission

July 9, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-239 Approval of the June 11, 2024, Planning Commission Minutes
Sponsors:

Motion by Commissioner Homan to approve the minutes of June 11, 2024, as presented. Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

4. New Business

4.1. 2024-238 Crime Update from the Blaine Police Department
Sponsors: Brian Podany, Safety Services Manager/Police Chief

Safety Services Manager/Police Chief Podany and Crime Analyst Rebecca Florhaug provided

the planning commission with a crime update from the Blaine Police Department. Ms. Florhaug reviewed crime throughout the community, divided by the city's patrol districts and wards. She was of the opinion that there was no more crime in any one area in the City than another.

Police Chief Podany commented further on how police services were deployed by patrol areas. He discussed how calls for service were increasing 8% per year and noted this was due to aging and increased population in the community. He reported that while calls for service were on the rise, the calls for Part 1 and Part 2 crimes were decreasing. He indicated this meant crime was decreasing in the community. He described how members of his team worked with local businses owners to prevent crime.

Chair Goracke thanked Police Chief Podany and Crime Analyst Florhaug for their detailed presentation.

5. Public Hearing

5.1. 2024-235 Case File No. 24-0035 // Dan Breske // 3850 128th Avenue NE
The applicant is requesting a conditional use permit to construct a 1,280 square foot detached accessory structure in a corner side yard in the Farm Residential (FR) zoning district.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 24-0035 was opened at 7:22PM.

Dan Breske, 3850 128th Avenue NE, reported the siding would be vinyl and not metal to match the house.

The public hearing was closed at 7:23PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0035 based on the following conditions:

Case 24-0035:

1. **The proposed accessory structure shall match the existing dwelling in terms of architectural style and exterior color.**
2. **The proposed accessory structure shall meet a minimum 100-foot setback from the corner side yard and front yard property lines.**
3. **Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.**
4. **The detached accessory structure (total accessory building space) is limited to 2,072 square feet.**

Motion seconded by Commissioner Olson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the August 5, 2024 city council meeting.

5.2. 2024-236 Case File No. 24-0038 // National Sports Center // 1700 105th Avenue NE
The applicant is requesting a conditional use permit to allow for freestanding lighting up to 100 feet in the Regional Recreation (RR) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0038 was opened at 7:27PM. As no one wished to appear, the public hearing was closed at 7:28PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0038 based on the following conditions:

Case 24-0038:

1. **Lighting is limited to the locations and heights shown on the attached site plan.**
2. **A building permit issued by the City and an electrical permit issued by the State is required prior to installation.**
3. **Lighting is subject to approval by the Federal Aviation Administration (FAA). Proof of FAA approval shall be submitted to the City prior to approval of building permits for the lighting installation.**
4. **Post-installation light intensity readings shall be provided along the northern edge of the northern property (adjacent to the 109th Avenue right-of-way).**
5. **Installation of cellular equipment is not permitted on the light poles without a separate Conditional Use Permit (CUP).**

Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the August 5, 2024 city council meeting.

5.3. 2024-237 Case File No. 24-0039 // Marla Figueroa // 11704 Meadow Lane NE
The applicant is requesting a conditional use permit to allow a total of 2,008 square feet of accessory building space in the Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0039 was opened at 7:30PM. As no one wished to appear, the public hearing was closed at 7:31PM.

Chair Goracke commended the applicant for bringing forward a great set of plans for the commission to consider.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0039 based on the following conditions:

Case 24-0039:

1. **The proposed attached garage shall match the home in terms of architectural style, exterior color and materials.**
2. **The attached garage to be used for personal storage only.**
3. **The attached garage is limited to 1,888 square feet. The total square footage of accessory building space is limited to 2,008 square feet, including the existing 120 square foot shed.**
4. **The existing shed will need to be moved to a location that meets zoning ordinance requirements and does not encroach into any of the platted drainage and utility easements or existing wetlands and buffer areas on the property.**

Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the August 5, 2024 city council meeting.

5.4. 2024-254 Case File No. 24-0044 // EB Blaine Development LLC (Blaine Town Center Addition) // 10550 Nassau Street NE
The applicant is requesting a preliminary plat to create 9 lots and 6 outlots to be known as Blaine Town Center Addition.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0044 was opened at 7:33PM. As no one wished to appear, the public hearing was closed at 7:34PM.

Chair Goracke stated he supported the request as presented by staff.

Commissioner Halpern stated he understood the parking concerns that were being raised by Invictus. He questioned how the development team would address the parking concerns.

Will O'Keefe, Bader Development, explained as with any development of this size, the parking would be a moving target. He reported he has been working diligently with the city and the National Sports Center to ensure all parking demands were being met. He commented on the AUAR process that was underway and noted this development would have both shared and dedicated parking. He did not anticipate the development would negatively impact Invictus.

Chair Goracke reiterated that this was the preliminary plat phase. Mr. O'Keefe reported this was the case.

Chair Goracke indicated as this project moves forward, there would be additional reviews from staff and the commission. Community Development Specialist Showalter clarified that if standards were met for the zoning district, future requests may not need to be reviewed by the planning commission. She commented further on how the idea for this development was to have centralized parking and walkability instead of parking for each user within the development.

Commissioner Olson stated if the goal was to have the development walkable, where would people park. Community Development Specialist Showalter explained she did not have the final parking plan, but noted that the master site plan reviewed at the previous meeting provided greater detail on parking.

Motion by Commissioner Homan to recommend approval of Planning Case 24-0044 based on the following conditions:

Case 24-0044:

1. **The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of a building permit.**
2. **The applicant is responsible for recording the access easements and any shared parking agreements with Anoka County.**
3. **Park dedication shall be paid with final plat before releasing mylars for recording at $8,704/acre for a total of $173,645.**
4. **The developer shall be responsible for payment of the connection charges that are due upon development for existing parcels 21-32-23-23-0003 and 21-31-23-22-0005.**
5. **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 the other side for purposes of maintaining fire and life safety systems. This applies to buildings that have a property line through them.**

Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the July 15, 2024 city council meeting.

6. Adjournment

Motion by Commissioner Deonauth to adjourn the regular planning commission meeting. Motion seconded by Commissioner Olson. The motion passed 7-0.

Adjournment time was 7:41PM.

City of Blaine
Staff Report

File Number: 2024-315

Agenda Date	Status
August 14, 2024	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.1

Case File No. 24-0046 // Old Dominion Freight Line // 3701 85th Avenue NE
The applicant is requesting a variance to store semi-trailers in the front yard.

Background

Zoning	Heavy Industrial (I-2A)
Land Use	Planned Industrial/Planned Commercial (PI/PC)
Area	41.59 Acres
Applicable Regulations	27.06 and 31.39 (a) of the Zoning Code
Attachments	Zoning and Location Map
	Storage Area Exhibit
	Applicant Variance Narrative
	Staff Variance Analysis by Area
	Public Comments
Schedule	Planning Commission: 08/14/24
	City Council: 09/04/24

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

Executive Summary

Zoning

The property is zoned Heavy Industrial (I-2A). The I-2A zoning differs from the I-2 district by allowing for truck terminals and outside parking of trucks exceeding the number of dock doors, both of which are prohibited in all other districts.

Surrounding Zoning and Uses

The property is adjacent to other heavy industrial properties to the west and north, and one single family and several townhome residential properties to the east (R-1 and R-3B). The property across 85th Avenue is an office use in Shoreview.

Existing Conditions
There is an existing truck terminal on the site.

History
The property was occupied by Consolidated Freight as a truck terminal starting in 1979. The property was vacated around 2000. In 2004, Old Dominion applied for and received a Conditional Use Permit (CUP) for a truck terminal. Since the property had been vacant for over a year, any previous approvals to operate a truck terminal or legal nonconforming status were void. The 2004 CUP required a variety of site improvements to screen the property from the neighboring residential properties and from the traveling public on 85th Avenue.

The applicant reconstructed the pavement on most of the site in 2022. Modifications were made to some of the fencing on site without a permit. Following a complaint near the end of 2023, code enforcement action was initiated for violation of some of the CUP conditions and for parking/storing of trucks/semi-trailers in the front yard, which is prohibited by the 1-2A standards. The applicant received a CUP amendment earlier this year to modify the fencing requirements that would allow for their preferred fencing configuration. That amendment did not allow for truck storage in the front yard. The applicant is now requesting a variance from the requirement that outside storage be located in the side or rear yard.

Evaluation of Request
Code Requirement
The code specifies that outside storage in the I-2A district be limited to the side and rear yards. The applicant is requesting a variance from that requirement to store semi trailers in the front yard.

Site Plan
The site features a large truck terminal and truck yard as well as a smaller building located near the rear of the lot. The front yard is considered all area between the front property line and the front face of the building. Within the front yard there are three sections:

- Area A: the area between the front wall of the truck terminal and the historic passenger vehicle parking area. This area starts 190 feet from the front property line. Trailer storage consistently occurred under the previous occupants. While under the code as written in 2004, storage was not permitted in this area, it was part of the fenced truck yard and storage occurred in this area since the property was occupied by Old Dominion in 2004. Storage is not allowed in this area.
- Area B: the portion of the historic passenger vehicle parking area located west of the entry driveway. The storage in this area currently starts approximately 60 feet back from the front property line and is approximately 28,000 sf in area. Storage has not historically occurred in this area and is not allowed in this area.
- Area C: the portion of the historic passenger vehicle parking area located east of the entry driveway. Storage in this area currently occurs throughout the fenced area which extends to the edge of the parking lot, approximately 25 feet from the front lot line. Storage has not historically occurred in this area and is not allowed in this area. .

Architecture

Modifications were made to the main building in 2004, as required by the CUP.

Landscaping
The applicant is proposing to install additional conifer trees on the east side of the south parking lot. No tree removal is proposed.

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.

Wetlands/Watershed/FEMA
There are no wetlands or FEMA floodplain 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 point will be granted. No additional street design, sidewalks or trails will be required.

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

Variances (Section 27.06)
(a) Criteria for granting variances. A variance to the provision of the zoning ordinance may be issued by the City Council to provide relief to the land owner in those cases where the ordinance imposes practical difficulty on the property owner in the use of his land. No use variances may be issued.

(1) Variances shall only be permitted:

(a) When they are in harmony with the general purposes and intent of the ordinance
Front yard storage, particularly when on a heavily trafficked road and next to residential property, is generally not consistent with the purposes of the zoning code to provide for compatible and appropriate use of land throughout the City of Blaine and to conserve the attractiveness of Blaine. Well screened storage with an excessive setback may be considered to be consistent with this purpose.

(b) When the variances are consistent with the comprehensive plan.
The variance would be consistent with the comprehensive plan.

(2) Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the zoning. Practical difficulties, as used in connection with the granting of a variance, means that:

(a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.
The property was effectively used as a truck terminal for many years without utilizing the first

190 feet of the front yard for truck or trailer storage. Since the property has an oversized front yard that could be used for storage when built, and storage is set back 190 feet from the property line, staff considers storage in Area A to meet this criterion.

Storage in Area B may or may not meet this criterion. The terminal was effectively operated without this area for many years, it is visible to the traveling public, and allowing storage in this area represents an intensification of the use, which may create additional conflict with the nearby residential uses. The storage area is adjacent to other I-2A zoned parcels, and the proposed storage is setback 60 feet from the front property line, which exceeds the front yard building setback by 20 feet. Therefore, a relatively small amount of storage (28,000 sf or 1.5% of the subject property) near the road may or may not be considered reasonable.

Storage area C is adjacent to existing residential property and is more visible to the traveling public and therefore storage in that area is not reasonable.

(b) The plight of the landowner is due to circumstances unique to the property not created by the land owner.
The applicant cites that the property is unique due to the building being setback 320 feet from the front property line, rather than the minimum required 40 feet, and if the building were located at the 40 foot setback, all areas proposed for trailer storage would be considered side yard. At the time the building was constructed, there was not a requirement that storage be located in side or rear yards (any legal nonconformity lapsed due to the property sitting vacant for several years). The front, side, and rear yards are based on the location of the principal structure. So, for all or part of areas B and C to be considered side yard, a principal structure would need to be located at that distance from the front line. Therefore, most of that storage area would be consumed by the principal structure. Storage in areas A and B meet this requirement. Storage in area C does not meet this requirement since that area, would need to be used for the building to make other areas on the site acceptable for outside storage.

(c) The variance, if granted will not alter the essential character of the locality.
The subject property and the properties to the west are industrial in nature. Limiting outside storage to the side or rear of the principal building minimizes the appearance of that outside storage and allowing it in the front yard, particularly the front 190 feet that have historically been used for employee parking, may alter the essential character of the locality. The applicant received a CUP for a ten-foot fence in the front yard, which would provide screening of trucks, however the trucks would remain visible over the fences, and the increase in truck storage would contribute to increased noise and vibration. Storage in Area A and Area B meet this criteria, however, storage in Area C, intensifies an industrial use adjacent to a residential use, changing the essential character.

(d) Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
The applicant has stated that the variance is not for economic reasons, stating that short-term trailer parking is needed as freight is loaded and unloaded. The expansion of trailer parking into Area B and Area C increases the capacity of the terminal, by allowing for more trailers to be staged at any given time, which would yield an economic benefit.

(e) The variance requested is the minimum variance which would alleviate the unique circumstances.

The applicant states the minimum variance was requested. The applicant has not provided an explanation as to why a smaller expansion of truck staging would not effectively mitigate the unique circumstance of an excessive front yard setback.

Recommendation

Staff is providing two recommended options for the variance. The Planning Commission should consider whether storage in Area B meets the criteria for granting a variance.

If the Planning Commission finds that only storage in Area A meets the criteria, the Commission should recommend approval of a variance to allow storage of semi-trailers in the front yard meeting a 190-foot setback based on the following rationale:

1. Storage area A was legally used by the prior occupant of the truck terminal (Consolidated Freight) and could still be used for trailer storage legally, if the use had not lapsed for a year between Consolidated Freight occupancy and Old Dominion occupancy.
2. Storage area A is set back 190 feet from the road right of way, limiting visual impact to the traveling public.
3. While the area between 40 and 190 feet from the right of way could be front yard if the building were located at the front setback line, the appearance of the trailers would be mitigated by the building which provides a point of visual focus and some screening.
4. Storage area A has no other reasonable use given the proximity to the truck terminal.
5. Storage in areas B and C is not in harmony with the intent of the zoning code and would change the essential character of the area.

And subject to the following conditions:

1. Chain link fencing enclosing storage areas B and C shall be relocated to enclose only storage area A and signage shall be installed stating that no trailer storage shall occur in the area closer than 190 feet to the front property line.

OR

If the Planning Commission finds that storage in Area A and Area B meets the criteria, the Commission should recommend approval of a variance to allow storage of semi-trailers in the front yard meeting a 190-foot setback on the eastern 500 feet of the site and meeting a 60-foot setback on the western 300 feet of the site based on the following rationale:

1. Storage area A was legally used by the prior occupant of the truck terminal and could still be used for trailer storage legally, if the use had not lapsed for a year.
2. Storage area A is set back 190 feet from the road right of way limiting visual impact to the traveling public.

