



City of Blaine

City Council

April 3, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

5. Communications

6. Open Forum

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

7. Adoption of Agenda

8. Approval of Consent Agenda:

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

8.1. 2023-87 Schedule of Bills Paid
Sponsors: Joe Huss, Finance Director/Asst. City Manager

8.2. 2023-89 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.3. 2023-71 Approve Annual Payment of JLEC Shared Costs for Public Safety Data System (PSDS)

Sponsors: Brian Podany, Safety Services Manager/ Police Chief

- 8.4.** 2023-10. Centennial Parking Restrictions for 2023 Track & Field

Sponsors: Daniel Schluender, Director of Engineering

- 8.5.** R-65-2023 Resolution to Approve Parking Restrictions along 117th Avenue NE from Pierce Court NE to Ulysses Street NE

Sponsors: Daniel Schluender, Director of Engineering

- 8.6.** R-60-2023 Resolution to Approve Joint Powers Agreement No. C0009564 with Anoka County for Signalization Improvements at 131st Avenue and CSAH 17 (Lexington Avenue)

Sponsors: Daniel Schluender, Director of Engineering

- 8.7.** 2023-11. Accept Quote for Water Treatment Plant No. 1 Filter Internals

Sponsors: Nick Fleischhacker, Public Works Director

- 8.8.** 2023-12. Authorize Mayor and City Manager to Enter into a Contract with Barr Engineering Co., in the Amount of \$70,000 for the Wellfield Management Plan, Improvement Project No. 23-22

Sponsors: Nick Fleischhacker, Public Works Director

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

10. Development Business

- 10.1.** O-2523-2023 First Reading

Adopt Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE. Tommy's Express Car Wash (PWS Holdings 23, LLC) (Case File No. 22-0082/SAS)

Sponsors: Sheila Sellman, City Planner

- 10.2.** R-50-2023 Resolution Granting a 185 Square Foot Variance from the 1,200 Square Feet Maximum Area of Garage and Accessory Building Space with a Conditional Use Permit to Permit a Total of 1,385 Square Feet of Garage and Accessory Building Space at 11391 President Drive NE. Dan Heathfield (Case File No. 23-0009/EES).

Sponsors: Sheila Sellman, City Planner

- 10.3.** R-51-2023 Resolution Granting a Conditional Use Permit for 1,200 Square Feet of Garage and Accessory Building Space for a Total of Three Accessory

Buildings in an R-1 (Single Family) Zoning District at 11391 President Drive NE. Dan Heathfield (Case File No. 23-0009/EES)

Sponsors: Sheila Sellman, City Planner

- 10.4.** R-52-2023 Resolution Granting a Conditional Use Permit to Operate an Approximately 3,000 Square Foot Meeting/Assembly Hall with an Occupancy Limit of 58 Attendees and One Staff in a B-2 (Community Commercial) Zoning District at 1250 126th Avenue NE. Gathering Corner (Case File No. 23-0014/EES)

Sponsors: Sheila Sellman, City Planner

- 10.5.** R-53-2023 Resolution Granting a Comprehensive Plan Amendment to Change the Current Land Use from HDR (High Density Residential) to MDR (Medium Density Residential) at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.6.** R-54-2023 Resolution Granting Preliminary Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Blaine Townhomes located at 11967 and 11985 Radisson Road NE. Ron Clark Construction (Case File No. 23-0015/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.7.** R-55-2023 Resolution Granting a Conditional Use Permit Amendment to Allow 76 Townhomes in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.8.** R-56-2023 Resolution Granting Preliminary Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0016/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.9.** R-57-2023 Resolution Granting a Conditional Use Permit Amendment to Allow an Expansion of a Church and Parking Lot in a PBD (Planned Business District) Zoning District at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0016/SLK)

Sponsors: Sheila Sellman, City Planner

- 10.10.** R-58-2023 Resolution Granting Site Plan Approval for South Side Entertainment District at 2030 105th Avenue NE. PinPoint Community Development, LLC (Case File No. 23-0018/SAS).
Sponsors: Sheila Sellman, City Planner

11. Administration

- 11.1.** 2023-90 Appointment to the Natural Resources Conservation Board
Sponsors: Cathy Sorensen, City Clerk

- 11.2.** R23-69 Resolution To Support No Mow May Initiative 2023
Sponsors: Bob Fiske, Community Standards Director/ Fire Marshal

12. Other Business

13. Adjournment



City of Blaine Staff Report

File Number:

Agenda Date

April 3, 2023

Status

In Control

City Council

File Type

Motion

Approval of Consent Agenda: - Joe Huss, Finance Director/Asst. City Manager

Agenda Item # 8.1

Schedule of Bills Paid

Executive Summary

Council is asked to approve the Schedule of Bills Paid.

Background

Per Council policy, approval of Bills Paid are presented for Council approval.

Strategic Plan Relationship

N/A

Board/Commission Review

Not Required

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Approve the list as presented.

Attachment List

1. March 10, 2023 Bills Paid

2. March 10, 2023 Subset of Bills Paid
3. March 17, 2023 Bills Paid
4. March 17, 2023 Subset of Bills Paid

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 4/3/2023 FOR PAYMENTS THE WEEK OF 3/10/23

Vendor Name	Description	Amount
3M COMPANY	Sign shop sheeting/film	\$ 1,063.15
ACME TOOLS	Resale - Meter parts	\$ 159.84
AIR COMFORT HEATING AND A/C	Permit Refund - B23-00218	\$ 60.00
ALLEGRA PRINT & IMAGING	Name Badges	\$ 68.94
ALLEGRA PRINT & IMAGING	3M Open Handouts	\$ 251.75
ALLEGRA PRINT & IMAGING	Staff photos	\$ 1,523.80
AMAZON CAPITAL SERVICES	Credit	\$ (31.99)
AMAZON CAPITAL SERVICES	Upholstery Repair Kit - PD	\$ 12.99
AMAZON CAPITAL SERVICES	Phone Case	\$ 36.99
AMAZON CAPITAL SERVICES	Phone Case	\$ 13.99
AMAZON CAPITAL SERVICES	Phone accessories	\$ 1,105.77
AMAZON CAPITAL SERVICES	6x9 Envelopes	\$ 37.98
AMAZON CAPITAL SERVICES	Flag spreader, phone clip	\$ 58.59
AMAZON CAPITAL SERVICES	Safety Vests	\$ 174.96
AMAZON CAPITAL SERVICES	supplies for events	\$ 45.54
AMAZON CAPITAL SERVICES	Patrol supplies	\$ 14.93
AMAZON CAPITAL SERVICES	Calculator Spool ink	\$ 20.28
AMAZON CAPITAL SERVICES	iPad case for Tom Schmolke	\$ 39.98
ANOKA COUNTY	2023 County Recordings	\$ 46.00
ASPEN MILLS INC	uniforms and clothing	\$ 16.50
ASPEN MILLS INC	uniforms and clothing	\$ 48.85
ASPEN MILLS INC	uniforms and clothing	\$ 463.70
ASPEN MILLS INC	uniforms and clothing	\$ 44.95
ASPEN MILLS INC	uniforms and clothing	\$ 1,731.00
ASPEN MILLS INC	uniforms and clothing	\$ 457.35
ASPEN MILLS INC	uniforms and clothing	\$ 702.57
ASPEN MILLS INC	uniforms and clothing	\$ 69.95
ASPEN MILLS INC	uniforms and clothing	\$ 81.95
ASPEN MILLS INC	uniforms and clothing	\$ 115.85
ASPEN MILLS INC	uniforms and clothing	\$ 373.65
ASPEN MILLS INC	uniforms and clothing	\$ 288.84
ASPEN MILLS INC	uniforms and clothing	\$ 250.84
ASPEN MILLS INC	uniforms and clothing	\$ 290.12
ASPEN MILLS INC	uniforms and clothing	\$ 165.85
ASPEN MILLS INC	uniforms and clothing	\$ 285.00
ASPEN MILLS INC	uniforms and clothing	\$ 1,983.89
ASPEN MILLS INC	uniforms and clothing	\$ 1,838.88
ASPEN MILLS INC	uniforms and clothing	\$ 89.89
AT&T MOBILITY	data coverage for bait trailer	\$ 56.97
AT&T MOBILITY	Cell Phones for PD	\$ 6,279.35
AXON ENTERPRISES INC	Axon fleet safety plan	\$ 7,193.28
AXON ENTERPRISES INC	6 officers added to safety plan	\$ 16,444.40
AXON ENTERPRISES INC	axon fleet- safety plan	\$ 31.30
BARNUM COMPANIES INC	Repair PW door	\$ 5,053.91
BARNUM COMPANIES INC	PW Door broken	\$ 800.38
BARNUM COMPANIES INC	PW wash bay door curtain	\$ 1,493.35
BAUER BUILT INC	Vehicle Tires	\$ 1,466.71
BAUER BUILT INC	Tires - PW	\$ 413.07

BCA-CHAU RECORDS	Liquor License Background fee	\$ 33.25
BILL'S GUN SHOP & RANGE NORTH	range fees for one officer	\$ 100.00
BIO-TEC EMERGENCY SERVICES	Decontamination of Squad	\$ 150.00
BOLTON & MENK INC	SW Area St Recon-Survey	\$ 1,774.00
BOLTON & MENK INC	Final Design & Construction Services	\$ 93,890.75
BOLTON & MENK INC	Construction Svcs 89th & Davenport	\$ 382.50
BOLTON & MENK INC	Lift Station 1 Force Main	\$ 331.10
BOLTON & MENK INC	Survey/Design, Ulysses/117th	\$ 13,897.40
CENTERPOINT ENERGY	Gas Service	\$ 29,095.02
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 256.85
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.67
CINTAS CORPORATION	PW First Aid supplies	\$ 260.78
CITYWIDE SERVICE CORPORATION	Tow of Squad 5322	\$ 108.00
CIVICPLUS	Management System - Annual	\$ 14,280.00
CIVICPLUS	Emergency Notification System Renewal	\$ 16,081.15
CLP GRAPHICS INC	PW sign acm panel	\$ 332.50
CYBER ADVISORS INC	Wi-Fi Support Renewal	\$ 725.32
CYBER ADVISORS INC	M365 Backup and Licenses	\$ 1,126.14
DELEGARD TOOL COMPANY	Tools for Mechanics	\$ 678.33
DELEGARD TOOL COMPANY	Tools for Mechanics	\$ 178.91
DELEGARD TOOL COMPANY	Tools for Mechanics	\$ 38.96
DETECTACHEM INC	multi drug and THC kits	\$ 569.16
ECM PUBLISHERS INC	Lift Station 12 & 13 Pump Bids	\$ 150.50
EMPOWER TRUST COMPANY LLC	Cares and secure amendment	\$ 325.00
ESRI INC	ArcGIS Enterprise Agreement	\$ 55,000.00
FACTORY MOTOR PARTS COMPANY	Battery for PD	\$ 183.96
FETTIG BRANDON	Reimbursement for training	\$ 233.96
FRIENDLY CHEVROLET INC	Vehicle parts - PD	\$ 91.92
GRAINGER	Small tools for Water	\$ 170.20
HAMMER SPORTS LLC	Refs for Adult Basketball League	\$ 396.00
HANSEN ERIK	Uniform Reimbursement	\$ 158.80
HAWKINS INC	Water Treatment Chemicals	\$ 15,093.27
HOTSY MINNESOTA	Supplies for Streets	\$ 571.36
HYDRAULIC PLUS & CONSULTING LLC	Cylinder Repair	\$ 93.76
IDENTISYS INC	name badges	\$ 91.79
INNOVATIVE OFFICE SOLUTIONS	Files for Clerks Dept	\$ 14.90
JEFF BELZER'S ROSEVILLE AUTO INC	Wiper Blades - PD Stock	\$ 118.18
JEFF BELZER'S ROSEVILLE AUTO INC	Vehicle parts - PD	\$ 120.81
JOHNSON LITHO GRAPHICS	MAYCConnect March Newsletter	\$ 1,718.85
KATH FUEL OIL SERVICE COMPANY	Grease for mechanics	\$ 1,371.65
KIDCREATE STUDIO	valentine craft class	\$ 126.00
LARSON REGINALD	hotel reimbursement for training	\$ 217.32
LAWSON PRODUCTS INC	Mechanic shop supplies	\$ 155.72
LAWSON PRODUCTS INC	Mechanic shop supplies	\$ 102.88
LEAGUE OF MN CITIES	City Day on The Hill Conference	\$ 250.00
LEAGUE OF MN CITIES	City Day on The Hill Conference	\$ 350.00
LEAGUE OF MN CITIES	City Day on The Hill Conference	\$ 350.00
LEAGUE OF MN CITIES INSURANCE	workers comp insurance claim	\$ 1,036.51
METRO AREA MANAGEMENT ASSOC	Jan 26 Luncheon (Wolfe)	\$ 25.00
METRO CITIES	2023 Membership Dues	\$ 13,981.00
METRO SALES INCORPORATED	Copier Maintenance	\$ 236.63
METRO SALES INCORPORATED	Copier Maintenance	\$ 567.23
METRO SALES INCORPORATED	Copier Maintenance	\$ 177.00
METROPOLITAN AIRPORTS COMM	Temporary Easement for Construction	\$ 2,000.00
METROPOLITAN AIRPORTS COMM	Roadway & Utility Easement	\$ 42,200.00

MID AMERICA METER INC	Dehumidifiers for WTP	\$ 12,286.00
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol	\$ 122.57
MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinders for Patrol	\$ 110.71
MINNESOTA HIGHWAY SAFETY	Defensive Driving Refresher Class	\$ 456.00
MINUTE MAKER SECRETARIAL	Council Minutes	\$ 450.75
MINUTE MAKER SECRETARIAL	Planning Commission Minutes	\$ 329.25
MTI DISTRIBUTING INC	Blades/Hyd Tube/knob for Mower	\$ 542.25
NORTH METRO TELEVISION	Replacement Switch for Control Room	\$ 987.58
NRH PLUMBING	Permit Refund B23-00211	\$ 60.00
OBENCHAIN & ASSOCIATES LLC	Leadership/management coaching	\$ 2,400.00
OPTIMIZED ELECTRICAL SOLUTIONS	MAYC heat tape outlet install	\$ 750.00
PAFFY'S PEST CONTROL INC	pest control City Hall	\$ 80.35
PIONEER PHOTOGRAPHY & SERVICES	Photography Presentation at MAYC	\$ 280.00
REPUBLIC SERVICES #894	Shredding for Recycling Saturday Events	\$ 834.82
RICHARD ALAN PRODUCTIONS	Entertainment at MAYC	\$ 250.00
ST CLOUD STATE UNIVERSITY	Annual Conference	\$ 325.00
STAR TRIBUNE	Public Notice	\$ 58.46
TENNANT SALES AND SERVICE CO	Scrub brushes for Capital Equipment	\$ 1,003.70
THE LEADERSHIP GROWTH GROUP LLC	Leadership Growth Group Series	\$ 300.00
TOWMASTER INC	Plow Equipment Parts	\$ 10,209.00
ULINE	CH chairs, stool, casters	\$ 2,879.75
VIKING ELECTRIC SUPPLY INC	light bulbs	\$ 66.56
VOLUNTEERS OF AMERICA	February Volunteer Van Driver Meals	\$ 75.00
ZAYO GROUP LLC	Telephone Service	\$ 1,869.09
		\$ 401,964.67

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 4/3/2023 FOR PAYMENTS THE WEEK OF 3/10/2023**

Vendor Name	Description	Amount
CENTERPOINT ENERGY	Gas Service	\$ 29,095.02
METROPOLITAN AIRPORTS COMM	Roadway & Utility Easement	\$ 42,200.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 4/3/2023 FOR PAYMENTS THE WEEK OF 3/17/23**

Vendor Name	Description	Amount
3M COMPANY	Sign shop sheeting	\$ 985.50
AMAZON CAPITAL SERVICES	Park/Rec Supplies	\$ 34.47
AMAZON CAPITAL SERVICES	TV Cart, wireless mouse,markers	\$ 231.75
AMAZON CAPITAL SERVICES	Tire and Tube Sealant	\$ 99.52
AMAZON CAPITAL SERVICES	Park/Rec Supplies	\$ 92.96
AMAZON CAPITAL SERVICES	Wellness Room Equipment	\$ 45.98
AMAZON CAPITAL SERVICES	Costume for Alice in wonderland	\$ 44.98
AMAZON CAPITAL SERVICES	3 staplers	\$ 10.07
AMAZON CAPITAL SERVICES	Credit	\$ (5.99)
AMAZON CAPITAL SERVICES	Earbuds and adapter	\$ 40.98
AMAZON CAPITAL SERVICES	Credit	\$ (34.99)
ANOKA COUNTY HIGHWAY DEPT	Radisson Rd & Xylite St Intersection	\$ 101,248.78
AT&T MOBILITY	Employee Cell Phone Service	\$ 16,318.78
AUTO NATION LLC	A/C lines	\$ 157.30
AX BLAINE 35 LP	SP21-0017, Blaine 35W	\$ 166,778.00
AXON ENTERPRISES INC	officer safety plan year 4	\$ 192,730.00
BARR ENGINEERING COMPANY	WTP1 Underdrain Redesign	\$ 12,870.11
BARR ENGINEERING COMPANY	WTP 2 - Preventative Maint	\$ 1,865.00
BARR ENGINEERING COMPANY	General Engineering Services	\$ 705.00
BAUER BUILT INC	Tires and rims	\$ 2,083.22
BLAINE BROTHERS INC	Drive Shaft rebuild	\$ 1,476.01
BOYER TRUCKS INC	Vehicle Parts - PW	\$ 147.18
CAPITAL ONE TRADE CREDIT	Air Compressor for LAC	\$ 3,849.98
CENTERPOINT ENERGY	Gas Service	\$ 4,154.82
CENTURYLINK	Siren	\$ 8.39
CENTURYLINK	911 Service	\$ 86.06
CINTAS CORPORATION	Uniform/Rug Rentals - PW	\$ 256.85
CINTAS CORPORATION	MAYC mats, mops, towels etc	\$ 31.98
COMCAST	Internet for Public Wi-Fi	\$ 164.90
COMCAST	PW Cable TV	\$ 21.04
COMCAST	Cable TV	\$ 35.97
COMO LUBE & SUPPLIES INC	Disposal fees	\$ 460.00
CONNEXUS ENERGY	10601 Nassau St - Electric	\$ 148.25
CONNEXUS ENERGY	10601 Nassau St - Electric	\$ 73.32
CONNEXUS ENERGY	10603 Nassau St NE - Electric	\$ 62.16
CONNEXUS ENERGY	10605 Nassau St NE - Electric	\$ 35.00
CONVERGINT TECHNOLOGIES	Fire Alarm testing	\$ 504.40
CREATIVE HOMES INC	Refund B21-03740	\$ 2,500.00
CUB FOODS INC - THE VILLAGE	Consumables for patrol training	\$ 107.60
CUB FOODS INC - THE VILLAGE	Consumables for patrol training	\$ 30.64

CUB FOODS INC - THE VILLAGE	Patrol training supplies	\$ 15.96
CUB FOODS INC - THE VILLAGE	Patrol training supplies	\$ 19.98
CUB FOODS INC - THE VILLAGE	Patrol training supplies	\$ 75.76
CUB FOODS INC - THE VILLAGE	Patrol training supplies	\$ 23.08
CUB FOODS INC - THE VILLAGE	Arrive Alive Meeting supplies	\$ 28.95
CUSHMAN MOTOR COMPANY INC	Lighting cap	\$ 251.58
CUSHMAN MOTOR COMPANY INC	Blower Impeller-Sidewalk machine	\$ 4,518.94
CYBER ADVISORS INC	Network Assistance	\$ 1,575.00
D & G TIRE RECYCLE LLC	Tire Disposal	\$ 343.00
DELEGARD TOOL COMPANY	Small Tools - Mechanics	\$ 207.24
DELEGARD TOOL COMPANY	Small Tools - Mechanics	\$ 104.01
ECM PUBLISHERS INC	Publish Ad for Bids	\$ 376.24
ECM PUBLISHERS INC	2023 Public Hearing Notices	\$ 75.25
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 290.25
EXPRESS SIGNS INC	sign for craft sale	\$ 160.00
FACTORY MOTOR PARTS COMPANY	vehicle batteries	\$ 511.84
FASTENAL COMPANY	General Supplies - Water	\$ 50.28
FERGUSON ENTERPRISES LLC #3325	Water Depth Probe	\$ 705.31
FERGUSON WATERWORKS #2518	Locating supplies - water	\$ 359.40
FERGUSON WATERWORKS #2518	Locating supplies - water	\$ 503.16
FERRELLGAS	Propane	\$ 105.25
FERRELLGAS	Propane	\$ 38.50
FERRELLGAS	Propane	\$ 52.28
FERRELLGAS	Propane	\$ 38.25
FIRESIDE HEARTH AND HOME	Permit Refund: B22-03365	\$ 60.00
FISERV	January FISERV Payment	\$ 180.68
FISERV	February FISERV Payment	\$ 144.08
GREEN JAKE	Reimbursement for training	\$ 40.00
GWOKS	Annual Support & Maintenance	\$ 5,279.00
HAMMER SPORTS LLC	Refs for Adult Basketball League	\$ 396.00
HAWKINS INC	Water Treatment Chemicals	\$ 8,996.00
HAWKINS INC	Water Treatment Chemicals	\$ 1,377.56
HAWKINS INC	Gas heads for Water - Capital	\$ 14,924.94
HEATING & COOLING TWO INC	Permit Refund B22-03792	\$ 60.00
HOSE PROS LLC	Hydrant repairs	\$ 228.86
IEH AUTO PARTS LLC	Fuel Pump Relay	\$ 23.71
IEH AUTO PARTS LLC	Vehicle Parts	\$ 28.26
IMPACT PROVEN SOLUTIONS	UTILITY BILLING INVOICE PRINTING	\$ 4,123.30
INSIGHT PUBLIC SECTOR INC	Equipment for new Zoning Tech	\$ 1,560.59
JACOBSON MAGNUSON ANDERSON	2023 Federal Lobbyist Services	\$ 4,100.00
JACOBSON MAGNUSON ANDERSON	2023 Federal Lobbyist Services	\$ 4,100.00
JAHNKE KELLY	Reimbursement	\$ 581.11
JM ELECTRIC LLC	Hardwire air compressor	\$ 750.00
JM ELECTRIC LLC	Electrical work to LAC	\$ 2,475.00
LAWSON PRODUCTS INC	Fittings, bolts, bulbs	\$ 966.59
LAWSON PRODUCTS INC	Metal poly Seals for Mechanics	\$ 67.50
LOGIS	Special Assessment Software	\$ 1,793.00