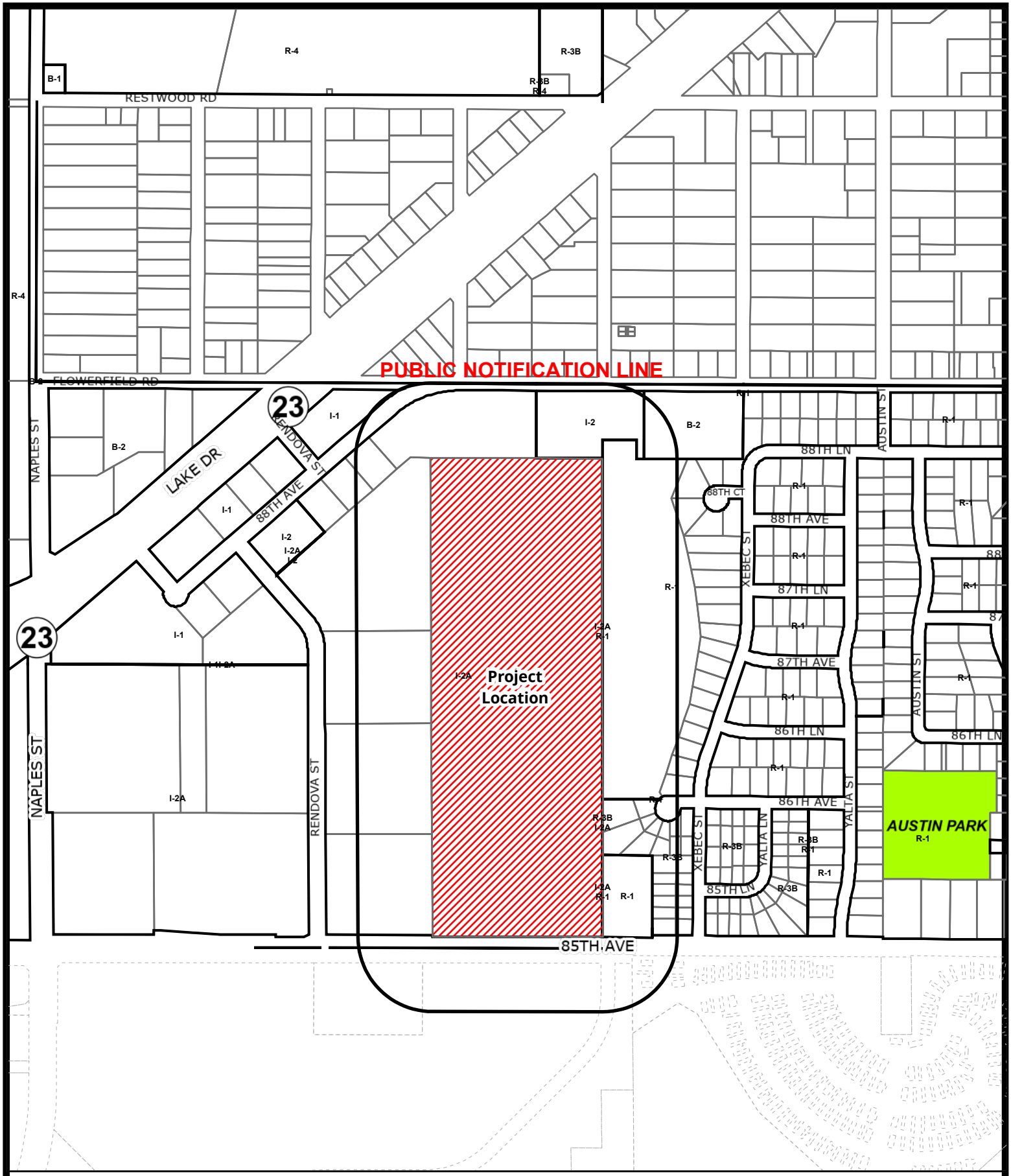
3. Storage area B meets the building setback and would be considered side yard if the building were located a more typical distance from the road, and there is sufficient area in the southeast corner of the site for a large enough structure to be considered the principal structure.
4. Storage area B is located adjacent to other I-2A properties and is located over 500 feet from residential properties, which is in harmony with the intent of the code to provide for compatible land use.
5. Storage in area C is not in harmony with the zoning code and would change the essential character of the area.

And subject to the following conditions:

1. Pavement surrounding storage area B shall meet a 40-foot setback from the front property line and a chain link fence (up to 8 feet in height) shall be installed enclosing the truck storage which shall meet a 60-foot setback from the front property line.
2. Chain link fencing enclosing storage area C shall be removed and signage shall be installed stating that no trailer parking shall occur in this area.

Attachment List

1. Attachments
2. Public Comments

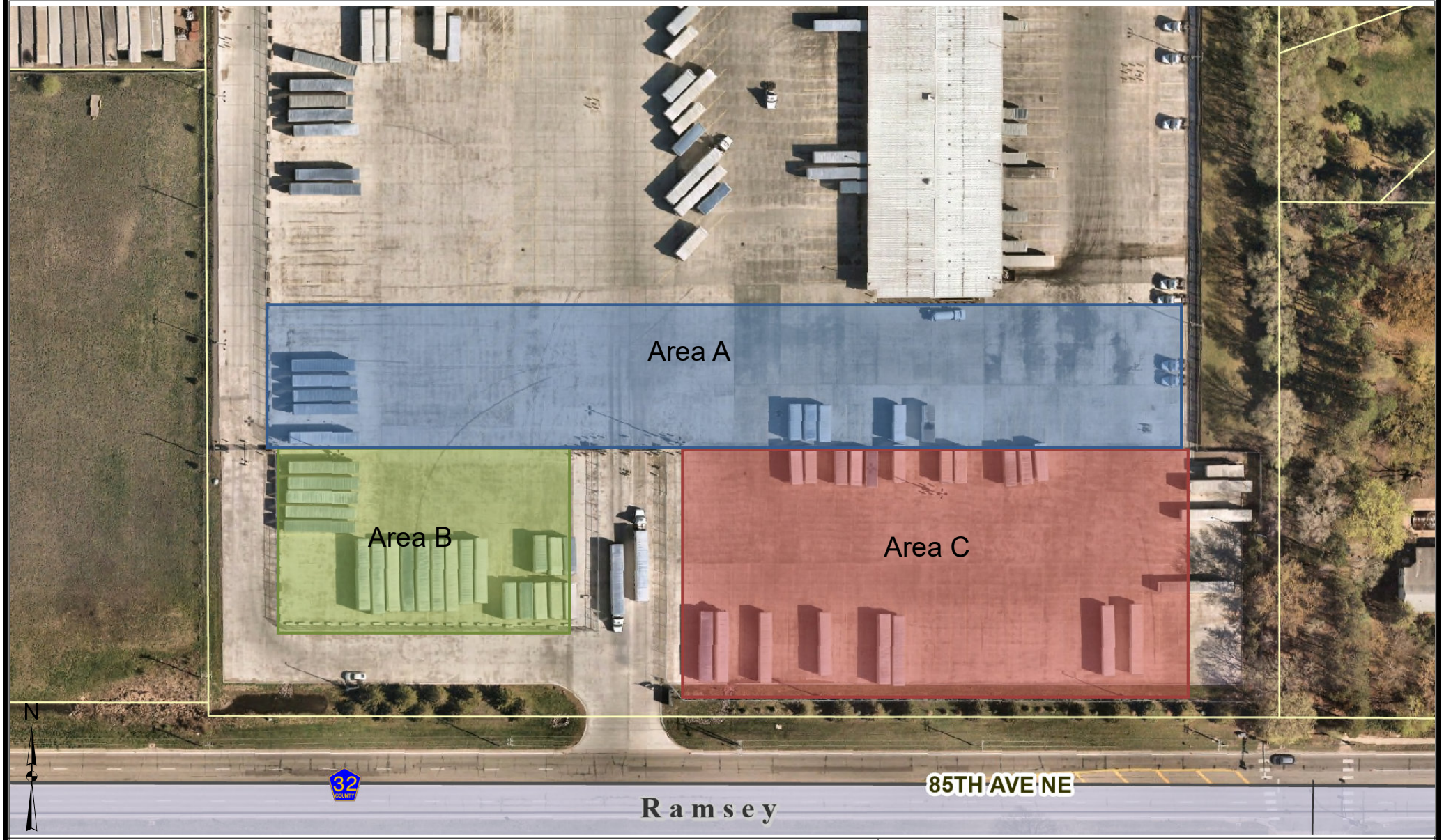


Case File No. 24-0046
Old Dominion Freight Line

BlaineMN.gov

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

Old Dominion Trailer Storage Areas



Parcel Information:

35-31-23-34-0001

3701 85TH AVE NE

BLAINE

MN 55126

Approx. Acres: 41.59

Plat:

Commissioner: JEFF REINERT

Owner Information:

OLD DOMINION FREIGHT LINE INC

500 OLD DOMINION WAY

THOMASVILLE

NC

27360

Anoka County GIS | 1:1,200 | Date: 7/22/2024

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Statement in Support of Variance Application of Old Dominion Freight Line, Inc.

Old Dominion is applying for a variance to allow Old Dominion to use the existing paved parking area in the front yard, between the existing building and the right-of-way of 85th Avenue NE, for short term parking of semitrailers, with or without tractors, to facilitate loading and unloading. Planning staff considers parking of a semitrailer without a tractor to be "outdoor storage," which is not allowed in a front yard of any use.

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.

The variance will allow the property owner to use the property in a reasonable manner for efficient operation of the existing truck terminal.

The City of Blaine granted Old Dominion Freight Line, Inc., the property owner, a conditional use permit to improve and use the property as a truck terminal, in 2004 as Resolution No. 04-209 (the "2004 CUP"). The 2004 CUP describes the paved area in the front yard as a "parking lot." Old Dominion has been using, and wishes to continue using, the paved front yard for short term parking of semitrailers. Old Dominion moves trailers in and out of the front yard throughout the day. On occasion, Old Dominion will park empty trailers in the front yard overnight, but does not intend to use the front yard, or any portion of the property for longer term storage of trailers.

Old Dominion does not have any other practical use for the front yard parking lot. Old Dominion has safety concerns about using the parking area for employee parking, due to the long walk through the truck dock area to the building. These concerns are amplified during winter months given minimal daylight hours and potential icy conditions. Accordingly, Old Dominion accommodates employee parking elsewhere in the property.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner

The existing building, constructed by a previous owner, is setback approximately 320 feet from the 38th Avenue NE right-of-yay, which is 280 feet more than the 40-foot front building setback required in the I-2A district. Further, given the location of the building and loading area on the relatively narrow lot, Old Dominion cannot accommodate short term parking for trailers in the side or rear yards.

Aside from the "plight" created by the unusually large front yard setback and narrow lot, Old Dominion asks the City to consider that the proposed trailer parking area is not actually within the required front yard, but in fact occupies an area that could be used for enclosed construction.

3. The variance, if granted, will not alter the essential character of the locality.

The overall use of the site as a truck terminal is consistent with the essential character of the locality, and will remain unchanged if the City grants the variance. That use is permitted in the I-2A Heavy Industrial District, subject to the 2004 CUP. Old Dominion is also seeking a CUP to install an 8' tall solid fence along 85th Ave NE to provide additional screening from the Right-Of-Way. Further, there are similar uses in the surrounding area, including uses with truck and trailer

parking in the front yards. Accordingly, granting the variance for semitrailer parking in the front yard will be consistent with, and will not alter, the essential character of the locality.

Again, we ask the City to consider that the front yard parking lot is setback more than the code requires. Further, if the City grants the conditional use permit for an eight-foot high opaque fence, the front yard parking area will not be visible from 85th Avenue NE.

4. **Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.**

Old Dominion is not seeking the variance for economic reasons. Freight operations require short term parking for semitrailers as freight is loaded and unloaded. The side yards are not available due to the configuration of the lot and existing space between the building and existing wetlands and drainage ways in the rear yard limit use of that area for an additional parking area.

5. **The variance requested is the minimum variance which would alleviate the unique circumstances.**

Old Dominion is seeking a variance for use of the existing paved portion of the front yard. Old Dominion is not seeking a variance for more parking space than it requires for normal operations.

Area A

- Between front wall of terminal and the historic passenger vehicle parking area
- Consistent, legal use of this area by previous occupant
- Set back 190 ft from right of way, limiting visual impact
- Meets variance criteria:
  - Harmony with intent of code
    - Far from road
  - Reasonable use
    - Historically used, no other reasonable use
  - Due to unique circumstances not caused by owner (unusually large building setback)
  - Does not change essential character
    - Minimally visible to traveling public, if at all

Area B

- Portion of front parking area between drive aisle and western property line (shared with another I-2A property)
- Set back 60 ft from right of way, limiting visual impact

May meet variance criteria:

- Harmony with intent of code
  - May or may not provide for compatible land use
- Reasonable use
  - Terminal was operated without storage in this area but would be side yard if a principal structure was located on the south east portion of the site
- Due to unique circumstances not caused by owner (unusually large building setback)
- Does not change essential character
  - Would be visible to the traveling public, may intensify noise and vibration concerns, is adjacent to other industrial uses, 1.5% of the total site

Area C

- Portion of front parking area between drive aisle and western property line (shared with another I-2A property)
- Set back 60 ft from right of way, limiting visual impact, applicant is proposing to remove the

Does not meet variance criteria:

- Harmony with intent of code
  - Does not provide for compatible land use or maintain attractiveness of the city
- Reasonable use
  - Terminal was operated without storage in this area, is adjacent to residential
- Due to unique circumstances not caused by owner (unusually large building setback)
  - To allow for Area B to be side yard, a building would need to be located in Area C, large enough to be principal structure
- Does not change essential character
  - Would be visible to the traveling public, is adjacent to residential, may intensify noise and vibration concerns

Gary Schutta **8/3/2024**
3801 85th Ave NE.
Blaine, (Shoreview for mailing) MN. 55126
RE: Old Dominion Trucking Co. CUP

I have lived at my Home at 3801 85th Ave NE in Blaine for over 40 years. In that time there has been a Commercial Trucking Company next store. Over the years there has been the usual noise you would expect from a trucking operation. Most of this noise was tolerable. A few years ago, Old Dominion Trucking took over the property. Their operation started up slowly but started to become more of an annoyance as time passed.

Recently the front parking lot was re-constructed. I had called the Blaine City Offices and questioned what was going on. I talked with the City Planner, City Engineer, City Inspection Dept and the City Council Member at that time. I was told Old Dominion was only replacing the Parking lots & Driveways and there was no expansion of the operation past the then front fence.

I expected some noise during the re-construction of their parking lot. Apparently, they needed to compact the soil before installing the cement. The extreme amount of vibration & shaking from this I did not expect. At the time I did not fully realize the amount of damage all the vibration & shaking has done to my home & property. I have an older home that had cracks in the plaster walls that I have repaired over the years when they were repainted. I now have new cracks throughout my home and unusual settlement of the whole home & garage. Several doors now swing open or close on their own. I have new cracks in the basement & garage floors. The garage appears to have settled away from the house. All the outside cement sidewalks & steps have settled & cracked. The pool apron has settled away from the pool edge. The pool panels have cracked, and the pool water had dropped 18" overnight from the vibration & shaking during their soil compacting. Now even with some repairs it no longer will hold water without being continuously refilled.

Old Dominion was supposedly only replacing the Parking lots & Driveways and there was no expansion of the operation past the then front fence. Shortly after the new cement was installed trailers were moved forward past their fence to the street. Now it appears that Old Dominion is applying for a Conditional Use Permit to park trailers in that front lot. These trailers appear to be innocently, quietly parked in this front lot, but they are constantly being moved around. The noise from the truck engines racing, trailers being dropped shake my house. My bedroom window is less than 75 feet from the East parking lot edge. These bangs & crashes, truck backup beeping wake us up at night 24/7. The new lights added to the lot shine in through my windows and their echoing of their PA system in the middle of the night is uncalled for.