LOWE'S HOME CENTERS INC	Small Tools - Water Dept	\$ 205.03
MANAGED SERVICES INC	supplies TP and towels	\$ 344.18
MANSFIELD OIL COMPANY	Fuel Delivery	\$ 5,253.15
MANSFIELD OIL COMPANY	Fuel Delivery	\$ 9,455.36
MENARDS - BLAINE	Patrol supplies	\$ 106.33
MENARDS - BLAINE	supplies for event- Earth Day	\$ 54.77
MOORE ALEXANDER MICHAEL	Reimbursement for training	\$ 368.52
NORTHERN SANITARY SUPPLY CO	Cleaning supplies - Park Dept	\$ 2,914.30
NORTHLAND CAPITAL EQUIPMENT	Fitness Equipment Lease	\$ 832.43
NUSS TRUCK & EQUIPMENT	Wiring Harness	\$ 145.04
NUSS TRUCK & EQUIPMENT	Injector valves for Plow truck	\$ 572.60
NUSS TRUCK & EQUIPMENT	Credit	\$ (381.94)
PERRY TERESA	Craft Fair Refund	\$ 30.00
PLAISTED COMPANIES INC	Sand/Class 5 for Watermain Break	\$ 1,967.56
PRECISE MRM LLC	GPS Management	\$ 1,260.00
RAND CARA	Grieving/Counseling Refreshments	\$ 62.50
RIVARD COMPANIES INC	Oak Wilt in City Parks	\$ 17,875.00
ROADKILL ANIMAL CONTROL	Disposal of Dead Deer	\$ 206.00
SAM'S CLUB/SYNCHRONY BANK	items for Liver and Onions	\$ 166.93
SBM FIRE DEPARTMENT	Donation-Sr Safety/Wellness Fair	\$ 250.00
SHRED-IT C/O STERICYCLE INC	Annual document shredding	\$ 315.81
SHRED-IT C/O STERICYCLE INC	February Shred	\$ 80.04
SIEMSEN TAMELA	Mileage Reimbursement to Seminar	\$ 11.27
SIGN SOLUTIONS USA INC	Sign materials	\$ 2,498.10
STREICHER'S	chemical irritant/holsters/batteries	\$ 124.94
STREICHER'S	chemical irritant/holsters/batteries	\$ 480.90
STREICHER'S	chemical irritant/holsters/batteries	\$ 239.90
STREICHER'S	chemical irritant/holsters/batteries	\$ 209.94
STREICHER'S	chemical irritant/holsters/batteries	\$ 239.98
STREICHER'S	9mm practice ammo	\$ 39,643.20
STREICHER'S	chemical irritant/holsters/batteries	\$ 1,056.44
TKDA AND ASSOCIATES INC	Professional Svcs TH65 Access Improve	\$ 151,730.69
T-MOBILE USA INC	Tower Dump for Case #23016621	\$ 125.00
TODAY'S WINDOW FASHIONS	City hall window blinds	\$ 1,530.00
TOLL GAS & WELDING SUPPLY	Welding Bay Supplies	\$ 55.50
UNITED LABORATORIES INC	Vandalism Mark Remover	\$ 551.06
WATER CONSERVATION SERVICES	Water Main Leak Detection	\$ 917.76
WSB & ASSOCIATES INC	EAMS Contract	\$ 3,967.00
		\$ 818,606.95

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 4/3/2023 FOR PAYMENTS THE WEEK OF 3/17/2023**

Vendor Name	Description	Amount
STREICHER'S	9mm practice ammo	\$ 39,643.20



City of Blaine Staff Report

File Number:

Agenda Date

April 3, 2023

Status

In Control

City Council

File Type

Minutes

Approval of Consent Agenda: -

Agenda Item # 8.2

Approval of Minutes

Executive Summary

Approval of Minutes

Background

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

1. 03-13-23 Workshop Minutes
2. 03-20-23 Workshop Minutes
3. 03-20-23 Council Minutes

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

5:30PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Pro Tem Robertson at 5:30PM.

ROLL CALL

PRESENT: Councilmembers Terra Fleming (arrived at 5:55PM), Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya

ABSENT: Mayor Tim Sanders

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Alison Bong; City Engineer Dan Schluender; Director of Public Works Nick Fleischhacker; and City Clerk Catherine Sorensen

3.1 Minnesota Training and Wellness Center Concept (MNTWC).

Community Development Director Thorvig stated City staff has been approached by a group that is interested in constructing a privately owned and operated training and wellness center with the primary focus being basketball. Initial concepts show a 225,000 square-foot facility with 12 basketball courts/24 volleyball courts, training/fitness and wellness center and other community facilities including meeting rooms, family entertainment, etc. The group has identified the northeast corner of the National Sports Center (NSC) campus as a preferred location for this project given the potential synergies with the NSC and future redevelopment of the 105th and Nassau Street area. There are approximately 20 acres of land north on the NSC campus not identified as part of the 105th Avenue redevelopment plan that is available. It was noted the land is currently owned by the Minnesota Amateur Sports Commission. Staff commented further on the concept and requested feedback from the Council.

Shawn O'Keefe, MNTWC, introduced himself to the Council and thanked them for their time. He thanked staff for their time and patience while working through this process. He further

discussed the Minnesota Training and Wellness Center. He commented on how this project would be a game changing indoor facility. He indicated he appreciated the direction the City was taking to create a city center surrounding the NSC and he believed this project was in line with the City's vision. He reported this facility would be the only dedicated tournament center in Minnesota and would be one of the largest court-based tournament centers in the nation with over 270,000 indoor spaces. He stated this facility could be used year-round for basketball, volleyball, pickleball, cheer, soccer, baseball, la crosse, futsal and more. He indicated the site would also have a full-sized fitness center, dining options, a family friendly kid zone and theater room. He discussed the work he has been doing over the past 18 months on this project. He screened a video of a facility in Pennsylvania that would be like the facility he was proposing to construct.

Jim O'Keefe, MNTWC, discussed how supporting businesses would pop up to support the wellness center. He reported this would fit in well with the plans Blaine had for the 105th rehabilitation area.

Mr. O'Keefe introduced his team members to the Council. He explained he was a resident of Blaine and discussed how this project was his passion. He described the volunteer work he does in the community and stated he understood there was a growing need for volunteers. He commented on the diverse level of programming that would be held in the wellness center to draw people into the facility. He noted he would love to hold senior games and special Olympics, along with real world programming (Life University classes) that would positively impact youth. He stated it was only a matter of time before the state of Minnesota had a facility of this type and he wanted Blaine to be its home.

Shawn Jensen, Asset Manager, introduced himself to the Council. He commented on how this project would be self-sustaining. He noted he grew up in north Minneapolis and moved to Blaine as a kid. He discussed how he began training young athletes and commented on how this shaped his purpose. He stated he has a passion for helping for helping youth, especially those who were struggling to find their place. He commented further on how this facility would provide a venue to build community in Blaine. He discussed his history as a competitive basketball player. He explained currently, all competitive basketball tournaments were held in the south metro and he wanted to see Blaine offering a space for these types of events. He believed Blaine could outdo Maple Grove and appreciated Blaine's forward thinking for their City Center space.

Jim O'Keefe, MNTWC, explained he has spent 37 years in the military and was nearing retirement. He discussed how he wanted to this space to also be a healing and wellness place for veterans in the community. He commented further on the numbers for this project and indicated there was great value in the partnership this facility would have with Sports Facilities Company. He discussed how this facility would have several unique amenities to entertain the entire family and would not just serve a single athlete. He reported the facility was

considering underground parking which would provide 500 parking spaces. It was his hope that the City could partner with this facility to provide this amenity and parking for the community. The economic impact of the project was further reviewed. He indicated there would be a \$20 million economic impact to the community by year three. The timeline for the project was discussed and it was noted the project was slated to have its doors open in the summer of 2025.

Eric Sullivan, Sports Facilities Company (SFC), stated he was thrilled about this opportunity for Blaine. He discussed the power of sports tourism and noted the Minnesota Wellness Center would have both a great economic and social impact on the community. He reported SFC exists to improve the health and economic vitality of the communities it serves. He stated this work is varied between sports tourism, entertainment, along with health and wellness pursuits. He discussed how no two projects were alike, but rather varied to meet the needs of the community. He commented on the market opportunity and discussed how SFC would utilize their employees and best in class results to optimize this project. He explained he would leverage partnerships to draw in tourists. He stated to be successful the facility would have to be built on time and within budget. His expertise in the venue planning process was further discussed, along with how important local programming would be to the success of this facility.

Doug Green, Baker Tilly, stated this was not a typical development. He reported this project would require some level of partnership from the City. He discussed the tools the City had available to assist with this project which included tax abatement, infrastructure bonds, a local option sales tax (would need state approval), state bonding dollars, and a special service district. He explained if the Council wanted to move forward this project, he could further explore these options and could report back to the Council at a future meeting.

Michaela Huot, Baker Tilly, indicated the framework of this project was unique because it would be a public/private partnership that would create a \$60 to \$70 million facility. She reported the developer would be bringing private financing to assist with lessening the City's participation.

Mr. Thorvig questioned if the Council was interested in this type of project in the community and is there an interest to continue conversations on the financing options discussed by Baker Tilly.

Mayor Pro Tem Robertson thanked the developers for coming forward and for seeing the value of investing in Blaine. She appreciated the servant leadership and commitment the developers had to improving the quality of life for young people. She asked if the Council had comments or questions at this time.

Councilmember Newland asked where the money would come from to make this project feasible. Mr. O'Keefe explained revenue would come from the fitness center memberships, the family entertainment center, from offering training, concessions, and hosting tournaments. He reported e-sports would be another revenue stream. He stated he had provided staff with a proforma and noted by year five the facility was estimated to have a profit of \$1.5 million in net revenues. Mr. Sullivan commented further on the revenue per square foot for the space along with the revenue forecasted for local programs. He estimated revenues for the facility would stabilize in year five.

Councilmember Massoglia thanked the developers for their thoughtful presentation. He stated he appreciated the vision and heart the developers had for the community then asked if the developers had considered sponsorships for the facility. Mr. O'Keefe indicated naming rights and partnerships within the venue were being considered.