I can't sit outside during the summer without enduring all the noise with the added smell of Diesel exhaust. The addition of the new cement lot echoes and intensifies the noise.

There isn't anyone that would be happy to live at a location with all this noise. I recently had a conversation with the Rice Creek Park Homeowners Association (my next store neighbors) about increased noise. They asked me to make their concerns also known about the noise problem. The expansion of the trailers parking increases the excessive noise that just isn't affecting the adjoining properties but the whole neighbor hood of over 200 nearby residences.

Adding 8' & 10' fencing, 4' tall berms & 6' trees is all nice to improve the exterior appearance of the property, but it does not help the extreme increased annoyance of noise to the community.

When I bought this property, it was zoned light Industrial, planned to be a buffer between the residential & commercial properties. A few years after I purchased the property the zoning was changed by the City to residential. I was unsuccessful in fighting off this change. The County appraiser has recently devalued my property because of its being next to an undesirable noisy location.

The City Planners allowing this expansion of Old Dominion's operation next to my home and others has devalued our homes and made them less attractive at a reasonable market price. My home should be torn down and replaced with a small office or similar type business to help buffer the noisy, smelly trucking company. Now with the zoning change of my property that is not an option.

Old Dominion has a major noise problem that is affecting the whole neighborhood. Allowing them to expand adding more areas for trailers to park is just going to make it worse. I can no longer enjoy my home without a noisy reminder from a bang, clunk or beep from my neighbor to the West.

This variance will affect my home more than any others. I strongly recommend not approving any expansion of Old Dominions trucking operation and formerly make a complaint about the noise and shaking felt from Old Dominions Trucking Operation.

Gary Schutta
612-247-8594

From: JUDITH MCGOVERN
To: Planning
Subject: Fwd: Homeowners vs Trucking Company with City Hall
Date: Monday, August 12, 2024 8:06:33 PM

From: Rice Creek Park HOA <RiceCreekParkHOA@gmail.com>
Date: August 12, 2024 at 5:48:29 PM CDT
To: undisclosed-recipients:;
Subject: Homeowners vs Trucking Company with City Hall

To all Homeowners:

I'm writing this on behalf of the homeowners in this association that are tired of the excessive noise by the trucking company which has increased over the last couple years.

Consolidated Freightway was a small trucking company that was there for several years, they caused no problems and very little noise. When they went out of business we had silence for a few years. That ended when Old Dominion took over the property. The noise from Old Dominion has increased to 24 hours a day with the trucks dropping the rear end to unload the content, they play very loud music and carry on with loud conversation at all hours. When they load the trucks, they close it with two extremely loud bangs. This noise wakes me from a sound sleep quite often. After several complaints, the music stopped but the loud conversations and loud banging from the trucks did not stop or lighten up.

When COVID hit, Old Dominion decided to make a long driveway in the back which was followed with more trucks, drilling, dust, smells, over the course of a year. I wasn't able to sit on my deck or entertain friends because of the noise. My kitchen and dining area shook and vibrated daily from the heavy equipment driving up and down behind my property. It was awful. I decided it was time to contact City Hall and complain. A supervisor came and sat on my deck with me; he agreed that it was terrible. He indicated that the City Council signed an agreement with the trucking company years ago; therefore, nothing could be done!
Old Dominion is now a major hub for trucks throughout the USA. They continue to expand on variances for more projects which significantly increases the noise level in our neighborhood.
A fence was built without a variance and now they plan to park more trucks in the area. This will cause more noise to our homeowner association and surrounding neighborhoods.
Blaine City Hall is holding a meeting on Wednesday, August 14th at 700PM regarding this issue. We strongly encourage you to submit any written comments and/or join us at the meeting.

HOW TO PARTICIPATE:

1. Review the submitted plans at BlaineMN.gov/PCItems. Staff reports will be available at BlaineMN.gov/Agendas three days prior to the meeting.
2. Contact the Planning Department with any questions at 763-785-6180 or Planning@BlaineMN.cov.
3. Attend the public hearing and provide your comments!
4. Submit written comments via email to Planning@BlaineMN.gov or mail to Planning Department, 10801 Town Square Drive NE, Blaine, MN 55449. Written comments must be received no later than 12 noon on Tuesday August 13 to be shared with the Planning Commission. Unsigned or anonymous comments will not be accepted.

You can also contact the City of Blaine, Elizabeth Showalter, Office 763-717-275; Cell 612-615-5745. E-Mail: BlaineMn.gov.

Thank you for taking the time to read this notice. Your help would be appreciated if you could join in any way to draw attention to the issues this trucking firm is causing for homeowners.
Judy McGovern
3824 86 Ave NE, Circle Pines, Mn 55014

From: Lisa Email
To: Planning
Cc: "JUDITH MCGOVERN"; prospectmn@aol.com
Subject: Old Dominion Trucking Company Variance
Date: Monday, August 12, 2024 8:09:53 PM

Dear Blaine Planning Commission,
I live off of Xebec St.NE , the first street east of Old Dominion Trucking Company.
I have been seriously impacted by the noise from this company.
I hear constant banging, honking, phone dialing and announcements over the PA.
I have to sleep with a fan on every night, even in the winter to try to buffer the noise.
When I moved into my home the previous trucking company had gone out of business and the neighborhood was peaceful.
Once Old Dominion Trucking Company moved in they were very loud and they kept adding more and more trucks. It appears that they have become a hub.
I was driving past Old Dominion and it looked like they were moving the fence forward.
I know that after contacting the City of Blaine that there was a set back and that they were not allowed to move the fence forward.
I contacted the City and Ben Stream (The Senior Building Inspector) came out and checked to see what Old Dominion was doing.
They assured him that they were only replacing parking lots and driveways and that the fence would not be moved.
Ben Stream then contacted me and assured me that the fence would not be moved.
Fast forward several months and I saw that Old Dominion had moved the fence forward, it was a chain link fence with barbed wire on the top, unlike the previous tasteful wooden fence.
It now looked like I was living next to a prison yard.
I called the city of Blaine only to find out that Old Dominion built the fence without a variance, then they applied for a variance that was voted on and granted.
The only penalty being that the company had to pay the application fee twice.
I was very upset. Then I noticed that they were now parking a large group of trucks in the front set back area. I contacted the city and was told that Old Dominion had applied for another variance, and was allowed to park there until the variance went before the city council.
Old Dominion is right next to a residential area.
More parking space up front means more trucks and more noise.
Please do not grant this variance.
Sincerely,
Lisa Peterson
8521 Xebec St. NE

City of Blaine
Staff Report

File Number: 2023-522

Agenda Date	Status
August 14, 2024	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.2

Case File No. 23-0074 // Park of Four Seasons // 50 113th Avenue NE
The applicant is requesting the following:

1. Code Amendment to modify the storm shelter requirement in the R-4 district to match state rules.
2. Manufactured Home Park Plan to add eight additional lots in an existing manufactured home park.

Background

Zoning	Mobile Homes (R-4)
Land Use	Manufactured Home Residential (MHR)
Area	102.2 acres
Applicable Regulations	29.120 of the Zoning Code
Attachments	Zoning and Location Map Storm Shelter Narrative Existing Conditions Demolition Plan Site Plan Grading Plan Utility Plan Proposed Ordinance Planning Comments
Schedule	Planning Commission: 08/14/24 City Council: 09/04/24 and 09/16/24

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

Zoning
The property is zoned Manufactured Home Park (R-4).

Land Use Designation
The property is guided Manufactured Home Residential (MHR) with a density of 4-8 units per acre. The park is 102 acres and currently has 580 lots. The proposed park plan would result in an additional 8 homes for a total of 588 and a density of 5.8 units per acre, which is within the allowable range in the comprehensive plan.

Surrounding Zoning and Uses
The property is surrounded on three sides by Single Family Residential (R-1) and abuts University Avenue to the west, with a variety of uses on the other side of University Avenue in Coon Rapids.

Existing Conditions
The property has an existing manufactured home park with 580 lots and a community building.

History
The park was originally approved in 1970 (under case file PC70-01) and the first home was brought to the site in 1970. The plan consisted of 512 units. In 1982, an amendment was approved (PC82-19) to convert some open space to lots, bringing the total to 580 homes.

Evaluation of Request
Code Amendment
The R-4 zoning district outlines specific standards for the facilities included in manufactured home parks. One of those standards is the provision of storm shelters. The code currently requires one shelter of at least 810 square feet for every 30 homes in the park. Staff is not aware of any particular reason for this calculation. State statute requires parks licensed after 1988 to have 4 square feet of shelter space for every resident in the park. Staff recommends amending the code to match the state statute.

Park Plan
The applicant is proposing a manufactured home park plan to create eight new lots within the footprint of the existing park. Six of the homes are proposed immediately north of the community building and two homes on the southeast corner of the site. The proposed lots meet the minimum size of 4,500 square feet and 60 feet of frontage. As required by the code, each lot includes a 440 square foot parking spot and a 200 square foot patio.

The proposed lot for the home in the eastern location on the southern side of the park is 105 feet from the edge of the property and 100 feet is required from the adjacent single family residential lots.

Setbacks
The applicant submitted a site plan showing home locations that conform with the R-4 setback requirements. Those requirements are:

- Front: 10 feet
- Side: 5 feet
- Distance between manufactured homes: 20 feet

- Distance to property line of non R-4 residential district: 100 feet

Landscaping
One overstory tree is required per lot. A landscape plan showing the locations of the required trees is required as part of the final park plan.

Tree Preservation
Three trees are proposed to be removed. The eight trees required to meet the landscaping requirements will meet the tree replacement requirement.

Park Dedication
The R-4 district requires that 10% of the area of the manufactured home park be dedicated for park and recreation purposes and furnished with playground equipment. The park currently has a recreation area with playground equipment, a basketball court, and a grass field and indoor pool in the community building. When the park was expanded in 1982, park dedication was paid for the new homes on a per-unit basis. The applicant is opting to meet the park requirement through the payment of park dedication for the additional units. At the current rate of $4,894 per unit, the fee for the eight additional units would be $39,152.

Storage
The code requires that 200 square feet of outdoor storage (for boats, trailers, etc.) be provided for every 10 homes. The park has 21,850 square feet of storage, exceeding the 11,600 square feet required.

Office/Community Building
A community building is required for the park with a minimum size of 3,000 square feet. The existing community building is approximately 9,000 square feet and meets that requirement.

One parking spot for every ten manufactured homes is required adjacent to the community building. There are currently 46 spots adjacent to the community building. A condition has been included that at least one additional space be added and that the parking lot be brought into compliance with the Minnesota Accessibility Code, which will include two accessible stalls and an access aisle in addition to proper signage and an appropriately graded accessible route to the building.

Storm Shelters and Sirens
If the recommended code amendment is approved, the applicant is required to provide 4 square feet of shelter space for each resident of the park. Based on the current number of residents to the number of homes, a calculation of 3 people per home was used (the current occupancy is 1600 residents in 580 homes). The shelter requirement for 3 residents per 588 homes is 7,056 square feet of shelter area. There are four existing prefab storm shelters totaling 2,704 square feet. An additional 4,352 square feet of shelter space is required. The applicant is proposing to retrofit the community building and maintenance building to meet storm shelter requirements. There is sufficient square footage in those buildings to provide the 4,352 square feet of shelter area. A detailed plan specifying the portions of the buildings to be used for shelter purposes is required at the time of the final park plan.

The required civil defense siren is located at the community building.

Grading/Storm Drainage
Minor grading will occur for the construction of the required bio-retention areas. Grading as-builts of each area will be required to be provided to the City.

Utilities
The proposed development will add services laterals to the existing private water and sanitary sewer system within the park.

Sewer Access Charges (SAC) and Water Access Charges (WAC) are typically paid at the time of the building permit. However, in the case of manufactured home parks, the Metropolitan Council requires SAC payment to be made at the time of establishment of the lots. Therefore, both SAC and WAC payments must be made prior to release of the park plan for recording at Anoka County.

Wetlands/Watershed/FEMA
There are no wetlands on the existing site. The site does have impact on a floodplain therefore, a Coon Creek Watershed District review is required.

Access/Street Design/Sidewalks/Trails
The development will utilize the existing access to University Avenue. No new access point will be granted. The proposed parking areas for each new lot will access the existing private streets. 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.

Recommendation

In Planning Case File No. 23-0074, it is recommended that the Planning Commission recommend approval of the code amendment.

In Planning Case File No. 23-0074, it is recommended that the Planning Commission recommend approval of a park plan to create 8 additional lots within the existing footprint of the Park of Four Seasons with the following conditions:

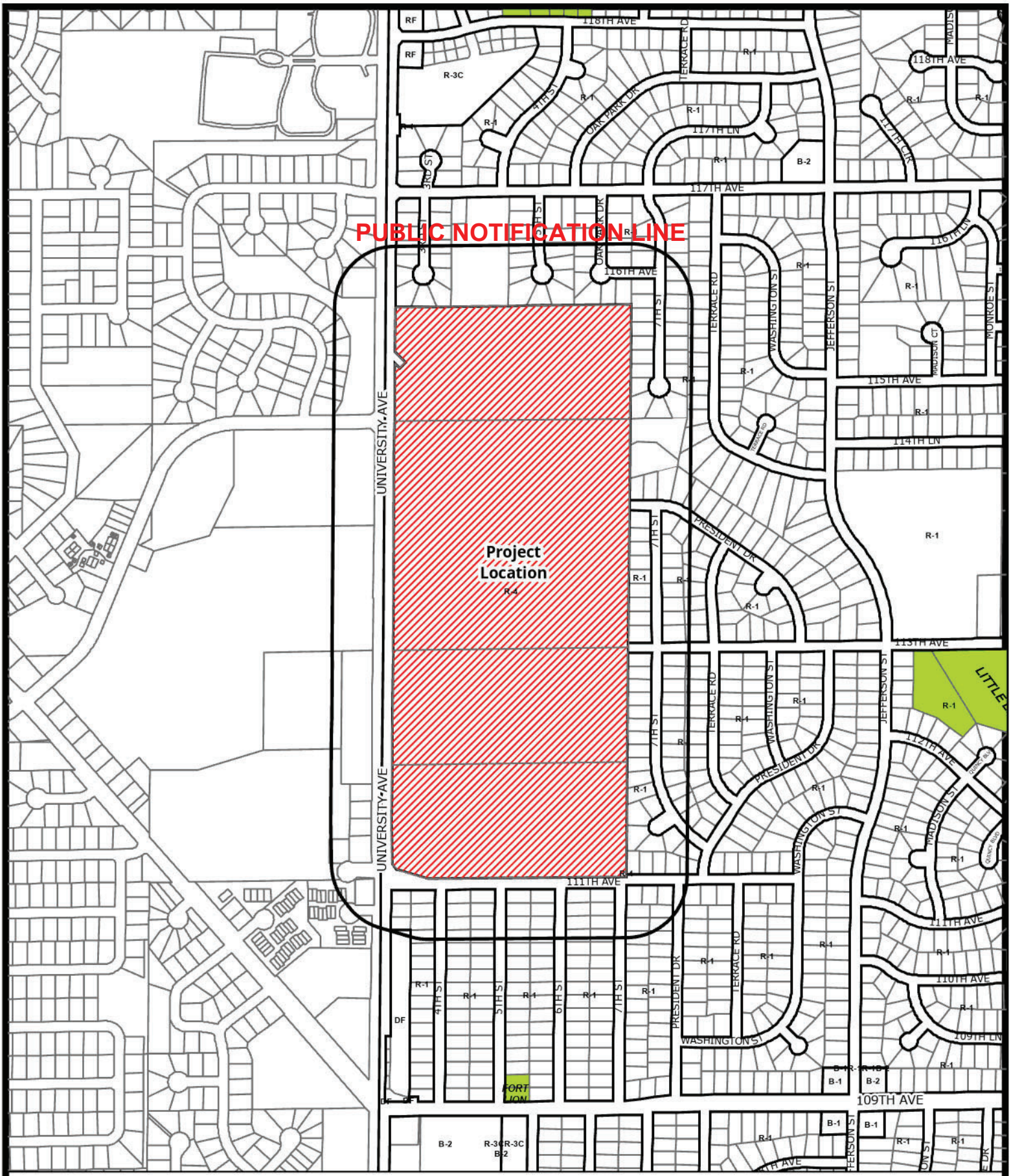
1. Park dedication shall be paid for 8 units at the amount in effect at the time of release of the park plan for recording at Anoka County.
2. SAC and WAC payment shall be paid prior to release of the park plan for recording, at the rate in effect at the time of payment.
3. A final park plan shall be submitted for review by the City Council which shall contain:
    a. Landscape plan depicting one overstory tree per new lot.
    b. One additional parking stall adjacent to the community building and modification to the parking lot to meet the Minnesota Accessibility Code.
    c. Detailed plans showing the proposed changes to the office/community building and maintenance building to provide storm shelter space in compliance with Minnesota Administrative Rules, Chapter 1370 for all lots in the park, including explanation of the

operation of any dual-purpose spaces. Based on a total lot count of 580 lots, a total of 7,056 square feet of shelter space shall be required.