Councilmember Massoglia questioned if Blaine residents would be able to have access to the fitness center. Mr. O'Keefe reported residents would have access to the facility, but would not be free. He indicated Blaine residents would receive a large discount. He stated the facility would be open to police and fire personnel at little to no cost as well. He commented on how beneficial this facility would be to City employees as well, in helping to reduce health care expenses over time.

Mr. O'Keefe explained he had reached out to the Minnesota United and Wolves. He stated the feedback he has received was for him to speak with them again after the idea was brought to the City of Blaine. He indicated there was a much interest but this could not move forward without receiving interest and investment from the City. He commented further on how this facility would be a huge draw for the region.

Councilmember Saroya stated she did not have a sports background but believed this facility sounded exciting. She questioned how SFC would balance the facilities use between community use and tournament use. Mr. O'Keefe reported this would be a 12-court facility and noted two of these courts would be dedicated to fitness members and the community.

Councilmember Fleming explained she believed this was an amazing opportunity for Blaine. She indicated Blaine wanted a community center and this was much more than a community center. She indicated she was a competitive volleyball player her entire adult life. She noted the tournaments she attended as a youth were held down in Burnsville which was a 45-minute drive and she had to be there at 8AM. She agreed it would be great to have this type of facility in the north metro for both basketball and volleyball.

Councilmember Newland asked if the City had the capacity to take this type of project on, considering the other projects being considered. City Manager Wolfe stated this depends on

the timing of the project. She indicated contractors may need to be brought in if TH65 were to move forward at the same time.

Finance Director Huss discussed how this project would have an impact on the daytime population of the City, which would have an impact on public safety. He reported the additional tax base for this project would have to be considered long term.

George Fantauzza, architect, discussed his involvement with the Twins stadium and described what his role would be as the architect for this project. He commented on how important fitness was to him. He stated he appreciated how passionate these developers were about this project and how deeply they cared for the youth in this community. He indicated it was crucial for this project to have Sports Facilities Company involved in this process.

Mayor Pro Tem Robertson stated she was interested in this type of use. She indicated her only apprehension was with the timing. She commented she did not want to disrespect the master developer the City was working with and understood the NSC has had several requests for this property. She explained she greatly appreciated the time and effort the developers had put into this project. She supported the City having more dialogue regarding this project. She noted the City was looking to have over \$1 billion invested in the community between TH65 and the 105th rehabilitation area.

Councilmember Saroya indicated she believed this would be a great addition to Blaine and wanted to further investigate how to move this project forward.

Councilmember Massoglia explained he did not believe he could support the City providing the developers with \$30 million. He discussed the previous vote the City had for a community center and noted it was voted down in 2016.

Councilmember Fleming discussed how the community has grown over the past six or seven years and noted there was a growing number of families with children who were looking for community centered activities. She anticipated if the community were to vote again on a community center, the vote may be different in 2023.

Councilmember Saroya questioned how firm the \$30 million figure was for the City. Mr. O'Keefe indicated he was looking for a 50/50 partnership with the City and noted the \$30 million was based on a \$60 million total project cost for the facility. He discussed how this facility had to be different because community centers do not generate income. He commented further on how the proposed facility would positively impact the community.

Council consensus was to direct staff to continue discussions with Baker Tilly and the developers on the feasibility of the proposed Minnesota Training and Wellness Center concept.

3.2 Land Use Discuss for Property located at 8634/8628 Central Avenue.

City Planner Sellman stated the subject site is a collection of three odd-shaped parcels that contain a commercial building (Uram Insurance) and approximately 2.5 acres of vacant land. The three properties are under the same ownership. One property (8628 Central Avenue) is zoned R-1 (Single Family Residential) and guided Low Density Residential in the Comprehensive Plan. The property at 8634 Central Avenue is split with two zoning classifications, B-2 (Community Commercial) and R-1, however, is entirely guided Community Commercial. The third property abuts the Central Avenue frontage road and is zoned B-2 and guided Community Commercial. Staff commented on the status of the surrounding properties. It was noted staff has received numerous inquiries about developing this site with multi-family residential development. Staff provides the zoning and land use designation but often is asked if Council would consider an amendment. Staff would like guidance from the City Council on the preferred future land use of the properties to clearly communicate with the landowner, broker, and developer inquiries.

Councilmember Newland indicated he believed this was not the right location for an apartment complex given the number of businesses surrounding these parcels. He understood these were oddly shaped lots, but he was of the opinion it made sense to keep the lots zoned commercial.

Councilmember Saroya agreed stating she wanted to see the lots remain commercial.

Council consensus was for these lots to remain commercial.

Further discussion ensued regarding allowed and conditional uses in the City. Staff suggested the Council have a further discussion regarding the zoning districts and vision for the TH65 corridor.

Other Business

4.1 Board/Commission Minutes.

City Manager Wolfe stated to provide Council ease of access to City board and commission meeting information, staff would be providing the link to Blaine's Legislative Information Center monthly.

4.2 Northern Long-Eared Bats.

City Engineer Schluender presented the Council with the latest update on the Northern Long-Eared Bat and its impacts to development, street projects and Emerald Ash Borer. He

commented further on how this would impact tree contractors and questioned if the Council was comfortable with removing trees prior to awarding projects to a contractor.

Councilmember Newland asked if it was realistic that all of trees that must be removed for the street projects could be removed before March 31. Mr. Schluender stated staff had the opportunity to complete this work.

Councilmember Newland expressed concern with how the City would educate residents in such a short timeframe to let them know the trees were coming down. Mr. Schluender reported the City would let the neighbors know the City was removing the trees now in advance of the street project.

Councilmember Newland indicated he could support the City removing the trees in advance of awarding a bid.

Councilmember Saroya reported she read an article in the *Star & Tribune* regarding the long-eared bats. She explained she was concerned with how the City would look if a large number of trees were removed. She stated did not support the trees being removed in a rush.

Mr. Schluender explained it was safe to remove the trees through March 31 and after that time the bats would be roosting and mating in the trees.

Councilmember Fleming clarified that if the trees were not removed, these projects would be pushed back to 2024. Mr. Schluender stated staff would have to consider how to continue these projects with the trees standing, which may become a safety issue for the contractors.

Mayor Pro Tem Robertson asked if the cost for the tree removal was written into the street improvement contracts. Finance Director Huss reported this was the case.

Councilmember Massoglia inquired if the removed trees would be replaced with new trees. Mr. Schluender stated the City would be replacing trees.

Mayor Pro Tem Robertson questioned if City staff had the capacity to complete this work and to properly inform the public of this work. She did not want this work to be conducted and for the City to be viewed in an unsavory light. Mr. Schluender reported staff could complete a mailing in a timely manner to inform them of the work that would be done to remove the trees.

Councilmember Massoglia stated he too was concerned about the best way to communicate this information with the public. He asked if the northwest project would have sidewalks on both sides of the street. Mr. Schluender reported this project was approved by the Council

last week with sidewalks on both sides of the street. He noted the City does not assess sidewalks to those parcels.

Ms. Wolfe said she understood the concerns of the Council and stated this change was not unique to Blaine, but rather was impacting the entire state of Minnesota and 36 other states. She understood that trees are precious, but explained this was a federal mandate. She noted a large portion of the trees being lost in the community were due to Emerald Ash Borer.

Mayor Pro Tem Robertson indicated one of the City's primary functions was infrastructure and if these street projects were delayed, this would also impact the community. She said while she did not like the situation the City has been put in, she supported the trees being removed and encouraged staff to be very proactive in communicating with residents.

Councilmember Newland requested staff consider door knocking to inform residents that the trees would be removed prior to March 31.

Councilmember Saroya stated she was not as concerned about the City project, but asked if developers would also be removing trees prior to March 31. Mr. Thorvig explained developers typically receive approvals, submit building permits, grading plans, and then trees can be removed. He commented on the projects that were currently underway noting which ones could have their trees removed prior to the end of March. He stated if this work could not be done by March 31, the work would have to wait until November. He provided further information regarding the new tree removal requirements per the federal mandate and City ordinance.

Mr. Schluender discussed the communication plan staff would follow and noted trees would be removed prior to March 31.

The Workshop was adjourned at 8:25PM.

Tim Sanders, Mayor

ATTEST:

Catherine Sorensen, CMC, City Clerk

Submitted by Minute Maker Secretarial

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, March 20, 2023

5:30PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Pro Tem Robertson at 5:30PM.

ROLL CALL

PRESENT: Mayor Tim Sanders (arrived at 5:45PM), Councilmembers Terra Fleming, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: Councilmember Lori Saroya.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Ali Bong; City Engineer Dan Schluender; Community Standards Director Bob Fiske; City Attorney Tom Loonan; Communications Manager Ben Hayle; Director of Public Works Nick Fleischhacker; and City Clerk Catherine Sorensen.

3.1 No Mow May.

Community Standards Director Fiske stated No Mow May is a conservation initiative first popularized by Plantlife, an organization based in the United Kingdom, but was now gaining traction across North America. The goal of No Mow May is to allow grass to grow unmown for the month of May, creating habitat and forage for early season pollinators. This is particularly important in urban areas where floral resources are often limited. Over the past few years, several cities throughout the metro area such as Edina, West St. Paul, Vadnais Heights, and Columbia Heights, have been promoting No Mow May and allowing their residents to register and participate in not mowing their lawns during the month of May. Last year there was a lot of media attention given to No Mow May which resulted in multiple inquiries from Blaine residents wondering if the City of Blaine was participating. Due to how late in the spring this question came up there was not sufficient time to bring something forward for official Council action. Staff is bringing forward this workshop item to discuss with Council if they are interested in supporting No Mow May in 2023, and to provide information as to what it would

look like, how it would work, associated costs, and what would need to be done to temporarily modify our tall grass and weed ordinance.

Councilmember Robertson asked how many complaints the City received each year for long grass. Mr. Fiske estimated the City received over 200 calls each year.

Councilmember Robertson stated she understood residents were interested in participating in No Mow May and was glad the Council was having this discussion. She suggested this be a fee-based program to cover the cost of the signs. She noted she does not mow her lawn in May but noted she would not be registering with the City if this program moves forward. She indicated she could support the program and asked that staff consider how the program would be communicated to residents.

Councilmember Newland commented he could support No Mow May but did not want to see the City spending a lot of money on this program.

Councilmember Fleming stated the City needs to support the bee population and anticipated there were people who would participate in the program and not need a sign. She supported the City educating and promoting the program to residents.

Councilmember Robertson asked if City parks would not be mowed in May. Mr. Fiske reviewed the parks and open space areas that would not be mowed as part of the program but noted many would still be mowed such as athletic fields.

Councilmember Robertson suggested signs not be printed but a template be available online for residents that wish to print their own sign. She suggested staff engage with local schools to create a logo for the No Mow May signs.

Mayor Sanders stated his only concern with this program was that it may lead residents into having "native lawns". Mr. Fiske reported this would be a concern that would be addressed by staff.