4. Prepare a revised emergency management plan for review by the Director of Emergency Management.
5. Building permits to install new homes in the proposed lots will not be issued until a Coon Creek Watershed District permit has been issued and all conditions have been satisfied, including, but not limited to, conversion of existing buildings to storm shelters, installation of utilities and landscaping, and modification/expansion of the community building parking lot.

Attachment List

1. Attachments
2. Public Comments



Case File No. 23-0074
Park of Four Seasons

BlaineMN.gov

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

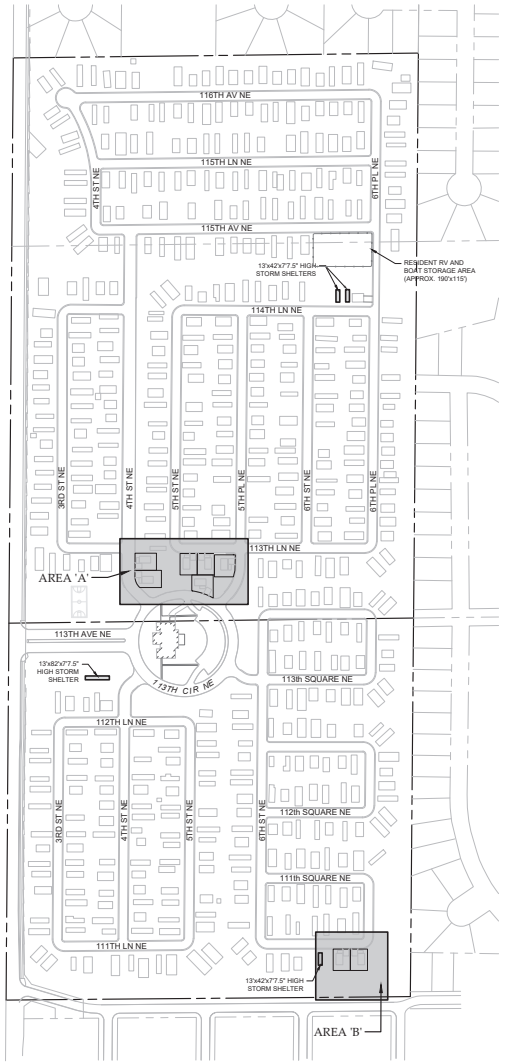
Storm Shelter Narrative

The Park of Four Seasons mobile home community consists of 572 existing mobile home lots spread over 107 acres. The community is located in the R-4 (Mobile Homes) zoning district per the City of Blaine zoning, at the main address of 50 113th Avenue Northeast. The two areas for proposed development of eight new mobile home sites are “Area A” and “Area B,” as indicated on our site plans. Area A is an approximately 1.05-acre vacant grassed area located just north of the community center circle, and Area B is an approximately 0.39-acre grassed area located in the southeast corner of the community. Between both new areas for development, a total added impervious cover of 0.31 acres is proposed, much of which will route its stormwater to proposed bioretention areas.

The existing community was constructed at some point between 1966 and 1972, prior to the implementation of the City’s storm shelter code. The site is currently serviced by four (4) existing shelters with a total area of 2,704 square feet, a legally existing nonconformity.

Section 29.125.t.1 of the City code requires one (1) shelter for each thirty (30) homes, each a minimum of eight hundred ten (810) square feet. Including the eight new units proposed, the park will have a total unit count of 580 homes, which would indicate a need for twenty (20) total storm shelters under each at least eight hundred ten (810) square feet, for a total combined shelter square footage of 16,200 square feet.

Minnesota state storm shelter rules require four (4) square feet per resident. With 1600 residents in the community, the applicant would be required to provide 6,400 square feet of shelter. The community is 3,696 square feet short of this requirement. However, we have engaged a structural engineer to evaluate existing community buildings on site – a maintenance building and an administration building – to determine whether they can be retrofitted for use as FEMA-compliant shelters at a reasonable cost. The existing buildings constitute a habitable area of 10,191 square feet; even allowing for 50% of the retrofitted floor area to be unusable for shelter, the available 5,095 square feet would provide compliance with the state rule even if it falls short of the City code.



OVERALL PLAN

PROPERTY:
50 113TH AVENUE NE
CITY OF BLAINE
ANOKA COUNTY, MN 55434

PARCEL ID: 18-31-23-22-0001
18-31-23-23-0001
18-31-23-32-0001
18-31-23-32-0002

AREA: 4,660,920 SF (107 AC.)
ZONING USE: R-4 (MOBILE HOMES)

UNIT COUNT:

24' x 40':	8
EX. TO REMAIN:	572
TOTAL NEW:	8
TOTAL:	580

STORM SHELTER SCHEDULE:

13' x 42':	3
13' x 82':	1
TOTAL:	4
TOTAL COMBINED AREA:	2,704 SF

STORM SHELTER CALCULATIONS:
MINNESOTA RULES 1370 SPACE REQUIREMENTS:
MINIMUM 4 SQUARE FEET PER PARK RESIDENT.

PARK RESIDENTS:	1600 PERSONS
STORM SHELTER SPACE REQ:	1600 x 4 SF / PERSON = 6,400 SF

REV	DATE	DESCRIPTION	BY
1	01/11/2024	REVISED PER MULTIPLE REVIEW COMMENTS	KAL

Independence
RESIDENTIAL SERVICES, LLC
17752 PRESTON PARKWAY, WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
215.793.4000
INDEPENDENCEBMD@INDEPENDENCE.ENGINEERING
NEW JERSEY • PENNSYLVANIA • MASSACHUSETTS

PRELIMINARY PLAT

EXISTING CONDITIONS PLAN

FOR

LAKESHORE MANAGEMENT - PARK OF FOUR SEASONS

50 113TH AVENUE NE, CITY OF BLAINE
ANOKA COUNTY, MINNESOTA 55434

GRAPHIC SCALE: 1" = 200'

PROJECT	
029-014	
DATE	
09/27/23	
SCALE	DRAWN
1" = 200'	ESC
DESIGNED	CHECKED
KAL	JWJ

01/11/2024

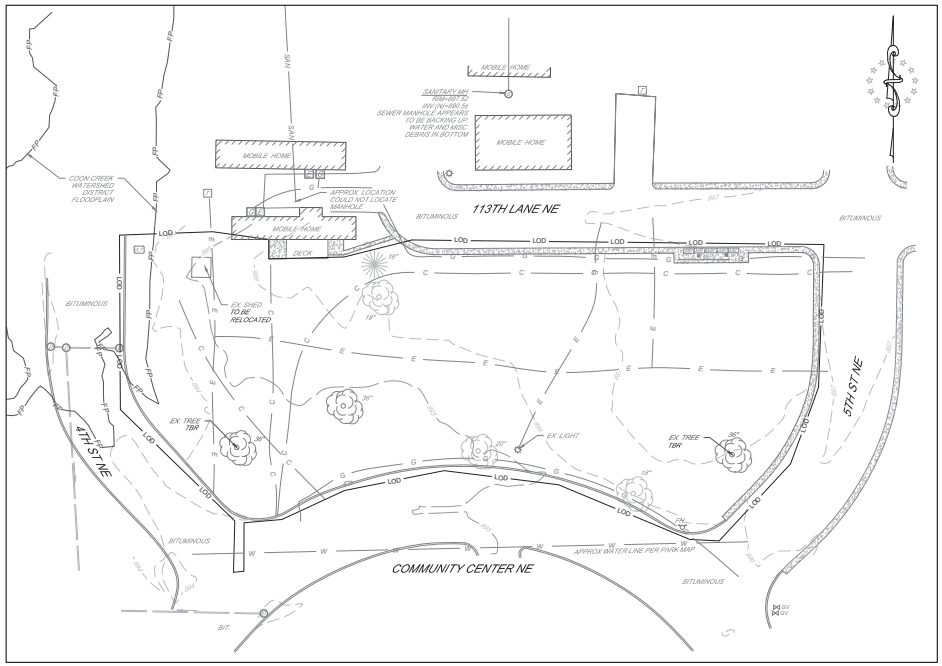
C300

SHEET 2 OF 8

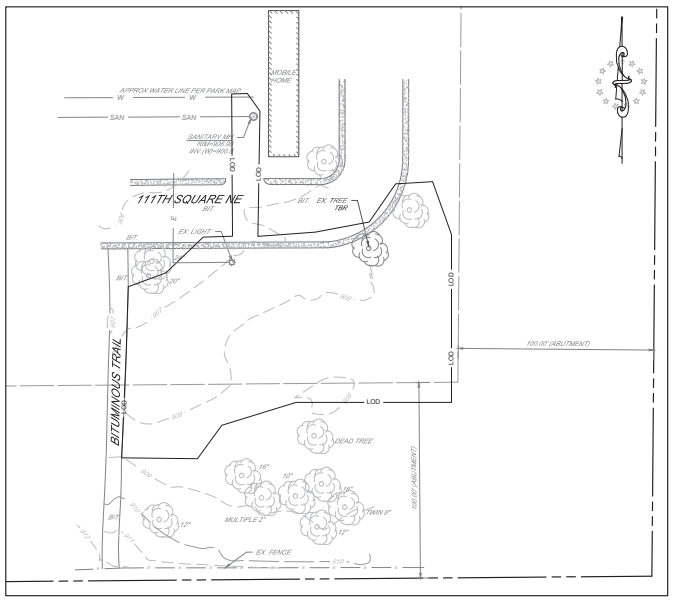
J:\1029\LAKESHORE MANAGEMENT\CIVIL FOUR SEASONS MH\PRODUCT ENGINEERING\ENGINEERING\PHASE II\EXISTING - KATE LOHR\029-CV01.DWG 01/10

GENERAL DEMOLITION NOTES:

1. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. BASE MAP AND BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "PARK OF FOUR SEASON" PREPARED BY NORTHSTAR SURVEYING, 310 EAST DEPOT STREET, MN 55355, DATED JULY 28TH, 2023, REVISED NOVEMBER 28TH, 2023.
2. UTILITIES SHOWN HEREON ARE REFERENCED FROM A PRIVATE UTILITY LOCATE SURVEY PERFORMED AND PREPARED BY GPRS, 11299 UNIVERSITY AVE NE, MINNEAPOLIS, MN, DATED NOVEMBER 3RD, 2023, AND SHOWN ON THEIR PLAN ENTITLED "GPRS FINDINGS MAP." SURVEYED UTILITIES CANNOT BE GUARANTEED, AND MUST BE VERIFIED BY THE CONTRACTOR AND 811 PRIOR TO DIGGING.
3. ADDITIONAL SIDEWALK INFORMATION TAKEN FROM GIS DATA, FLOOD PLAIN LINES TAKEN FROM COON CREEK WATERSHED DISTRICT.
4. CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 FOR UTILITY MARK OUT PRIOR TO ANY EXCAVATION.
5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL DEMOLITION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
7. DEMOLITION SHALL PROCEED FROM THE TOP OF THE STRUCTURE TO THE GROUND.
8. ALL DEMOLITION WORK SHALL BE COMPLETED ON A GIVEN FLOOR OF A BUILDING BEFORE ANY STRUCTURAL ELEMENTS OF THE LOWER FLOORS ARE DISTURBED.
9. CONCRETE AND MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS.
10. STRUCTURAL MEMBERS SHALL BE REMOVED AND LOWERED TO THE GROUND USING HOISTS, DERRICKS, AND/OR OTHER INDUSTRY-ACCEPTED METHODS.
11. CONCRETE SLABS-ON-GRADE SHALL BE BROKEN UP UNLESS OTHERWISE DIRECTED.
12. DEMOLITION EQUIPMENT SHALL BE LOCATED SPARSELY THROUGHOUT THE STRUCTURE AND MATERIALS REMOVED IN A MANNER TO AVOID THE IMPOSITION OF EXCESSIVE LOADS ON REMAINING STRUCTURAL ELEMENTS.
13. INTERIOR AND EXTERIOR SHORING, BRACING, AND/OR SUPPORTS SHALL BE PROVIDED TO PREVENT MOVEMENT, SETTLEMENT, AND COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES.
14. ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE FOOTPRINT OF THE FUTURE STRUCTURE SHALL BE DEMOLISHED. ALL OTHER FOUNDATION SYSTEMS SHALL BE DEMOLISHED TO A DEPTH OF NO LESS THAN TWELVE (12) INCHES BELOW THE GRADE OF PROPOSED PAVEMENT. BASEMENT FLOOR SLABS SHALL BE BROKEN. ALL OPEN UTILITY LINES SHALL BE SEALED WITH CONCRETE.
15. COVERED PASSAGEWAYS SHALL BE ERECTED ADJACENT TO AREAS OF DEMOLITION TO PROVIDE SAFE PASSAGE TO PEDESTRIANS. ALL DEMOLITION OPERATIONS SHALL BE PERFORMED TO PREVENT DAMAGE TO STRUCTURES AND ADJACENT BUILDINGS, AND INJURY TO PERSONS.
16. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND AUTHORITIES HAVING JURISDICTION.
17. DEMOLITION SHALL BE PERFORMED TO MINIMIZE INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER WAYS. ROADS, STREETS, WALKS, AND OTHER WAYS SHALL NOT BE CLOSED WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND AUTHORITIES HAVING JURISDICTION. ALTERNATE TRAVEL ROUTES SHALL BE PROVIDED AROUND CLOSED OR OBSTRUCTED WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
18. WATERING, TEMPORARY ENCLOSURES, AND/OR OTHER APPROPRIATE METHODS SHALL BE EMPLOYED AS NECESSARY TO MINIMIZE THE AMOUNT OF DUST LEAVING THE DEMOLITION SITE. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. ALL ADJACENT AREAS SHALL BE RETURNED TO THE CONDITIONS IN EXISTENCE AT THE COMMENCEMENT OF WORK.
19. DEMOLITION SHALL BE PERFORMED TO PREVENT UNAUTHORIZED ENTRY OF ANY PERSONS TO THE SITE AT ANY TIME.
20. BELOW GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES AND FOUNDATIONS SHALL BE FILLED WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES LARGER THAN SIX (6) INCHES IN DIMENSION SHALL NOT BE USED. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. AREAS TO BE FILLED SHALL BE FREE STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILLING. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING SIX (6) INCHES IN LOOSE DEPTH, AND EACH COMPACTED TO 95% OPTIMUM DRY DENSITY. THE SURFACE SHALL BE GRADED TO MEET ADJACENT CONTOURS AND TO PROVIDE ADEQUATE SURFACE DRAINAGE AWAY FROM FILL AREA.
21. ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, AND HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED FROM THE SITE AT THE EARLIEST POSSIBLE TIME. MATERIALS TO BE REMOVED MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND PROCEDURES ENFORCED BY THE FIRE DEPARTMENT AND OTHER AUTHORITIES HAVING JURISDICTION.
22. ALL UTILITIES SERVICING STRUCTURES TO BE DEMOLISHED SHALL BE DISCONNECTED, SHUT OFF, AND SEALED IN CONCRETE PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL UTILITY, DRAINAGE, AND SANITARY LINES SHALL BE MARKED FOR POSITION PRIOR TO DISCONNECTION, AND ALL ACTIVE LINES SHALL BE PROTECTED CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS. ALL UTILITY SERVICES TO BE INTERRUPTED SHALL BE CLEARLY MARKED PRIOR TO DEMOLITION, AND ALL LOCAL UTILITY AGENCIES SHALL BE NOTIFIED TO ENSURE THE CONTINUATION OF SERVICE.
23. ALL EXISTING UTILITIES SHALL BE REMOVED, AS NECESSARY, IN ACCORDANCE WITH LOCAL UTILITY AGENCY REQUIREMENTS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
25. TEMPORARY SEEDING TO BE IN ACCORDANCE WITH LOCAL AND STATE EROSION AND SEDIMENT CONTROL STANDARDS.