City Manager Wolfe recommended residents be asked to register for No Mow May to assist staff with managing complaints. The Council supported this recommendation.

Council consensus was to support moving forward with No Mow May as proposed and direct staff to work with communications on educational component, including specific areas in some parks, to create a participation registration for residents and for staff to bring forward a resolution for the Council to consider in April.

3.2 Traffic Studies.

City Engineer Schluender stated over the past few months, the Council has raised concerns over traffic issues as they relate to proposed projects throughout the City. He described in detail the traffic study that was completed for the Walmart off Ball Road. Staff reviewed the process that is followed in determining when a traffic impact study is required for a proposed project and how the findings or mitigation measures identified in a study are incorporated into a proposed project.

Councilmember Newland questioned when a determination is made that a traffic study was required. Mr. Schluender explained staff makes a determination when a proposal is brought to the City, which was six to twelve months before a proposal comes before the Planning Commission.

Councilmember Robertson stated she understood change was difficult. She questioned how staff factored in travel patterns within the community. Mr. Schluender reported a base model is set when traffic counts are taken in real time. Further discussion ensued on how the City's traffic patterns continue to change as the City develops and roadways are connected.

Councilmember Newland thanked staff for the presentation and reported he supported staff's recommendation for the traffic study threshold.

Ms. Wolfe requested staff comment on the traffic study being completed for 99th Avenue. Mr. Schluender discussed the traffic study that was being completed for 99th Avenue then noted staff learned this neighborhood was not interested in sidewalks.

Council consensus was to support the traffic threshold for studies as proposed by staff.

3.3 CivicClerk Meeting Training.

Communications Manager Hayle stated as staff has shared, the City will be replacing Granicus/Legistar and would be transitioning to CivicClerk agenda management effective the first meeting in April. As part of that transition, staff and CivicPlus will be providing Council with training on how to navigate agendas through their board portal overview as well as e-voting for agenda items. He encouraged the Council to be patient through the transition as there will be bumps along the way. Staff screened several short videos, provided further training to the Council on the web based CivicClerk program and asked for comments or questions.

City Clerk Sorensen explained all packets and agendas will now be posted within the web-based program and Councilmembers will be notified via email when a packet was posted before a meeting.

Mr. Hayle commented on how staff was working to bring historical data into CivicPlus. He noted staff was excited to make the transition to this new system and reported staff would be available for technical support along the way.

Councilmember Robertson asked if her notes within CivicClerk would remain private data. City Attorney Loonan explained he believed this information would remain private, but noted he would investigate this further.

Other Business

Mr. Schluender reported the City would be moving onto the next process for congressional district spending. He noted staff would be providing them with more information on the bonding request for TH65.

Safety Services Director/Police Chief Podany updated the Council on the proposed Johnsville area garage sale which would be held in May and commented on how the event would be administered through a special event permit. The Council supported this recommendation.

Police Chief Podany noted the department would like to apply for a two-year victim services grant. He explained the application would be drafted by the community outreach individual within the department. The Council offered their support for this grant application moving forward.

The Workshop was adjourned at 6:49PM.

Tim Sanders, Mayor

ATTEST:

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

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL MEETING
Monday, March 20, 2023

7:00PM
Council Chambers
10801 Town Square Drive

CALL TO ORDER BY MAYOR SANDERS

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Massoglia (arrived at 7:02PM), Tom Newland, and Jess Robertson.

ABSENT: Councilmember Lori Saroya.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Ali Bong; City Engineer Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; Director of Public Works Nick Fleischhacker; and City Clerk Catherine Sorensen.

AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS

None.

COMMUNICATIONS

None.

OPEN FORUM FOR CITIZEN INPUT

Mayor Sanders opened the Open Forum at 7:03PM.

Jessica Behr, 116 91st Lane NE, discussed the need for a humane pet store ordinance and commented on the puppy sources used by Four Paws and a Tail.

There being no input, Mayor Sanders closed the Open Forum at 7:06PM.

ADOPTION OF AGENDA

The agenda was adopted as presented.

APPROVAL OF CONSENT AGENDA

Moved by Councilmember Robertson, seconded by Councilmember Newland, that the following be approved:

8.1 Motion 23-43, Schedule of Bills Paid.

8.2 Motion 23-XX, Approval of Minutes.

8.3 Motion 23-44, Approve Temporary Nursery Sales License.

8.4 Motion 23-45, Authorize Temporary Removal of Parking Restrictions on 91st Avenue, 92nd Avenue, 92nd Lane and Baltimore Street to Accommodate Lettermen Sports Tent Sales on July 31, 2023 - August 8, 2023.

8.5 Resolution No. 23-41, Approve Plans and Specifications and Order Advertisement for Bids for the 2023 Southeast Area Street Reconstructions, Improvement Project No. 23-08.

8.6 Resolution No. 23-42, Declare Cost to be Assessed, Order Preparation and Call for Hearing on Proposed Assessment for Hidden Oaks Area Street Reconstructions, Improvement Project No. 22-06.

8.7 Resolution No. 23-43, Releasing Lot 1, Block 2, Lexington Meadows 2nd Addition from Recorded Development Agreement (Case File No. 23-0023/SLK).

8.8 Resolution No. 23-44, Granting Final Plat Approval Subdivide 81.66 Acres into 41 Family Lots and Two Outlots to be Known as Preserve at Lexington Waters (Phase One) at 13101 Lever Street NE. Blaine 2022, LLC. (Case File No. 23-0026/SAS).

Motion adopted unanimously.

7:00PM - PUBLIC HEARINGS AND ITEMS SET FOR A CERTAIN TIME

9.1 Resolution No. 23-45, Granting a Conditional Use Permit for a Recreational Use and a Restaurant with an Approximately 2,700 Square Foot Outdoor Dining Area in a PBD (Planned

Business District) Zoning District at 10650 Baltimore Street NE, Suite 100. The Ball Park (Green Car Entertainment, LLC) (Case File No. 23-0025/EES).

Mayor Sanders recused himself from the discussion and vote and left the dais at 7:09PM due to an ownership component with the application which constitutes a conflict of interest.

Community Development Director Thorvig stated the proposed entertainment center will feature a bar/restaurant area with outdoor dining and batting cages and baseball simulators. It was noted the juice bar has been removed from the plans. He explained a conditional use permit is required for outdoor dining and recreation. Staff commented further on the proposed request and recommended approval with conditions.

Mayor Pro Tem Robertson opened the public hearing at 7:12PM.

Rory Green, applicant, thanked the Council for considering his request. He discussed the family restaurant he was proposing in further detail noting the restaurant would include merchandise, batting cages, virtual batting cages, an elevated food menu, and outdoor dining. He explained this restaurant would provide an elevated experience for its patrons.

There being no additional public input, Mayor Pro Tem Robertson closed the public hearing at 7:15PM.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, that Resolution No. 23-45, "Granting a Conditional Use Permit for a Recreational Use and a Restaurant with an Approximately 2,700 Square Foot Outdoor Dining Area in a PBD (Planned Business District) Zoning District at 10650 Baltimore Street NE, Suite 100," be approved.

Councilmember Newland asked if this was the first of its kind restaurant. Mr. Green explained the technology that would be provided in the batting tracks were available in Mexico in Texas. He indicated there was a lot of excitement about this technology.

Councilmember Newland stated he believed this restaurant would do well. In addition, he appreciated the size and location of the outdoor dining. He asked when the restaurant would be open to the public. Mr. Green stated it was his hope to have the restaurant open yet this year.

Mayor Pro Tem Robertson thanked Mr. Green for bringing this innovative idea to Blaine. She appreciated the fact that Mr. Green wanted to invest in the community and wished him all the best in his new venture.

Motion adopted unanimously.

Mayor Sanders returned to the dais.

DEVELOPMENT BUSINESS

None.

ADMINISTRATION

11.1 Resolution No. 23-46, Accept Bid from Park Construction Company in the Amount of \$3,253,747.30 for the 2023 Southwest Area Street Reconstructions, Improvement Project No. 23-07.

City Engineer Schluender stated bids were received for Project No. 23-07. A total of 9 bids were received ranging from \$3,253,747.30 to \$3,951,731.50. The low bids were reviewed. It was noted bids have been checked and tabulated, and it has been determined that Park Construction Company of Minneapolis, Minnesota is the lowest bidder. The Engineering Department has worked with Park Construction Company on previous contracts and recommends that the low bid be accepted, and a contract entered with Park Construction Company. City Council is also asked to approve a 10% contingency to bring the total project budget to \$3,579,122.03. The funding sources for this project are the Pavement Management Fund, Public Utility Funds, and Special Assessments and there are sufficient funds budgeted to cover these costs.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, that Resolution No. 23-46, "Accept Bid from Park Construction Company in the Amount of \$3,253,747.30 for the 2023 Southwest Area Street Reconstructions," be approved.

Motion adopted unanimously.

11.2 Resolution No. 23-47, Declaring the Official Intent of the City of Blaine, Minnesota, to Reimburse Certain Capital Expenditures of a Project from the Proceeds of Tax-Exempt Bonds.

Finance Director Huss stated the reclassification of the Northern long-eared bat species from threatened to endangered has resulted in federal rules changes regarding the disruption of the bats' roosting habitat. The new rule prohibits the removal of trees during the bats' roosting season, generally from April 1 to November 1 each year. As tree removal costs are typically funded through the proceeds from the issuance of general obligation debt, the City is required to adopt a resolution indicating its intent to reimburse itself for costs incurred prior to the receipt of bond proceeds.

Moved by Councilmember Massoglia, seconded by Councilmember Newland, that Resolution No. 23-47, "Declaring the Official Intent of the City of Blaine, Minnesota, to Reimburse Certain Capital Expenditures of a Project from the Proceeds of Tax-Exempt Bonds," be approved.

Motion adopted unanimously.

11.3 Resolution No. 23-48, Resolution Submitting a List of Eligible Nominees to Anoka County for the Open Manager Positions on Coon Creek Watershed District Board of Managers.

City Manager Wolfe stated Council is asked to submit a list of eligible nominees to Anoka County for the Coon Creek Watershed District Board of Managers. Staff recommends the Council submit the following eligible nominees to Anoka County for the Coon Creek Watershed District Board of Managers: Jim Hafner, Blaine; Matthew Herbst, Blaine; and Ken Wendling, Spring Lake Park.

Moved by Councilmember Robertson, seconded by Councilmember Newland, that Resolution No. 23-48, "Resolution Submitting a List of Eligible Nominees to Anoka County for the Open Manager Positions on Coon Creek Watershed District Board of Managers," be approved.

Motion adopted unanimously.