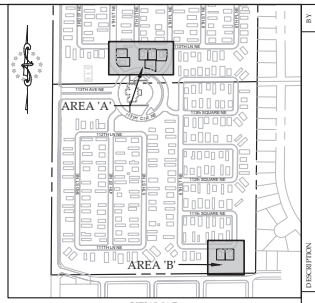
AREA 'A'



AREA 'B'

LEGEND

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
X X X	EXISTING FENCE
100	EXISTING CONTOUR LINE - MAJOR
122	EXISTING CONTOUR LINE - MINOR
LOD	LIMIT OF DISTURBANCE
E	EXISTING UNDERGROUND ELECTRIC
C	EXISTING CABLE / COMMS WIRE
W	EXISTING DOMESTIC WATER SERVICE
G	EXISTING GAS SERVICE
SAN	EXISTING SANITARY PIPE
FP	EXISTING FLOOD PLAIN BOUNDARY
	EXISTING STORM PIPE
	EXISTING TELECOMMUNICATIONS VAULT
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING ELECTRIC TRANSFORMER
	EXISTING GAS METER
	EXISTING ELECTRIC METER
GV	EXISTING GAS VALVE
HY	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
TBR	EXISTING FEATURE TO BE REMOVED



KEY MAP
SCALE: NTS

PROPERTY:

50 113TH AVENUE NE
CITY OF BLAINE
ANOKA COUNTY, MN 55434

PARCEL ID: 18-31-23-22-0001
18-31-23-23-0001
18-31-23-32-0001
18-31-23-32-0002

AREA: 4,660,920 SF (107 AC.)
ZONING USE: R-4 (MOBILE HOMES)

UNIT COUNT:

24' x 40':	8
EX. TO REMAIN:	572
TOTAL NEW:	8
TOTAL:	580

STORM SHELTER SCHEDULE:

13' x 42':	3
13' x 82':	1
TOTAL:	4
TOTAL COMBINED AREA:	2,704 SF

STORM SHELTER CALCULATIONS:

MINNESOTA RULES 1370 SPACE REQUIREMENTS:
MINIMUM 4 SQUARE FEET PER PARK RESIDENT.

PARK RESIDENTS:	1600 PERSONS
STORM SHELTER SPACE REQ:	1600 x 4 SF / PERSON = 6,400 SF

REV	DATE	DESCRIPTION	BY
1	01/11/2024	EXTENDED FOR MULTIPLE REVIEW COMMENTS	KAL

Independence
INDEPENDENCE BUILDING CO., LLC
17855 NORTH DALLAS PARKWAY, WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
(215) 619-2700
INDEPENDENCEBUILDINGDEVELOPMENT.COM
NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PRELIMINARY PLAT

DEMOLITION PLAN

FOR

LAKESHORE MANAGEMENT - PARK OF FOUR SEASONS

50 113TH AVENUE NE, CITY OF BLAINE
ANOKA COUNTY, MINNESOTA 55434

GRAPHIC SCALE: 1" = 30'

PROJECT	029-014
DATE	09/27/23
SCALE	1" = 30'
DRAWN	ESC
DESIGNED	KAL
CHECKED	JWJ

01/11/2024

C310

SHEET	OF
3	8

SITE PLAN NOTES:

1. PROPERTY:
   50 113TH AVENUE NE
   CITY OF BLAINE
   ANOKA COUNTY, MN 55434

   PARCEL ID: 18-31-23-22-0001
   18-31-23-23-0001
   18-31-23-32-0001
   18-31-23-32-0002

   AREA: 4,660,920 SF (107 AC.)
   ZONE USE: R-4 (MOBILE HOMES)

2. OWNER / APPLICANT:
   LAKESHORE MANAGEMENT, INC.
   8800 BRONX AVENUE, SUITE 200
   SKOKIE, IL 60077

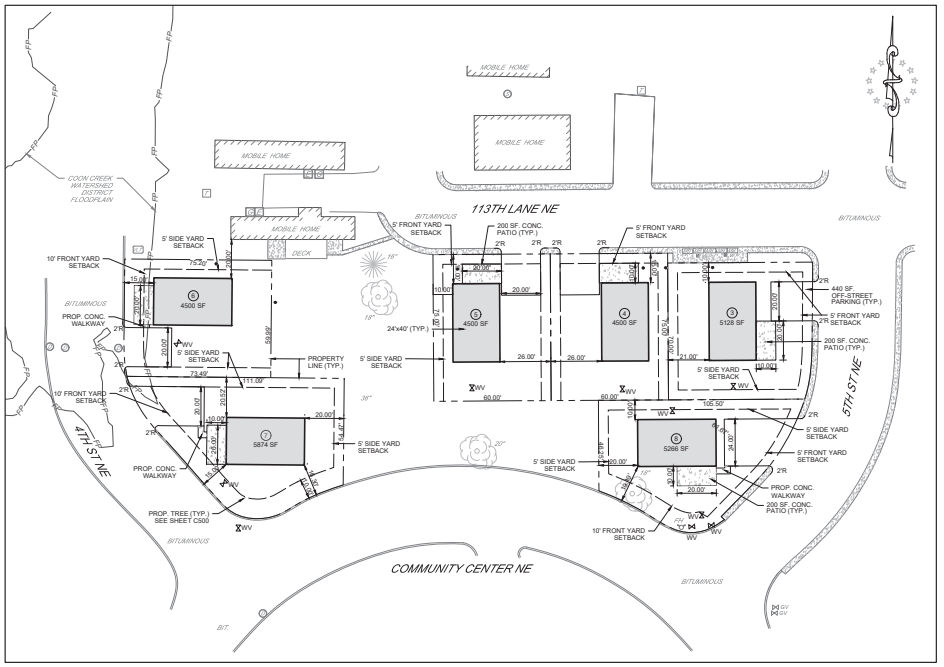
3. ENGINEER:
   INDEPENDENCE ENGINEERING LLC
   1777 SENTRY PARKWAY WEST
   BUILDING 12, SUITE 103
   BLUE BELL, PA 19422
   PHONE: (215) 798-4450

4. SURVEYOR:
   NORTHSTAR SURVEYING
   310 EAST DEPOT STREET
   LITCHFIELD, MN 55355
   PHONE: (320) 693-3710

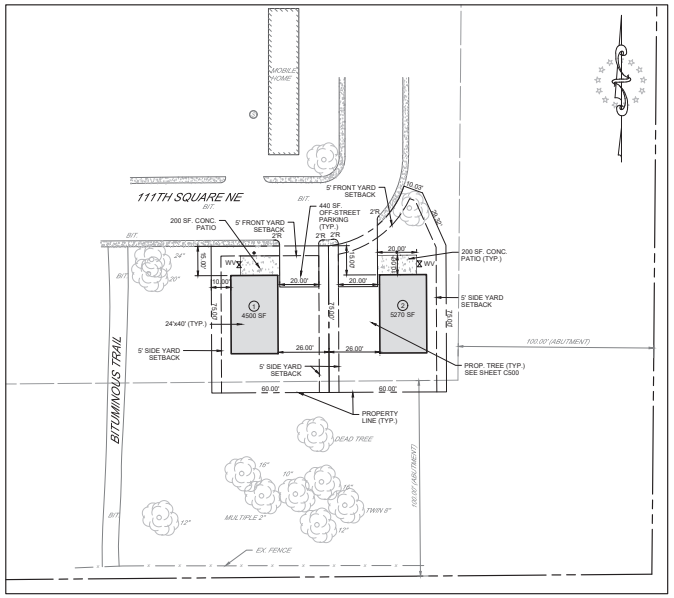
5. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
6. BASE MAP AND BOUNDARY INFORMATION SHOWN HERON TAKEN FROM A PLAN ENTITLED ENTITLED "PARK OF FOUR SEASON" PREPARED BY NORTHSTAR SURVEYING, 310 EAST DEPOT STREET, MN 55355, DATED JULY 28TH, 2023 REVISED NOVEMBER 28TH, 2023.
7. ADDITIONAL SIDEWALK INFORMATION TAKEN FROM GIS DATA, FLOOD PLAIN LINES TAKEN FROM COON CREEK WATERSHED DISTRICT.
8. A REPORT OF GEOTECHNICAL ENGINEERING WAS PREPARED BY DGG CONSULTING LLC, DATED AUGUST 3, 2023.
9. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
11. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
12. SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
13. ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
15. CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGL POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
16. NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING, AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
17. INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT, DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS, COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
18. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
19. 23 DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
21. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
22. BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
23. LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
24. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
25. THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES SHALL NOT BE LARGER THAN 6 INCHES IN ANY DIMENSION. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
26. ALL DEBRIS, RUBBISH, SALVAGE, HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED AT THE EARLIEST POSSIBLE TIME. REMOVED MATERIALS MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE LOCAL FIRE DEPARTMENT AND OTHER JURISDICTIONAL AGENCIES.
27. NO PLANTINGS OR PRIVATE SIGNS ARE PERMITTED WITHIN THE COUNTY RIGHT OF WAY. CARE MUST BE TAKEN WHEN LOCATING PRIVATE SIGNS, BUILDINGS, STRUCTURES, PLANTINGS, BERMS, ETC. ALONGSIDE THE COUNTY RIGHT OF WAY SO AS TO NOT CREATE ANY NEW SIGHT OBSTRUCTIONS FOR THE COUNTY HIGHWAY (CSAH 51).

LEGEND

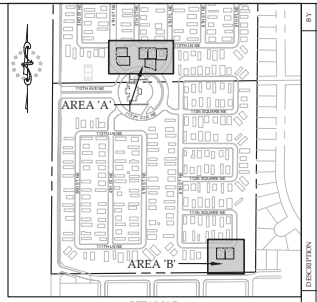
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING TELECOMMUNICATIONS VAULT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING FLOOD PLAIN BOUNDARY
- PROPOSED WATER VALVE



AREA 'A'



AREA 'B'



KEY MAP
SCALE: NTS

PROPERTY:

50 113TH AVENUE NE
CITY OF BLAINE
ANOKA COUNTY, MN 55434

PARCEL ID: 18-31-23-22-0001
18-31-23-23-0001
18-31-23-32-0001
18-31-23-32-0002

AREA: 4,660,920 SF (107 AC.)
ZONING USE: R-4 (MOBILE HOMES)

UNIT COUNT:

24' x 40':	8
EX. TO REMAIN:	572
TOTAL NEW:	8
TOTAL:	580

STORM SHELTER SCHEDULE:

13' x 42':	3
13' x 82':	1
TOTAL:	4
TOTAL COMBINED AREA:	2,704 SF

STORM SHELTER CALCULATIONS:

MINNESOTA RULES 1370 SPACE REQUIREMENTS:
MINIMUM 4 SQUARE FEET PER PARK RESIDENT.

PARK RESIDENTS:	1600 PERSONS
STORM SHELTER SPACE REQ:	1600 x 4 SF / PERSON = 6,400 SF

REV	DATE	DESCRIPTION	BY
1	01/11/2024	REVISED PER MULTIPLE REVIEW COMMENTS	KAL

Independence
INDEPENDENCE ENGINEERING LLC
1777 SENTRY PARKWAY WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
215.798.4450
INDEPENDENCEBUILT.COM
INDEPENDENCEBUILTDEPENDENCE.ENGINEERING
NEW JERSEY • PENNSYLVANIA • MASSACHUSETTS

PRELIMINARY PLAT

SITE PLAN

FOR

LAKESHORE MANAGEMENT - PARK OF FOUR SEASONS
50 113TH AVENUE NE, CITY OF BLAINE
ANOKA COUNTY, MINNESOTA 55434

0 15 30
GRAPHIC SCALE: 1" = 30'

PROJECT	
029-014	
DATE	
09/27/23	
SCALE	DRAWN
1" = 30'	ESC
DESIGNED	CHECKED
KAL	JWJ

01/11/2024

C400

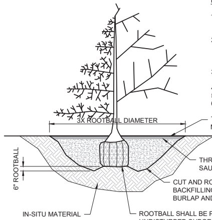
SHEET	OF
4	8

GRADING NOTES:

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING, OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT (IF ONE HAS BEEN PREPARED). ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT THE TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED IN THE STATE IN WHICH THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. INTERNAL SITE GRADING SHALL NOT COMMENCE UNTIL ACHD ENGINEERING PLAN APPROVALS HAVE BEEN RECEIVED, AND ALL APPLICABLE PERMITS HAVE BEEN ISSUED BY ANOKA COUNTY AND ANY OTHER JURISDICTION HAVING AGENCIES.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, CURBS, AND MINIMUM 0.7% SLOPE ON ALL CONCRETE AND ASPHALT SURFACES TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OF PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH KNOWN DESIGN TOLERANCE DISCREPANCIES SHALL BE AT THE CONTRACTOR'S RISK.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY, AS DETERMINED BY MODIFIED PROCTOR METHOD.
5. IN CASE OF DISCREPANCIES BETWEEN THE PLANS, THE SITE PLAN SHALL SUPERSEDE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICT IMMEDIATELY.
6. MAXIMUM CROSS-SLOPE OF 2.0% ON ALL SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTES, AND ACCESSIBLE STRIPING AREAS.
7. COUNTY DITCH #39 RUNS THROUGH THE MIDDLE OF THE PARK OF FOUR SEASONS PROPERTY AND MAY NOT BE ALTERED WITHOUT SUBMITTING PLANS AND OBTAINING NECESSARY APPROVALS.
8. OWNER SHALL RETAIN A QUALIFIED GEOTECHNICAL ENGINEER TO TEST PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF BASIN BOTTOM MATERIALS, INCLUDING INFILTRATION AND RETENTION BASINS. CONTRACTOR SHALL REMOVE UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK MATERIAL AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND PLACED FILL SHALL HAVE A PERMEABILITY GREATER THAN OR EQUAL TO DESIGN CRITERIA.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM MEANS, METHODS, AND MATERIALS, AND TO SCHEDULE REQUIRED INSPECTIONS.
10. CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
11. PERMANENT SEEDING TO BE IN ACCORDANCE WITH LOCAL AND STATE EROSION AND SEDIMENT CONTROL STANDARDS.
12. REFER TO SITE PLAN NOTES FOR ADDITIONAL NOTES.

LANDSCAPING NOTES:

1. ONE (1) OVERSTORY (SHADE) TREE IS PROPOSED PER PROPOSED MOBILE HOME LOT. 8 TOTAL TREES ARE PROPOSED.
2. ALL DISTURBED AREAS, EXCEPT FOR THE AREAS USED FOR THE MOBILE HOME, PATIOS, SIDEWALKS, AND OFF-STREET PARKING AREAS SHALL BE SODDED AND MAINTAINED WITH GRASS.



NOTES:

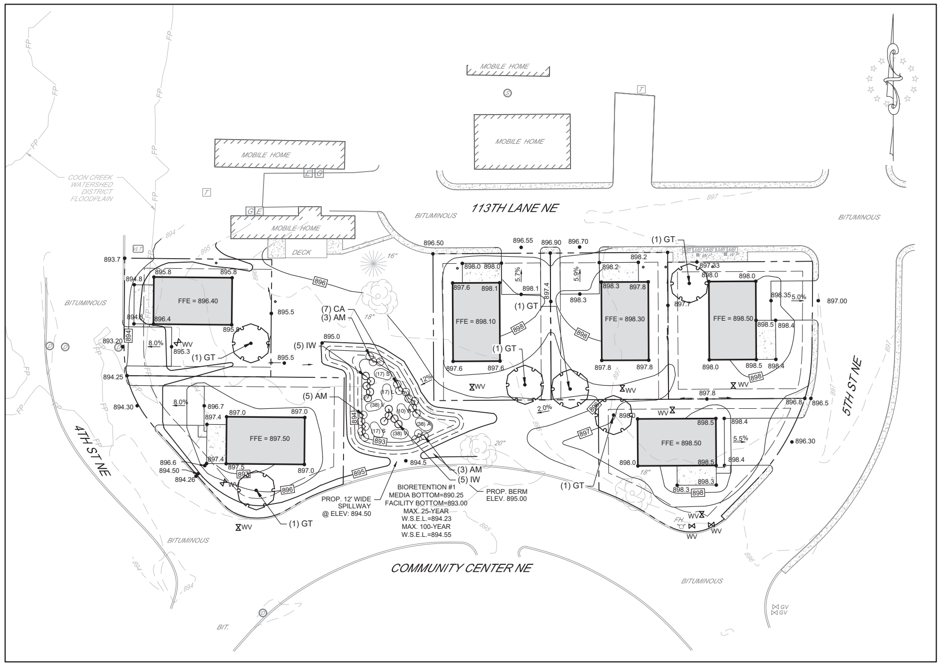
1. TREE SHALL BE PLANTED SO THAT THE CROWN IS THREE (3) INCHES MINIMUM ABOVE FINISHED GRADE AFTER SETTLEMENT.
2. WATER BY FLOODING TWICE IN THE FIRST TWENTY-FOUR (24) HOURS AFTER PLANTING. WATER AND MAINTAIN PER STANDARD SPECIFICATIONS.
3. LOOSE OR CRACKED ROOTBALLS SHALL NOT BE ACCEPTED FOR PLANTING.
4. TREE SHALL BE SET PLUMB.
5. DO NOT CUT LEADER.
6. TREE WRAP SHALL NOT BE USED.

EVERGREEN/DECIDUOUS PLANTING DETAIL
NTS

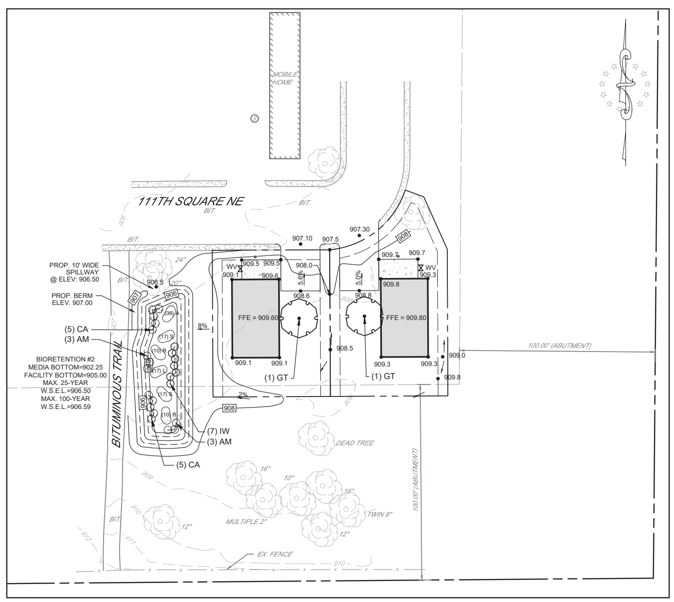
LEGEND

— — —	EXISTING RIGHT-OF-WAY
— — —	EXISTING PROPERTY LINE
— x — x —	EXISTING FENCE
— 100 —	EXISTING CONTOUR LINE - MAJOR
— 122 —	EXISTING CONTOUR LINE - MINOR
— FP — FP —	EXISTING FLOOD PLAIN BOUNDARY
VLT	EXISTING TELECOMMUNICATIONS VAULT
S	EXISTING SANITARY MANHOLE
D	EXISTING STORM MANHOLE
T	EXISTING ELECTRIC TRANSFORMER
G	EXISTING GAS METER
E	EXISTING ELECTRIC METER
GV	EXISTING GAS VALVE
FH	EXISTING FIRE HYDRANT
☼	EXISTING LIGHT POLE
+ 100.25	EXISTING SPOT ELEVATION
WV	PROPOSED WATER VALVE
• 373.62	PROPOSED SPOT ELEVATION
120	PROP. CONTOUR - MAJOR
111	PROP. CONTOUR - MINOR

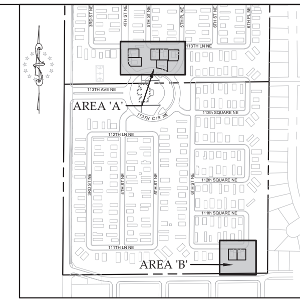
N:\029 LAKESHORE MANAGEMENT\014 FOUR SEASONS MN\PROJECT ENGINEERING\DRAWINGS\029014-S-GRADE - KATE LORUSSO-2024-01-10



AREA 'A'



AREA 'B'

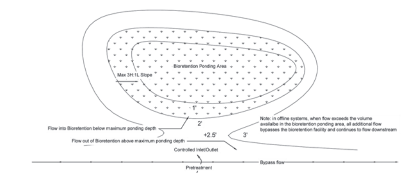


KEY MAP
SCALE: NTS

SUGGESTED CONSTRUCTION SEQUENCING *(note to designer: edit as needed to meet project requirements)*
1. Install appropriate temporary erosion control devices to prevent sediment from leaving or entering the practice during construction.
2. All down-gradient perimeter sediment control bmp's must be in place before any up gradient land disturbing activity begins.
3. Perform continuous inspections of erosion control practices, especially after each rainfall event.
4. Install all utilities (water, sanitary sewer, electric, natural gas, phone, fiber optic, etc) prior to setting final grade of bioretention device.
5. Rough grade the site. If bioretention areas are being used as temporary sediment basins during construction, leave a minimum of 1 feet of cover over the practice to protect the underlying soils from clogging.
6. Complete, stabilize, and vegetate all other site improvements.
7. Construct and vegetate bioretention device following stabilization of contributing drainage area. Ensure that critical elevations, such as underdrain invert, top of media, top of mulch, and invert of overflow structure (if present) are correct.
8. Remove temporary erosion control devices after the contributing drainage area is adequately vegetated.

GENERAL NOTES *(note to designer: edit as needed to meet project requirements)*
1. In the event that sediment is introduced into the bmp during or immediately following excavation, this material shall be removed from the practice prior to continuing construction.
2. See Minnesota Stormwater Manual for subgrade preparation.

MATERIAL SPECIFICATIONS
1. See Minnesota Stormwater Manual for material specifications recommendations for bioretention soil, mulch, underdrains, etc.

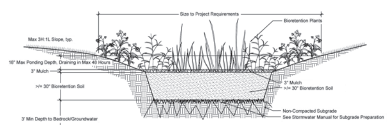


Bioretention Plan - Offline
Not To Scale

SUGGESTED CONSTRUCTION SEQUENCING *(note to designer: edit as needed to meet project requirements)*
1. Install appropriate temporary erosion control devices to prevent sediment from leaving or entering the practice during construction.
2. All down-gradient perimeter sediment control bmp's must be in place before any up gradient land disturbing activity begins.
3. Perform continuous inspections of erosion control practices, especially after each rainfall event.
4. Install all utilities (water, sanitary sewer, electric, natural gas, phone, fiber optic, etc) prior to setting final grade of bioretention device.
5. Rough grade the site. If bioretention areas are being used as temporary sediment basins during construction, leave a minimum of 1 feet of cover over the practice to protect the underlying s from clogging.
6. Complete, stabilize, and vegetate all other site improvements.
7. Construct and vegetate bioretention device following stabilization of contributing drainage area. Ensure that critical elevations, such as underdrain invert, top of media, top of mulch, and inve overflow structure (if present) are correct.
8. Remove temporary erosion control devices after the contributing drainage area is adequately vegetated.

GENERAL NOTES *(note to designer: edit as needed to meet project requirements)*
1. In the event that sediment is introduced into the bmp during or immediately following excavation, this material shall be removed from the practice prior to continuing construction.
2. See Minnesota Stormwater Manual for subgrade preparation.

MATERIAL SPECIFICATIONS
1. See Minnesota Stormwater Manual for material specifications recommendations for bioretention soil, mulch, underdrains, etc.



Bioinfiltration
Not To Scale

LOT LANDSCAPE PLANT SCHEDULE

CODE	QTY	BOTANICAL /COMMON NAME	SIZE	CONT.	NOTES
TREES					
GT	8	GLEDITSIA TRIACANTHOS VAR. INERMIS HONEY LOCUST	2" CAL.	B&B	

BIORETENTION AREAS PLANT SCHEDULE

CODE	QTY	BOTANICAL /COMMON NAME	SIZE	CONT.	NOTES
SHRUBS					
AM	17	ARONIA MELANOCARPA BLACK CHOKEBERRY	24" MIN. HT	#5	
CA	17	CORNUS AMOMUM SILKY DOGWOOD	24" MIN. HT.	#3	
IW	17	ILEX VERTICILLATA WINTERBERRY	24" MIN. HT.	#5	
TOTAL	51				
PERENNIALS & GRASSES					
A	76	ASTER LAEVIS SMOOTH ASTER	PLUG	FLAT	12" O.C.
L	34	LOBELIA CARDINALIS CARDINAL FLOWER	PLUG	FLAT	18" O.C.
R	30	RUDBECKIA SUBTOMENTOSA SWEET CONEFLOWER	PLUG	FLAT	24" O.C.
S	68	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	PLUG	FLAT	18" O.C.
V	76	VERBENA HASTATA BLUE VERVAIN	PLUG	FLAT	12" O.C.
TOTAL	284				

PLANTS MAY BE SUBSTITUTED WITH APPROVED EQUAL.

REV	DATE	DESCRIPTION	BY
1	01/11/2024	REVISED PER MULTIPLE REVIEW COMMENTS	KAL

Independence ENGINEERING LLC
1777 SENTRY PARKWAY WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
(215) 798-4450
INDEPENDENCE@INDEPENDENCE.ENGINEERING
NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PRELIMINARY PLAT

GRADING & LANDSCAPING PLAN

LAKESHORE MANAGEMENT - PARK OF FOUR SEASONS
50 113TH AVENUE NE, CITY OF BLAINE
ANOKA COUNTY, MINNESOTA 55434

GRAPHIC SCALE: 1" = 30'

PROJECT	029-014
DATE	09/27/23
SCALE	1" = 30'
DRAWN	ESC
DESIGNED	KAL
CHECKED	JWJ

01/11/2024

C500

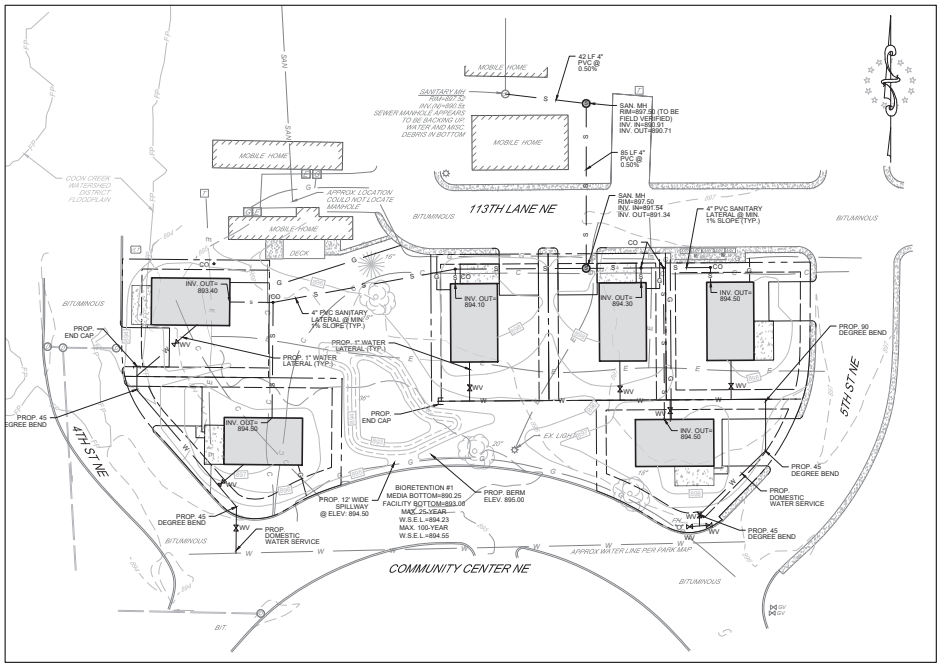
SHEET 5 OF 8

EXISTING UTILITY NOTES:

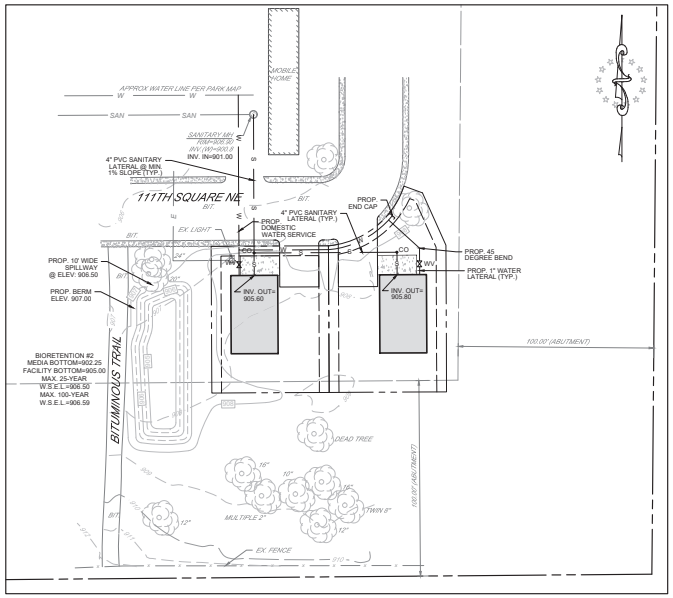
1. CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE.
2. IF REUSE OF EXISTING WATER SERVICE IS INFEASIBLE, THEN IT SHALL BE REMOVED AND CAPPED AT THE PUBLIC MAIN, IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF BLAINE DEPARTMENT OF PUBLIC WORKS. TERMINATION MUST BE APPROVED BY THE CITY OF BLAINE DEPARTMENT OF PUBLIC WORKS PRIOR TO COMPLETION.
3. NEW WATER SERVICE LOCATIONS SHALL BE COORDINATED WITH THE CITY OF BLAINE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING WATER SERVICES AND/OR INSTALLATION OF NEW WATER SERVICES.
5. CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE.
6. IF REUSE OF EXISTING GAS SERVICE IS INFEASIBLE, THEN IT SHALL BE REMOVED AND CAPPED AT THE MAIN, IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GAS COMPANY. TERMINATION MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION.
7. NEW GAS SERVICE LOCATIONS SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY.
8. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING GAS SERVICES AND/OR INSTALLATION OF NEW GAS SERVICES.
9. CONTRACTOR TO LOCATE AND UTILIZE EXISTING SANITARY SEWER SERVICE CONNECTION IF FEASIBLE AND ADEQUATELY SIZED.
10. IF REUSE OF EXISTING SANITARY SEWER SERVICE IS INFEASIBLE, THEN IT SHALL BE REMOVED AND CAPPED AT THE PUBLIC MAIN, IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF BLAINE DEPARTMENT OF PUBLIC WORKS. TERMINATION MUST BE APPROVED BY THE CITY OF BLAINE DEPARTMENT OF PUBLIC WORKS PRIOR TO COMPLETION.
11. NEW SANITARY SEWER SERVICE LOCATIONS SHALL BE COORDINATED WITH THE CITY OF BLAINE DEPARTMENT OF PUBLIC WORKS.
12. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SANITARY SEWER SERVICES AND/OR INSTALLATION OF NEW SANITARY SEWER SERVICES.