11.4 Motion 23-46, 2023 Board and Commission Mayoral Appointments.

City Clerk Sorensen stated Council is asked to appoint the 2023 board and commission members. It was noted the Council reviewed 14 applications for various vacancies and conducted eight interviews for the Planning Commission vacancies specifically. In addition, Council consensus during a recent workshop was to reappoint all members of the Natural Resources Conservation Board and Parke Advisory Board for one year while consideration of merging the two boards continues. After much consideration, the Mayor will announce appointments for the following vacancies, after which the full Council, by motion, will confirm:

Natural Resources Conservation Board

Chair Gene Rafferty

Dottie McKinley	3/24	At Large
Kristen Genet	3/24	At Large
Sarah Filipi	3/24	At Large
Mary Jo Truchon	3/24	Ward 3
Ken Anderson	3/24	Ward 2 (formerly Chair Perkins)

Applicants: Douglas Gramstad, Feyeso Ombe, Nick Phelps - remaining applicants offered appointment as adjunct members

Park Advisory Board

Chair Jeff Lester

Hellen Keraka 3/24 Ward 1

Amanda Naubert 3/24 Ward 3 - formerly Commissioner Reyerson

Amanda Van Buren 3/24 Ward 3 - formerly Commissioner Walsdorf

Applicants: Feyeso Ombe - remaining applicants offered appointment as adjunct members

Planning Commission

Chair Al Goracke

Jonathan Gorzycki 3/26 Ward 2 - currently Commissioner Gorzycki

Maisa Olson 3/26 Ward 3 - currently Commissioner Olson

Applicants: Bradley Smith, Gebi Tufaa, Michelle Rice

Traffic Commission

Chair Todd Haas

Feyeso Ombe 3/26 Ward 1 - currently vacant

Mike Brandt 3/26 Ward 2 - currently vacant

VACANCY 3/26 Ward 3 - currently vacant

Charter Commission

Ken Anderson

Mayor Sanders thanked everyone who applied to serve the City. He explained the Council worked to accommodate as many residents as possible, but noted not everyone was appointed to the board or commission they applied for. He encouraged residents who were not offered a seat to apply for the citizens academy to learn more about the City of Blaine. He then read through the board and commission appointments in full detail.

Ms. Sorensen reported the Park Board and NRCB members being reappointed would be receiving a one-year reappointment as the Council continued discussions about possibly merging the NRCB and Park Board into a joint commission.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that Motion 23-46, "2023 Board and Commission Mayoral Appointments," be approved.

Motion adopted unanimously.

OTHER BUSINESS

Councilmember Massoglia spoke about the northwest street area improvement projects that was approved at the last meeting noting this project included sidewalks on both sides of Polk

Street. He stated he believed it made more sense to have sidewalks only on the west side of Polk Street.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to amend the construction plans for the Northwest Area Street Improvement Project to remove the sidewalk from the east side of Polk Street near Johnsville Elementary School and to construct sidewalk only on the west side of Polk Street.

Mayor Sanders requested comment from the City Engineer on this matter. City Engineer Schluender reported the sidewalks were not included in the assessed portion of the project. He explained sidewalks were added to the project because there were sidewalks on both sides of Polk Street up to 127th Avenue. The City was looking to tie the sidewalk network together and noted the sidewalk on the west side would impact nine trees and the sidewalk proposed on the east side would impact 17 trees.

Councilmember Massoglia discussed the location of the proposed sidewalk he was proposing to have removed from the project, noting it was by Johnsville Elementary School. He noted 17 mature trees would be saved if this sidewalk segment were eliminated. He indicated most of the streets in this neighborhood only have sidewalks on one side.

Councilmember Massoglia requested further information on how sidewalks were assessed. Mr. Schluender reported the expense for sidewalks were not assessed to homeowners, but rather were an expense paid for by the City.

Councilmember Newland asked how the connectivity of the sidewalk network would be impacted if this sidewalk segment were removed. Mr. Schluender discussed the sidewalk network that was in place in this neighborhood.

Councilmember Massoglia clarified a sidewalk on the east side of Polk Street would head north to nothing, but the sidewalk on the west side would connect to the sidewalk on 129th Avenue, which only has sidewalks on one side of the road.

Councilmember Robertson indicated it was difficult for her to decide on this item when it was on the consent agenda at the last meeting. She questioned if Councilmember Massoglia received many complaints regarding this sidewalk segment. She stated as a parent, she would rather there be sidewalks on both sides of the street for the children walking to school. However, she also understood the concerns being raised by Councilmember Massoglia. She asked if staff had received comments from the public.

Mr. Schluender explained the only comments staff received were voiced at the public hearing when the project was brought forward.

Mayor Sanders questioned if a decision had to be made in a timely manner due to the long-eared bat situation and the potential delay for cutting trees. Mr. Schluender reported this was the case.

Councilmember Massoglia stated it was his understanding that staff supported him bringing this motion forward, to have one sidewalk instead of two along Polk Street. Mr. Schluender indicated the placement of sidewalks was a Council decision. He discussed how the one sidewalk would still provide connectivity within the neighborhood.

Councilmember Robertson commented she wanted to support the requests of neighborhoods. However, she was concerned with the fact this item was brought to the Council for consideration under Other Business, which did not allow her to be prepared to decide on the matter. She stated she could support this recommendation if staff supported the recommendation but asked that the Council not use Other Business as a tool to move or change predetermined action items in the future.

Motion adopted unanimously.

ADJOURNMENT

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 7:44PM.

Motion adopted unanimously.

Tim Sanders, Mayor

ATTEST:

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



City of Blaine Staff Report

File Number:

Agenda Date

April 3, 2023

Status

In Control

City Council

File Type

Motion

Approval of Consent Agenda: - Brian Podany, Safety Services Manager/ Police Chief

Agenda Item # 8.3

Approve Annual Payment of JLEC Shared Costs for Public Safety Data System (PSDS)

Executive Summary

Staff requests Council approval of the 2023 payment of \$90,521.00 for the annual shared costs of the Public Safety Data System (PSDS), pursuant to Section 6.05 of the City Charter which requires Council approval of all purchases or contracts over \$50,000.

Background

The Anoka County Joint Law Enforcement Council (JLEC) is a collaborative group comprising every law enforcement agency in Anoka County as well as elected officials from those entities. Together, they fund the Public Safety Data System (PSDS). The Blaine Police Department is part of this collaborative group and uses the PSDS software for our Records Management System, as well as the Computer Aided Dispatch system, and other collaborative items. Each year the Blaine Police Department is responsible for paying their shared costs of the PSDS system. This payment represents those costs.

Strategic Plan Relationship

The PSDS system ensures that the Blaine Police Department has the needed software and resources to provide the essential public safety services to the community.

Board/Commission Review

None

Financial Impact

The annual shared costs of \$90,521.00 is paid through the Police Department's general fund.

Public Outreach/Input

None

Staff Recommendation

Council approve the PSDS annual payment.

Attachment List

None



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.4

Centennial Parking Restrictions for 2023 Track & Field

Executive Summary

Authorize Temporary Removal of Parking Restrictions on 103rd Lane and National Street for Centennial Elementary School Event on May 24, 2023 (Inclement Weather Day: May 25, 2023)

Background

The City of Blaine received a letter dated March 3, 2023, from Jen Schwartz, Principal of Centennial Elementary School, requesting the temporary removal of parking restrictions on 103rd Lane and National Street in order to allow parking on those streets from 9:00 AM to 3:00 PM on May 24, 2023, with an inclement weather date of May 25, 2023. The school is hosting their annual 5th Grade Track and Field meet during that time period and expects a need for additional parking to accommodate observers of the event. City Council authorization is required for the temporary lifting of parking restrictions. Over the past several years, the City Council has authorized the temporary lifting of restrictions for this and other annual events held at Centennial Elementary School.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, authorize the temporary removal of parking restrictions on National Street and 103rd Lane from 9:00 AM to 3:00 PM on May 24, 2023, with an inclement weather date of May 25, 2023.

Attachment List

1. Centennial Elementary Parking Request
2. Parking Map Centennial



PRINCIPAL *Jen Schwartz*

March 3, 2023

Blaine City Council
10801 Town Square Drive NE
Blaine MN 55449

Dear City Council Members,

On behalf of the Centennial Elementary students, parents, and teachers, I am requesting your special consideration for temporary removal of street parking restrictions on Wednesday, May 24, 2023. Our school will be participating in the 5th Grade Track and Field meet. Many parents from all five of our elementary schools would like to come and observe this event and need street parking. If there is inclement weather on Wednesday, May 24, the alternate date will be Thursday, May 25.

I am requesting your approval for parking on 103rd Lane NE/National Streets on Wednesday, May 24 from 9:00 a.m.-3:00 p.m. Your support of this request will be greatly appreciated by our school community.

Respectfully,

Jen Schwartz

Principal

Centennial Elementary School



Temporary Removal of No Parking Restrictions Centennial Elementary School



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.5

Resolution to Approve Parking Restrictions along 117th Avenue NE from Pierce Court NE to Ulysses Street NE

Executive Summary

117th Avenue and Ulysses Street intersection is planned to be reconstructed as a roundabout in 2023. Due to the nature of a roundabout, no parking near the intersection should be allowed in all directions.

Background

117th Avenue and Ulysses Street intersection is planned to be reconstructed as a roundabout in 2023. This will be a State Aid funded project and therefore must meet state aid rules. These rules require that parking be designed for and constructed along the state aid route unless City Council adopts a No Parking policy, by resolution, along the proposed route. Due to the nature of a roundabout no parking near the intersection should be allowed in all directions. No parking along both sides of Ulysses Street north and south of 117th Avenue and 117th Avenue west of Ulysses Street have previously been adopted.

The proposed roundabout at 117th Avenue Ne and Ulysses Street NE is preliminarily designed and will be constructed to State Aid standards that will not allow for on street parking. No parking along both sides of Ulysses Street north and south of 117th Avenue and 117th Avenue west of Ulysses Street have previously been adopted. Staff recommends that Council authorize No Parking along 117th from Pierce Court NE to Ulysses Street NE at this time.