UTILITY NOTES:

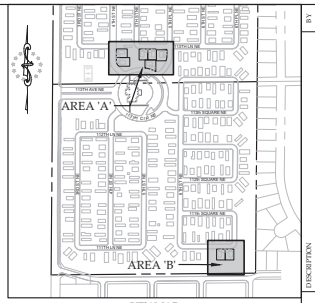
1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES, INCLUDING BUT NOT LIMITED TO SANITARY, WATER, ELECTRIC, STORM, GAS, AND TELECOMMUNICATIONS, ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY AGENCIES AND AUTHORITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
2. CONSTRUCTION OF SANITARY AND STORM FACILITIES SHALL BEGIN AT THE LOWEST ELEVATION (POINT OF CONNECTION), AND PROGRESS UP GRADIENT. PROPOSED CROSSINGS WITH EXISTING UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO NOTIFY DIG SAFE 811 AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL UTILITY AGENCIES AND AUTHORITIES TO MARK OUT FACILITIES PRIOR TO EXCAVATION.
4. EXACT LOCATIONS AND SERVICE SIZES OF BUILDING UTILITY CONNECTIONS ARE SHOWN ON THE ARCHITECTURAL PLANS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE SPECIFIED.
6. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF BLAINE DEPARTMENT OF PUBLIC WORKS.
7. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL WATER UTILITY. ENGINEER IS NOT RESPONSIBLE FOR THE COSTS ASSOCIATED WITH FEES AND APPURTENANCES REQUIRED BY THE LOCAL WATER UTILITY.
8. SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST TEN (10) FEET HORIZONTALLY. WHERE SUCH SEPARATION IS NOT POSSIBLE, SEWER AND WATER MAINS SHALL BE IN SEPARATE TRENCHES, WITH THE SEWER MAIN AT LEAST EIGHTEEN (18) INCHES BELOW THE WATER MAIN.
9. ALL SEWER PIPE INSTALLED WITH LESS THAN THREE (3) FEET OF COVER, GREATER THAN TWENTY (20) FEET OF COVER, OR WITHIN EIGHTEEN (18) INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, UNLESS OTHERWISE SPECIFIED.
10. WHERE SANITARY SEWER LATERAL CONNECTIONS ARE GREATER THAN TEN (10) FEET DEEP AT THE POINT OF CONNECTION TO THE MAIN, A CONCRETE DROP MANHOLE SHALL BE USED.
11. GAS, ELECTRIC, AND TELECOMMUNICATIONS LINES LOCATED HEREON ARE APPROXIMATE. ACTUAL LOCATION AND LAYOUT FOR GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE AT THE DIRECTION OF THE APPROPRIATE PROVIDER.
12. MEANS, METHODS, AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE OWNER'S SPECIFICATIONS. IF SAID SPECIFICATIONS DO NOT EXIST, ALL MEANS, METHODS, AND MATERIALS SHALL BE PROVIDED CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.



AREA 'A'



AREA 'B'



KEY MAP
SCALE: NTS

LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE / COMMS WIRE
- EXISTING DOMESTIC WATER SERVICE
- EXISTING GAS SERVICE
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING FLOOD PLAIN BOUNDARY
- EXISTING TELECOMMUNICATIONS VAULT
- EXISTING SANITARY MANHOLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING STORM MANHOLE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROP. CONTOUR - MAJOR
- PROP. CONTOUR - MINOR
- PROPOSED WATER SERVICE
- PROPOSED WATER LATERAL
- PROPOSED WATER VALVE

BY	DESCRIPTION	DATE	REV
KAL	REVISED PER MULTIPLE REVIEW COMMENTS	01/11/2024	1

Independence
INDEPENDENCE BAND DEPENDENCE ENGINEERING
17855 NORTH DALLAS PARKWAY, WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PRELIMINARY PLAT

UTILITY PLAN

FOR

LAKESHORE MANAGEMENT - PARK OF FOUR SEASONS
501 113TH AVENUE NE, CITY OF BLAINE
ANOKA COUNTY, MINNESOTA 55434

GRAPHIC SCALE: 1" = 30'

PROJECT	
029-014	
DATE	
09/27/23	
SCALE	DRAWN
1" = 30'	ESC
DESIGNED	CHECKED
KAL	JWJ

01/11/2024

C600

SHEET	OF
6	8

Proposed Ordinance

29.125 (t) Storm shelter and Civil Defense.

(1) Storm shelters shall be provided in each mobile home park. Such shelters shall be constructed so as to provide safety for the occupants of the mobile home park in the event of a tornado. A minimum of 4 square feet of shelter space shall be provided for each resident of the park. ~~There shall be one (1) shelter for every thirty (30) mobile home lots and each shelter shall have a minimum area of eight hundred ten (810) square feet.~~

Patricia Robinson

From: September D. Holmblad, PP, PLS <sdholmblad@gmail.com>
Sent: Sunday, August 11, 2024 9:33 PM
To: Planning
Cc: donald.holmblad@gmail.com; 'September D. Holmblad'
Subject: Park at Four Seasons

Blaine Planning Commission
Email: Planning@blainemn.gov

RE: Case #23-0074
Lakeshore Management (Park of Four Seasons)
Petition Zoning Ordinance Amendment and New Lots

We are writing in response to a recent notice received that a hearing will be held on Wednesday, August 14, 2024, regarding the Park of Four Seasons. While we do not have any objections to the items requested; we have several concerns regarding the Park of Four Seasons in general that we would like to bring to the Planning Commission's attention. The concerns are:

1. Trash cleanup.
2. Potential unsafe burning.
3. Tall grass/weeds.
4. Tree Issues, i.e., dead/dying trees.
5. Damaged fence.
6. Illegal fireworks.

It is our opinion and request that prior to granting the Park of Four Seasons permission to add additional lots, that the trailer park's management company be required to do something about the upkeep and appearance of the trailer park. While we are not familiar with lot rent leases, it is our understanding from talking with one of the tenants that the individual trailer tenants are required to take care of their yards, i.e., cut the grass and weeds, pick up trash, etc. We suspect things like fence repair and trees would be the responsibility of the land owner and not the tenants. Therefore, while some of our concerns are likely directed to an individual tenant, we believe the trailer park management should be enforcing items that fall within the city's code.

Our backyard backs up to the trailer park. We have lived in our home since 1993. There have been off and on issues with the trailer park tenants over the years. When facing the trailer park from our backyard, there are 2 double-wide trailer lots behind our house. Over the years, there have been a multitude of different families living in trailers on these two lots. We have contacted the trailer park management regarding tall grass and weeds. We also previously contacted the city directly to report tall weed/grass issues and have called the police on at least two occasions regarding drugs and unattended backyard fires. More recently, we contacted the trailer park management regarding dead or dying trees; broken/damaged fence; unattended yards and trash.

First, let me say there are zero issues with the double-wide trailer on our left if facing the trailer park from our backyard. Their yard and fence line are taken care of; they cut their grass and weeds along the fence frequently; they take pride in their yard and surrounding area. On the other hand, the double-wide trailer to the right is pretty much a trash trailer and many of our concerns are directed towards this trailer. We apologize, as we do not know the address. There is always trash in the yard, the grass is rarely cut, and there is zero weed trimming on the fence line.

In approximately July 2022, we sent a letter with photos to the trailer park management regarding these issues. We received zero response to that letter. In December 2023 and May 2024, we once again sent an email to

the trailer park management. When all of the vegetation died off, all we could see was trash. After receiving a response to the December email, we emailed photos and were told they would look into our complaints. Having seen zero improvement, we again contacted the management in the spring 2024 . Again, we received no response to the follow-up email; however, we did observe a few minor changes to the trailer in question.

The following is a brief summary regarding our concerns:

Trash cleanup: This deals with the trash trailer referenced above. These people do not clean up their yard; they party outside at night; toss trash in their yard and our yard; and have bonfires. For example, there was an overflowing trash can sitting in their yard for well over 6 months. There was a downed tree from a storm for over a year lying in the yard.

Unsafe burning. The trash trailer has a so-called fire pit behind their trailer. They burn garbage, boxes, and other stuff that stinks. They have left fires unattended. We often see a glow through the fence and no one is there. In addition, it is very close to the trailer, there are overhang tree branches and weeds, we do not believe it is a legal/safe area for a fire.

Tall grass/weeds. The trash trailer does very little yard maintenance. We don't know who cuts their grass; however, no one cuts the tall weeds growing along the fence and behind their shed. There is a virtual jungle behind this trailer along the fence. A tree fell during the storm and it was left lying unattended for almost two years.

Tree Issues: There is a partially/almost dead birch tree next to the fence; there is another partially dead tree to the right of that tree; and there is a sugar maple tree to the left of the birch tree which was damaged in a storm and left unattended and is now a very large "tree bush" which encroaches into our yard. We had a tree removed in the fall of 2022. We were told that tree bush will eventually fall at some point. At a minimum, it should be trimmed; it overhangs into our yard, affecting our landscaping. There are other "volunteer" trees growing along the fence line that should be removed. We have attempted to take care of the overhang and some of the volunteer trees/weeds that affect our yard; however, given the lack of care, it has become very difficult to maintain part of our yard.

Damaged fence. The fence belongs to the trailer park. The fence has been damaged for well over two years from kids from the trailer park jumping the fence. These kids used our fence or the small utility box to vault over the fence. Our fence has been pushed down as a result of this. The damaged fence is a hazard. Someone is going to get hurt.

Illegal Fireworks. Every year around July 4th and January 1st, someone in the trailer park shoots off illegal fireworks; not just small fireworks, but very loud, fireworks that cause house-shaking booms. We know the city is busy during the July 4th holiday and cannot possibly manage every single complaint of this nature, but trust us when we say these are very loud, house-shaking type fireworks and should be investigated.

All we are asking is that the trailer park management be required to monitor the border fence, make necessary repairs, deal with the dead/dying trees and tall weeds/grass on a regular basis and that tenants be required to take care of their yards and clean up their trash on a regular basis before the trailer park is allowed to add more lots.

Thank you.

September and Donald Holmblad
11550 7th Street NE
Blaine, MN 55434

City of Blaine
Staff Report

File Number: 2024-317

Agenda Date	Status
August 14, 2024	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.3

Case File No. 24-0048 // City of Blaine // 10001 and 10041 Polk Street NE
The City is requesting a rezoning from Light Industrial (I-1) and Medium Density Multifamily (R-3B) to Low Density Multi-Family (R-3A).

Background

Zoning	Light Industrial (I-1) and Medium Density Multifamily Residential (R-3B)
Land Use	Low Density Residential/Medium Density Residential (LDR/MDR)
Area	Approximately 9.57 Acres
Attachments	Zoning and Location Map
Schedule	Planning Commission: 08/14/24 City Council: 09/04/24 and 09/16/24

Staff report prepared by Erik Thorvig, Community Development Director

Evaluation of Request
On July 1, 2024, the City Council adopted changes to the 2040 Comprehensive Plan Land Use map for the properties at 10001 and 10041 Polk Street. The previous land use designation was Medium Density Residential/High Density Residential (MDR/HDR). The City Council approved land use changes to Low Density Residential/Medium Density Residential (LDR/MDR).

For the subject site, the north property is currently zoned Light Industrial (I-1), and the south property is currently zoned Medium Density Multifamily (R-3B). The Municipal Land Planning Act requires consistency between land use regulations and zoning. Based on the recent land use changes, a rezoning to Low Density Multi-Family (R-3A), is necessary to provide consistency between the land use designation and zoning.

The property at 10041 Polk Street has industrial uses within buildings built in the early 1970s. If the

rezoning is approved, the uses currently occupying the property will become legal, non-conforming. Industrial uses are allowed to continue, and similar uses could occupy buildings in the future. The buildings may not be expanded, but can be replaced. The property at 10001 Polk Street has a single family house built in 1915 and would not be impacted by the rezoning.

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:
The proposed rezoning is consistent with the land use designations that were approved by the City Council on July 1, 2024.

How the proposed district differs from the existing district:
The existing zoning classifications have been in place since the early 1990s. The I-1 zoning designation for 10041 Polk Street was reflective of the current use of the property. The R-3B zoning designation for 10001 Polk Street was reflective of the future land use plan at the time. The current uses were established prior to the single family and townhome development that occurred around them. The proposed zoning is consistent with the 2040 Comprehensive Plan Land Use Map and surrounding uses.