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Map



City of Blaine

Signature Copy

Resolution: R-65-2023

Resolution to Approve Parking Restrictions along 117th Avenue NE from Pierce Court NE to Ulysses Street NE

WHEREAS, the City Council is cognizant of providing regulation of vehicular traffic in a safe and responsible manner; and

WHEREAS, City Ordinance requires a Council Resolution specifying the placement of regulatory signs; and

WHEREAS, the regulatory signs are considered to meet warrants for traffic control established in the Minnesota Manual on Uniform Traffic Control Devices.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that regulatory signs are hereby authorized to be installed as follows:

117th Avenue NE

Ø No parking restrictions on both sides of 117th Avenue NE from Pierce Court NE to Ulysses Avenue NE

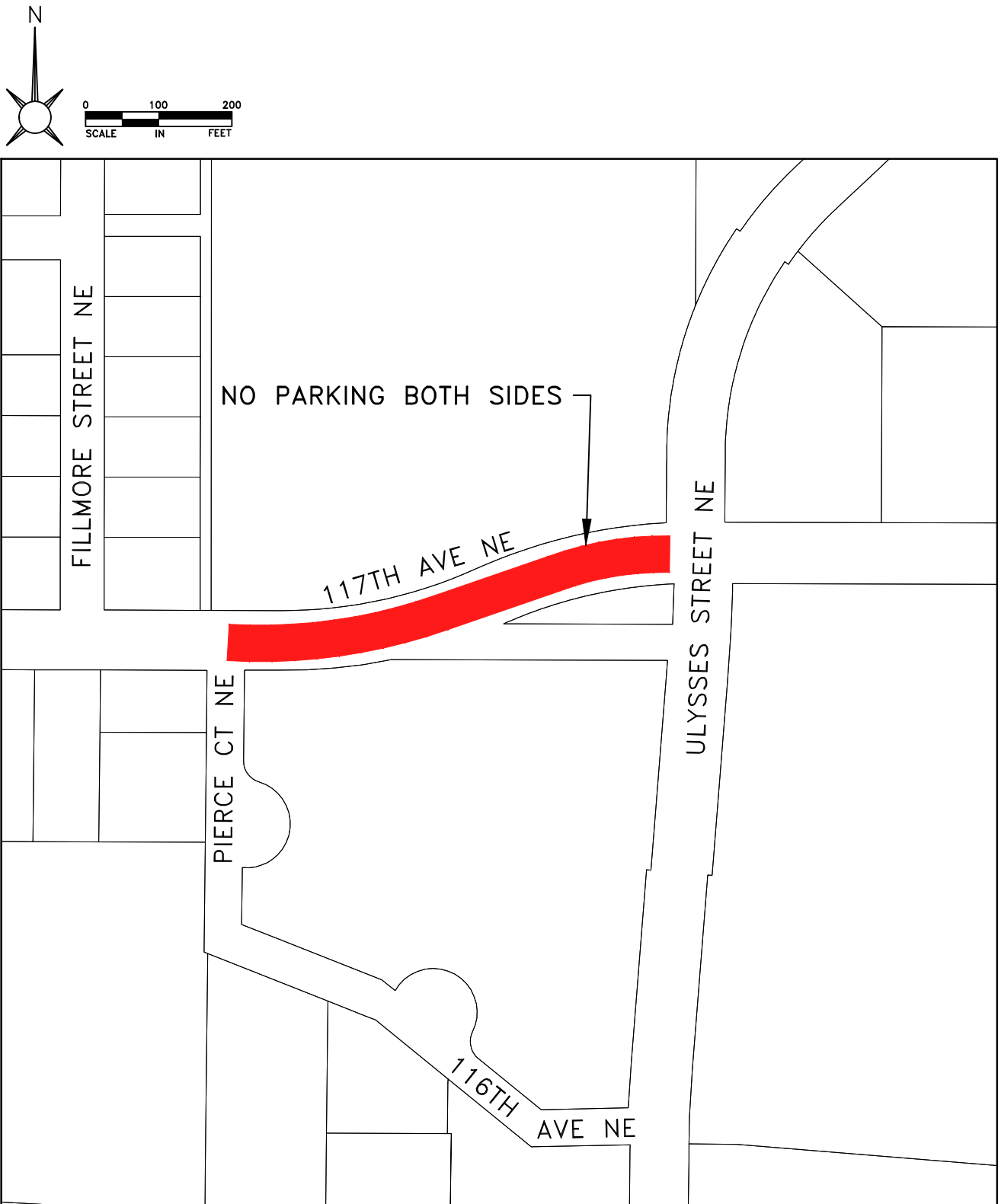
PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.



CITY OF BLAINE

LOCATION MAP

117TH AVENUE NE - NO PARKING





City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: -

Agenda Item # 8.6

Resolution to Approve Joint Powers Agreement No. C0009564 with Anoka County for Signalization Improvements at 131st Avenue and CSAH 17 (Lexington Avenue)

Executive Summary

The Developer of the Lexington Waters development has been working on a project to install a signal system at the intersection of 131st Avenue and CSAH 17 (Lexington Avenue) as required by Anoka County Highway Department for the new connection of 131st Avenue to Lexington Avenue. The plan is now prepared and the project can move forward as proposed to construct a new traffic control signal system. Construction is scheduled for Spring of 2023.

Background

The county has required the developer of the Lexington Waters development to construct a right turn lane and to install a signal system at the intersection of 131st Avenue and Lexington Avenue. The county will be supplying the controller cabinet for the signal system at a cost of \$30,000. As the county does not have a way to recover the cost of supplying the cabinet directly from the developer, they have asked to enter into a Joint Powers Agreement (JPA) with the city. In turn, the city will amend the development agreement for the Lexington Waters development to account for the cost of the signal cabinet and payment of the signal improvements.

Staff worked with Anoka County to prepare a JPA based on the county supplying the control cabinet at a cost of \$30,000. The JPA also indicates the standard future maintenance obligations of the city, which include crosswalk pavement markings on all city streets, street lights, luminaries and EVP systems on traffic signals, and initial and ongoing electrical costs for street lights and traffic signal.

Strategic Plan Relationship

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

Board/Commission Review

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

Financial Impact

The cost outlined in the JPA will be incorporated into the amended development agreement for the Lexington Preserve development.

Public Outreach/Input

N/A

Staff Recommendation

Approve the following resolution.

Attachment List

1. JPA



City of Blaine

Signature Copy

Resolution: R-60-2023

Resolution to Approve Joint Powers Agreement No. C0009564 with Anoka County for Signalization Improvements at 131st Avenue and CSAH 17 (Lexington Avenue)

WHEREAS, the County of Anoka and the City of Blaine desire to jointly construct the signalization of the intersection at 131st Avenue and County State Aid Highway 17 (Lexington Avenue) in accordance with Anoka County and the Minnesota Department of Transportation standards for the benefit of the traveling public; and

WHEREAS, Minnesota Statutes Section 471.59 authorizes the County of Anoka to enter into an Agreement with the City of Blaine to provide for the construction of a signal system at 131st Avenue and County State Aid Highway 17 (Lexington Avenue) for the joint exercise of powers common to each; and

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

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

1. Joint Powers Agreement No. C0009564 between the County of Anoka and the City of Blaine with regard to the construction of a signal system at the intersection of 131st Avenue and County State Aid Highway 17 (Lexington Avenue) is hereby approved.
2. The Mayor and City Manager are hereby authorized and directed to execute said agreement.

PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.

**JOINT POWERS AGREEMENT
FOR THE SIGNALIZATION OF COUNTY STATE AID HIGHWAY/COUNTY ROAD 17
AT 131ST AVENUE NE
IN THE CITY OF BLAINE, MN
(002-617-029)**

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

WITNESSETH

WHEREAS, the parties to this agreement agree it is in the best interest of the traveling public to construct a new traffic control signal system at the intersection of CSAH 17 (Lexington Ave) and 131st Avenue NE, hereinafter referred to as "Project" and,

WHEREAS, the City has prepared design plans for the construction of the traffic signal at the intersection of CSAH 17 and 131st Ave NE in accordance with Anoka County and the Minnesota Department of Transportation standards to a staff approved layout condition; and,

WHEREAS, Anoka County has jurisdiction over CSAH 17 and,

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

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

The parties have joined together for the purpose of constructing a NB CSAH 17 right turn lane and a new traffic control signal system at the intersection of CSAH 17 and 131st Ave NE; as described in the design plans. The County project number for the construction is SAP 002-617-029 and the City project number is CP 23-11. Said engineering plans are filed in the office of the Anoka County Highway Department and incorporated herein by reference.

The parties to this Joint Powers Agreement (JPA) agree in principle that construction of the new traffic control signal system of County State Aid Project No. 002-617-029 at 131st Ave NE is in the best interest of the traveling public.

It is agreed that the final construction plans have been reviewed and accepted by the parties.

II. METHOD

The City shall cause the construction of Anoka County Project SAP 002-617-029, City project number CP 23-11.

INTERSECTION IMPROVEMENTS:

As agreed by the parties, improvements to the following intersections have been incorporated into the design plans:

CSAH 17 / 131st Ave NE: Construction of a new traffic control signal system, construction of a NB right turn lane on CSAH 17, installation of conduit and single-mode fiber cable for connection to the County owned fiber/ATMS network, bituminous trail modifications, and pedestrian curb ramp construction.

RIGHT OF WAY:

No additional ROW acquisition is expected along CSAH 17.

TRAFFIC SIGNALS:

The parties agree that a new traffic control signal system will be constructed at the intersection of CSAH 17 and 131st Avenue NE with this project.

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

1. One (1) traffic signal cabinet complete with an actuated controller unit, all required signal control equipment, eight (8) sets of anchor rods, nuts and washers, and one (1) 4-section rubber gasket set for mounting the new traffic signal cabinet.
2. Four (4) one-way EVP detectors, four (4) one-way LED EVP confirmation lights, and one (1) EVP controller cabinet phase selector card.

TRAFFIC CONTROL:

The parties understand and agree that CSAH 17 will not be closed to thru traffic during construction and access for local traffic will be maintained during construction. The parties agree and understand the cost for traffic control shall be the responsibility of the City.

UTILITIES:

The City will be responsible for coordinating the relocation of any utilities within the project area.

PERMITS:

The parties agree that the City will secure all necessary permits for this Project. The City agrees to coordinate with the County in securing the permits required by the Coon Creek Watershed District as well as any other permits that may be required. The County also requests that the City inform the County of any ordinances or city regulations that affect construction at the time of the signing of this JPA (e.g. setbacks, tree clearing ordinances, or any other city ordinances).

III. COSTS

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

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

IV. TERM / TERMINATION

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

V. DISBURSEMENT OF FUNDS

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

VI. CONTRACTS AND PURCHASES

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

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and shall be made upon request by either party. Prior to city payment to the County, Anoka County shall provide the City a copy of all invoices and cost documentation to assist the City in their application for funding/reimbursement as necessary.

VIII. SIGNALIZATION POWER

The City shall at their sole expense, install and cause the installation of an adequate electrical power source to the service cabinet for the previously mentioned CSAH 17/131st Ave NE traffic control signal system including any necessary extension of power lines. The City shall be the lead agency in this matter. Upon completion of said traffic control signal installations, the ongoing cost of the electrical power to the signals shall be the sole cost and expense of the City.

IX. MAINTENANCE

- A. The County will be responsible for the maintenance of the crosswalk pavement markings for the crossings at the signalized intersection.
- B. Maintenance of the completed traffic control signal and signal equipment at the intersection of CSAH 17 and 131st Avenue NE shall be performed by the County on a 100% reimbursable basis with the City billed quarterly for 100% of all incurred costs.
- C. The County shall maintain the said traffic signal controllers, traffic signal and pedestrian indications, loop detectors and associated wiring of the said traffic control signals on a 100% reimbursable basis with the City billed quarterly for 100% of all incurred costs.