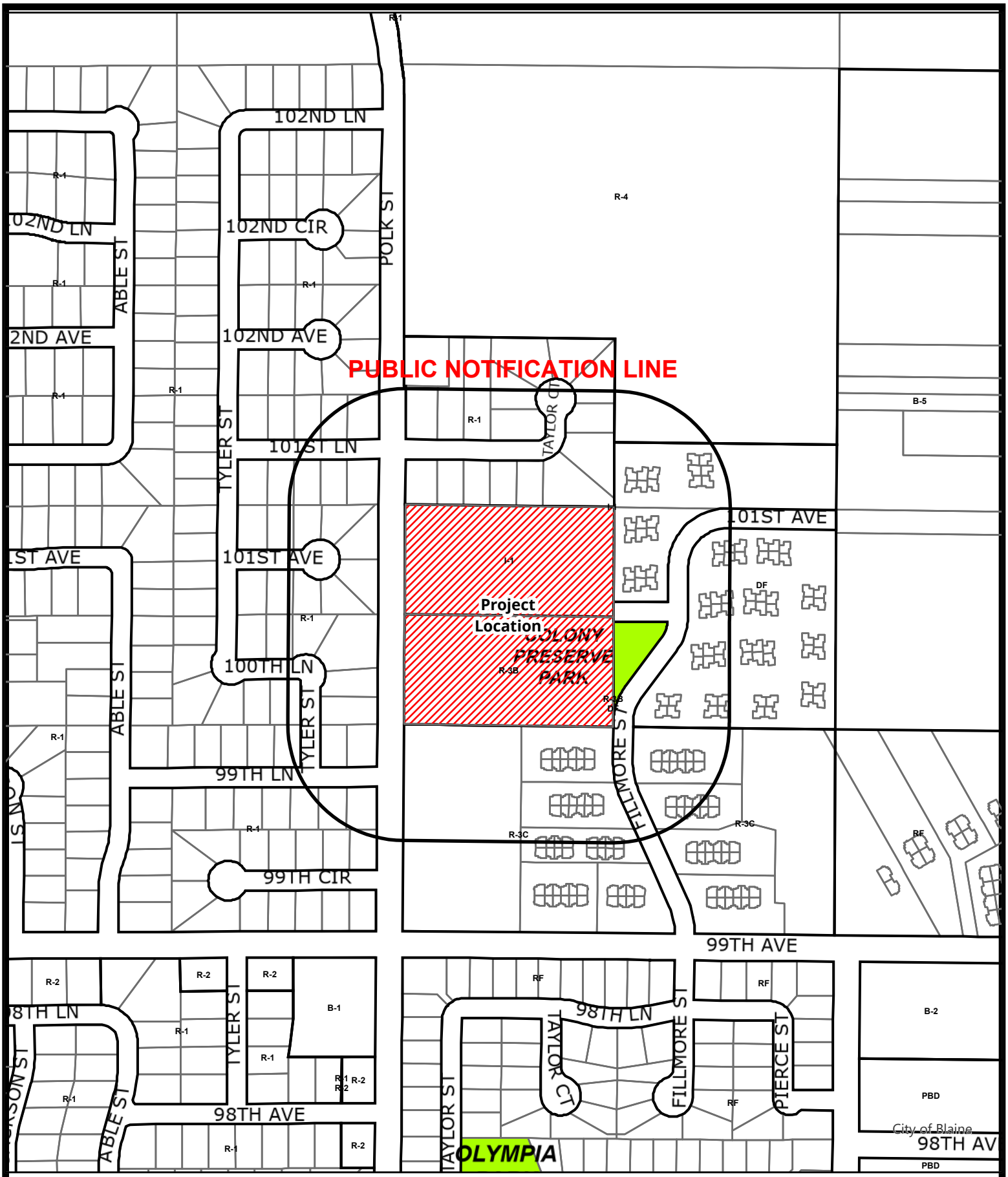
How the proposed district meets the goals and polices of the city:
The proposed district's intent is to allow the development of townhouses or quads. These districts shall be located on the fringe of established one and two-family residential neighborhoods which are consistent with surrounding uses. Recent city council policy is to discourage multifamily residential homes (apartments) from being located near single-family neighborhoods, which was the primary impetus of the land use change. The proposed zoning is consistent with this philosophy and recent changes to the 2040 Comprehensive Plan. Additionally, the age and condition of the property at 10001 Polk Street has become incompatible with the surrounding land uses and zoning.

Recommendation

In Planning Case File No. 24-0048, it is recommended that the Planning Commission recommend approval of a rezoning from Light Industrial (I-1) and Medium Density Multifamily (R-3B) to Low Density Multi-Family (R-3A).

Attachment List

1. Zoning and Location Map



Case File No. 24-0048
10001 & 10041 Polk Street

BlaineMN.gov

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

City of Blaine
Staff Report

File Number: 2024-255

Agenda Date	Status
August 14, 2024	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.4

Case File No. 24-0040 // PinPoint Community Development, LLC (Society Cigars) // 2180 105th Avenue NE, #110
The applicant is requesting amendments to the City of Blaine Zoning Ordinance Section 39.901 Definitions, and Section 30.904 Permitted Uses in the 105th Avenue Redevelopment District to add Cigar lounge as a permitted use.

Background

Attachments	Zoning and Location Map Proposed Ordinance
Schedule	Planning Commission: 08/14/24 City Council: 08/19/24 and 09/04/24

Staff report prepared by Sheila Sellman, City Planner.

The applicant is requesting an ordinance amendment to the 105th Avenue Redevelopment District (RD) in order to allow a cigar lounge. In 2022, the City created the RD zoning district in anticipation of the development of the 105th Avenue area. This zoning code is tailored to a mixed-use type of development and is intended to promote development and redevelopment consistent with the master plan by encouraging residential uses in conjunction with commercial and expanded recreational activities to create an entertainment district with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:
(a) By promoting a planned environment for integrated commercial uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping and lighting.
(b) By encouraging a more creative approach in development, that will result in quality living environments through innovative design and aesthetic controls.
(c) By providing for mixed-use development(s) that are carefully planned to promote efficient use of land, parking, and open space.

(d) By providing enhanced oversight through site plan approvals to ensure compatibility of mixed uses and consistency with the approved master plan.
(e) By encouraging pedestrian access.
(f) By allowing flexibility in setback and height restrictions.
(g) By ensuring high standards of site design, architectural design, building materials and landscape design are achieved through design guidelines and approvals.
(h) 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.

Currently, this district prohibits tobacco/vape shops but does not address cigar lounges. The applicant is proposing a cigar-only establishment where members and non-members can buy and sample cigars. The applicant believes that their business is a "perfect complement to the high-end restaurant experiences and other amenities" within the district.

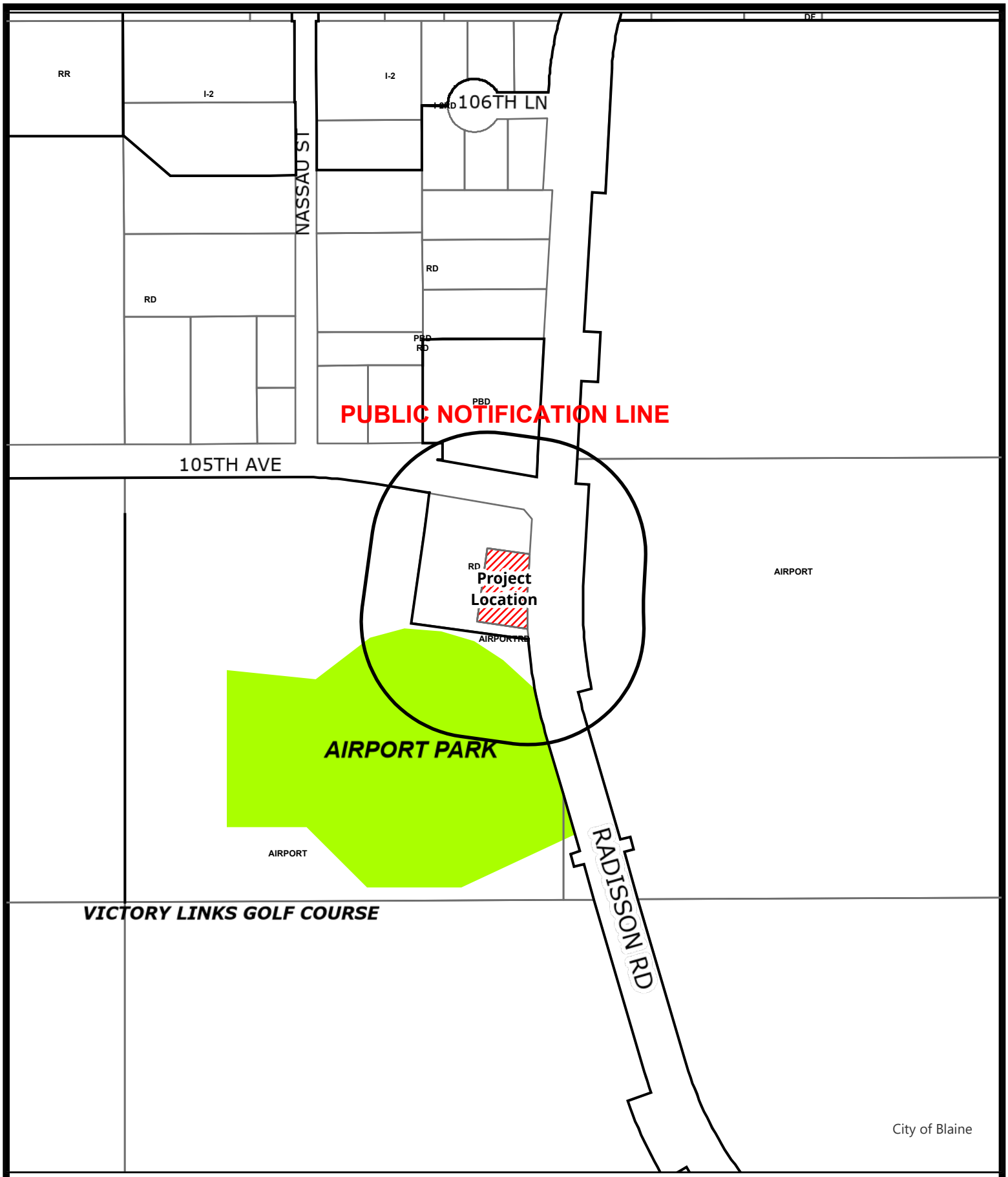
The proposed ordinance, if passed, will define what a cigar lounge is and will be listed under permitted uses. As proposed, cigar lounge is defined as: a licensed tobacco products shop limited to cigars and pipes pursuant to MN Statute 144.416 that includes a private indoor area dedicated to the sampling cigars and pipes, that are purchased onsite. The majority of the cities surveyed indicated that they don't define a cigar lounge and it would be permitted where retail is allowed.

Recommendation

In Planning Case File No. 24-0040, it is recommended that the Planning Commission recommend approval of amendments to the City of Blaine Zoning Ordinance Section 39.901 Definitions, and Section 30.904 Permitted Uses in the 105th Avenue Redevelopment District to add Cigar lounge as a permitted use.

Attachment List

1. Zoning and Location Map
2. Proposed Ordinance



Case File No. 24-0040
Society Cigars

BlaineMN.gov

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

30.90 – 105th AVENUE REDEVELOPMENT DISTRICT (RD)

30.901 Definitions.

Definitions listed apply only to this district. If something is not defined in this section the definition in the city code shall apply.

Cigar Lounge – a licensed tobacco products shop limited to cigars and pipes pursuant to MN Statute 144.416 that includes a private indoor area dedicated to the sampling cigars and pipes, that are purchased onsite.

30.904 Permitted uses.

(a) Art galleries and studios.
(b) Bakery.
(c) Candy or ice cream shops.
(d) Cigar lounge
~~(d)~~(e) Coffee shop.
~~(e)~~ (f) Delicatessen stores.
~~(f)~~ (g) Entertainment - such as live music.
~~(g)~~ (h) General retail.
~~(h)~~(i) Market under 5,000 square feet.
~~(i)~~(j) Multi-family residential.
(1) Multi-level multiple unit (apartments).
(2) Townhomes.
~~(j)~~(k) Professional office not including medical or clinics.
~~(k)~~(l) Restaurants.
(1) Class I.
(2) Class II under 3,000 square feet without drive-thru.

(Ord. No. 22-2506, 7-18-2022)

30.906 Prohibited use.

(a) Auto sales—Indoor or outdoor sales.
(b) Automobile repair.
(c) Car washes.
(d) Daycare.
(e) Drive-thru facilities, except when located south of 105th Avenue NE.
(f) Fitness centers including yoga and gyms.
(g) Gas/convenience stores.
(h) Outdoor storage.
(i) Pawn shops.
(j) Self-storage/mini storage.
(k) Tobacco/vape shop, except for cigar lounge as defined in section 30.901
(l) Any uses not listed as permitted, or conditional.

City of Blaine
Staff Report

File Number: 2024-318

Agenda Date	Status
August 14, 2024	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.5

Case File No. 24-0047 // City of Blaine
The City is proposing amendments to Section 29.010 Farm Residential (FR) and Section 29.020 Residential Estate (RE), adding ground mounted solar systems as accessory uses.

Background

Attachments	Proposed Ordinance
Schedule	Planning Commission: 08/14/24 City Council: 09/04/24 and 09/16/24

Staff report prepared by Shawn Kaye, Planner.

Background
At the May 13, 2024, council workshop, council directed staff to research ground mounted solar and provide recommendations on findings. Currently, city code does not allow ground mounted solar in any residential districts. Ground mounted solar is allowed as an accessory use in all industrial zoning districts and in the Planned Business District (PBD) with approval of a conditional use permit.

At the July 8, 2024, council workshop, staff provided additional information after researching cities with similar lot sizes and populations as Blaine. These included Maple Grove, Woodbury, Rosemount, Burnsville and Lakeville.

Based on research, staff recommended the following:

- Limit to Residential Estate (RE) (small area in the NW corner of the city with large lots) and Farm Residential (FR), regardless of lot size.
- Limit location to rear yard only.
- Side yard setback - 20 feet.

- Rear yard setback - 30 feet.
- The maximum height at full tilt is 15 feet.
- The footprint of the solar panel unit(s) and any attached or detached accessory structures may not total more than 2,000 square feet in the RE district, and 3,000 square feet in the FR district.
- Solar collection device(s) shall be designed and located to avoid solar glare or reflection onto adjacent properties and right of way and shall not interfere with traffic or create a safety hazard. The property owner shall be responsible to ensure reflection angles from collector surfaces are oriented away from neighboring windows. Where necessary, buffering may be required to address glare.

Council consensus was to support a proposed code amendment and directed staff to provide an amendment allowing ground mounted solar systems as an accessory use in the RE and FR zoning districts.

Recommendation

In Planning Case File No. 24-0047, it is recommended that the Planning Commission recommend approval of amendments to the City of Blaine Zoning Ordinances 29.010 Farm Residential (FR) and 29.020 Residential Estate (RE) adding ground mounted solar systems as accessory uses.

Attachment List

1. Code Amendment

29.010 - FARM RESIDENTIAL (FR)

29.013 - Accessory uses.

(e) Ground mounted solar systems meeting standards outlined in 29.015 (z)

29.015 - Standards.

(z) Standards and requirements for ground mounted solar systems:

(1) Rear yard only

(2) Side yard setback - 20 feet

(3) Rear yard setback - 30 feet

(4) The maximum height at full tilt is 15 feet

(5) The footprint of the solar panel unit(s) and any attached and/or detached accessory structures may not total more than 3,000 square feet.

(6) Solar collection device(s) shall be designed and located to avoid solar glare or reflection onto adjacent properties and right of way and shall not interfere with traffic or create a safety hazard. The property owner shall be responsible to ensure reflection angles from collector surfaces are oriented away from neighboring windows. Where necessary, buffering may be required to address glare.

29.020 - RESIDENTIAL ESTATE (RE)

29.023 - Accessory uses.

(h) Ground mounted solar systems meeting standards outlined in 29.025 (u)

29.025 - Standards.

(u) Standards and requirements for ground mounted solar systems:

(1) Rear yard only

(2) Side yard setback - 20 feet

(3) Rear yard setback - 30 feet

(4) The maximum height at full tilt is 15 feet

(5) The footprint of the solar panel unit(s) and any attached and/or detached accessory structures may not total more than 2,000 square feet.

(6) Solar collection device(s) shall be designed and located to avoid solar glare or reflection onto adjacent properties and right of way and shall not interfere with traffic or create a safety hazard. The property owner shall be responsible to ensure reflection angles from collector surfaces are oriented away from neighboring windows. Where necessary, buffering may be required to address glare.