- D. Maintenance of the galvanized coating on the traffic signal system poles and mast arms shall be the sole obligation of the City. Any variation of painting color standards will be billed to the City.
- E. Timing of the completed traffic control signal shall be determined by the County.
- F. Only the County shall have access to the controller cabinets.
- G. The traffic control signals shall be the property of the County.
- H. The City shall be responsible for maintenance of the luminaries, luminaire relamping, and luminaire painting.
- I. All maintenance of the EVP System shall be completed by the County. The City shall be billed by the County on a quarterly basis for all incurred costs.
- J. EVP Emitter Units may be installed on and used only by Emergency Vehicles responding to an emergency as defined in Minnesota Statutes §169.011, Subdivision 3, and §169.03. The City shall provide a list to the County Engineer, or the County's duly appointed representative, of all such vehicles with emitter units on an annual basis.
- K. Malfunctions of the EVP System shall be immediately reported to the County.
- L. All timing of said EVP System shall be determined by the County.
- M. In the event said EVP System or components are, in the opinion of the County, being misused, or the conditions set forth are violated, and such misuse or violation continues after receipt by the City, written notice thereof from the County, the County shall remove the EVP System. Upon removal of the EVP System pursuant to this paragraph, the field wiring, cabinet wiring, detector receiver, infrared detector heads and indicator lamps and all other components shall become the property of the County.

X. NOTICE

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

XI. INDEMNIFICATION

The City and County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by either party under this Agreement.

XII. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject

matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

XIII. COUNTERPARTS

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

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

COUNTY OF ANOKA

CITY OF BLAINE

By: _____
Rhonda Sivarajah
County Administrator

By: _____
Tim Sanders
Mayor

Dated: _____

By: _____
Michelle Wolfe
City Manager

Dated: _____

RECOMMENDED FOR APPROVAL:

By: _____
Joseph J. MacPherson, P.E.
Transportation Division Manager

By: _____
Dan Schluender
City Engineer

Dated: _____

APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine V. Carney
Assistant County Attorney

By: _____
Chris Nelson
City Attorney

Dated: _____



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.7

Accept Quote for Water Treatment Plant No. 1 Filter Internals

Executive Summary

Pursuant to the City's purchasing rules, staff is bringing forward the attached quote from Kurita America in the amount of \$167,700. This action approves the purchase of filter internals for the two pressure filters in Water Treatment Plant 1 (WTP 1).

Background

City staff has been experiencing issues with incomplete backwashing of the filter media and reliability of the underdrain piping in the pressure filters at WTP 1, 2 and 3 over the years. In an effort to find a way to correct these issues, Barr Engineering performed a backwash reclaim study in December 2021 at WTP 1 and WTP 3. During the study it became apparent that there are inconsistencies with the existing filters including: filter vessel size, loading rate, backwash rate, backwash supply, control valve functionality, filter underdrain distribution piping, and filter backwash collection piping. The recent media change in the filters from Electromedia by Filtronics to pyrolusite resulted in an increase in backwash rates due to the denser pyrolusite filter media. That in turn has affected other plant system operations.

Barr Engineering was awarded a contract by the City Council (Motion 23-12 passed on 1/4/2023) to complete an underdrain redesign and a full-scale pilot testing of alternative media to determine the achievable capacity and operational improvements that a wholistic media changeout and underdrain redesign could provide at WTP 1, 2, and 3. The goal is to complete WTP 1 in 2023, which currently has one of two filters offline due to a broken underdrain system. The results of the pilot study and underdrain redesign work done at WTP 1 will then be utilized on WTP 2 and WTP 3 in future years as identified in the 5-year CIP. The 2023 Capital Improvement Plan (CIP), which has been approved by the City Council, identified this project.

Barr Engineering prepared plans and specifications and quotes were solicited from three firms for furnishing the filter internals (underdrain, media and overdrain) for both filter vessels at WTP 1. Due to the long 10 to 14 week lead time for producing the new underdrain system and the need to get the filter back online as soon as possible, it was determined that the City would purchase the filter internals directly from the supplier. A separate project to install the purchased filter internals and renovate the filter vessels is being prepared by Barr for bidding at a later date this spring. The quotes received were as follows:

- Kurita America \$167,700.00
- Hungerford and Terry \$131,134.00
- Filtronics, Inc. \$134,364.00 to \$161,291.00 depending on media selected

Barr Engineering evaluated all quotes and provided a technical memorandum recommending that the City select Kurita America. The system proposed by Kurita America met all the specifications and the requirements of the 10 States Standards for water facilities. The other two systems raised some concerns with the design and materials proposed to be used which led to them not being recommended. Staff has reviewed the Barr technical memorandum and agrees with the recommendation to select Kurita America.

Strategic Plan Relationship

This action relates directly to the City of Blaine Strategic Plan Item No. 6 - Well Maintained Infrastructure.

Board/Commission Review

N/A

Financial Impact

The 2023 budget appropriated \$300,000 for filter underdrain design and replacement as a program. The total appropriated budget-to-date for WTP 1 filter underdrain design and replacement is \$116,000. The total appropriated budget of \$300,000 is thus adequate to cover this quote, making the acquisition of these filter internals financially feasible and within the project budget.

Public Outreach/Input

N/A

Staff Recommendation

By motion, accept quote from Kurita America in the amount of \$167,700.00 and authorize the City Manager to sign the quote agreement.

Attachment List

1. Kurita America Quote

Quote Form
WTP1 Filter 2 Internal Piping
Project 23-21

Base Quote

Distribution Piping Filter 2: \$ 30,200.00

Underdrain Piping Filter 2: \$ 31,500.00

TOTAL Filter 2: \$ 61,700.00

Filter Media: \$ 36,000.00

Delivery Date: 12 weeks ARO

Alternate 1

Distribution Piping Filter 1 and 2: \$ 53,200.00

Underdrain Piping Filter 1 and 2: \$ 56,500.00

TOTAL Filter 1 and 2: \$ 109,700.00

Filter Media: \$ 58,000

Delivery Date: 12 weeks ARO

The basis of payment for the WTP1 Filter Internal Piping shall be on the quote prices upon full delivery and acceptance of the piping materials. Furnish the material, as specified, at the contract price by the delivery date. Failure to furnish material at the time and in the manner specified is reason to invalidate the contract and damages may be received if it becomes necessary to purchase the required materials outside the contract.

The undersigned declares that they have fully examined the Blaine WTP1 Filter Modifications Specifications and Quotation Information Packet and other Contract Documents as prepared by Barr Engineering all of which are fully understood and hereby agreed to.

Company: Kurita America

By: Daniel Hilson

Signatures: Daniel Hilson

Date: 3/10/2023

Address: 6600 94th Ave N
Minneapolis, MN 55445

Telephone: _____

Fax: _____

Quote Approved by City of Blaine: _____ Date: _____



Quotation #23191

WTP1 Water Filter Rehabilitation
City of Blaine, Minnesota
Barr Engineering

Addressee: Julia Macejkovic,
Barr Engineering
Engineer City of Blaine
Quotation #: 203191
Quotation Date: 3/10/23
Bid Date: 3/10/23

We are represented on this project by:

Matt Fritze, President/Outside Sales
Great Northern Environmental LLC
1300 Helmo Ave N
Oakdale, MN 55128
USA
(651) 289-9100
(952) 239-2264
mfritze@gnenv.com

Tonka Water Contact:

Brienne Peterson
6600 94th Ave North
Minneapolis, MN 55445 USA
Main: 800-530-1887
Cell: 612-270-7846
b.peterson1@kurita-water.com

Attachments: Drawings and Calculations

WTP 1, Filter 2 - Rehabilitation, City of Blaine, Minnesota

Barr Engineering

The City of Blaine is requesting quotations for internal distribution and underdrain piping for a 7-foot diameter by 16-foot long horizontal iron and manganese removal pressure filter at Water Treatment Plant 1. This quote includes pricing for one underdrain and distribution piping replacement, and media.

INLET DISTRIBUTOR

The filter will be supplied with one 304 Stainless Steel influent header with upturned distribution piping.

- 3" of separation between inner tank wall and top of the distribution (backwash collection) piping.
- Stainless steel support angles, hangers, and U Bolts.
- Support hardware to be supplied

UNDERDRAIN SYSTEM

Each filter compartment shall be supplied with a new Sch. 80 PVC header/lateral underdrain system. The header/lateral underdrain system shall consist of a 10" Sch. 80 PVC header pipe with 2" Sch. 80 PVC laterals located on 8" centers along each side of the header pipe.

- The 2" PVC laterals shall be installed with 164 underdrain diffuser nozzles. The diffuser nozzles shall be located approximately on 8" centers.
- Nozzles to be 0.040in slot media retaining design
 - *In lieu of gravel retaining nozzles due to limited freeboard spacing, 2 layers of gravel are possible.*
- Steel support angles, hangers, and U Bolts.
- Underdrain plugs to be supplied for installation prior to concrete pour/paint.
- Support hardware to be supplied
 - *Contractor to remove existing concrete, sandblast and paint filter interior, and encase new underdrain concrete.*

SUPPORT GRAVELS AND FILTRATION MEDIA

Kurita America is to provide new filter media and gravel. Media is to be in accordance with AWWA B100-2016 specifications for filter material.

- 27 cubic feet total (3" depth plus an additional 5% for spillage) of **1/4" x 1/8" Support Gravel** shipped in 1/2 cuft bags for installation by others supervised by Kurita.
- 28 cubic feet total (3" depth plus an additional 5% for spillage) of **0.8-1.2mm torpedo sand** shipped in 1/2 cuft bags for installation by others supervised by Kurita.
- 164 total cubic feet of **GreensandPlus™** (18" depth plus an additional 5% for spillage), with an effective size of 0.35 to 0.45 mm and a uniformity coefficient not exceeding 1.6. Shipped in 1/2 cuft bags for installation by others supervised by Kurita.
- 127 cubic feet of **anthracite** media (12" depth plus an additional 1 inch for backwashing and skimming of fines plus 5% extra for spillage), with an effective size of 0.6 to 0.8 mm and a uniformity coefficient not exceeding 1.65. Shipped in 1 cuft bags for installation by others.

[**Note:** All filter media and support gravels will be shipped on pallets with approximately 2,000 lbs. per pallet.]

Field service will be offered at the rate of \$1,250 per day plus travel and per diem expenses as requested.

FINAL Submittal drawings and data for engineer's approval prior to fabrication of equipment. Initial drawings are at the end of the quote

Calculations Are attached at the end of the quote. Recommended backwash flowrate 10-12 gpm/sqft. Backwash is possible up to 15gpm/sqft, however not recommended due to low headspace and media type.

Price Summary

Base Quote (Filter 2)

Item	Price
A. Stainless Steel Over drain materials, freight	\$xxxxxxx
B. SCH80 PVC Underdrain materials, freight	\$xxxxxxx
C. Media, gravels, Freight	\$xxxxxxx

Alternate 1 (Filter 1+2)

Item	Price
A. Stainless Steel Over drain materials, freight	\$xxxxxxx
B. SCH80 PVC Underdrain materials, freight	\$xxxxxxx
C. Media, gravels, Freight	\$xxxxxxx

Please note that due to the current volatility of steel pricing, this price is valid for 14 days, at which time we will provide updated pricing, as requested.

Kurita America bases this proposal on the invoice schedule as shown below:

- 20% Upon Receipt of PO
- 30% Upon Submittal of Approved Drawings
- 50% Upon Shipment of Materials

Delivery:

1. Submittal drawings will be supplied in approximately 2-3 weeks after receipt of a fully signed and executed purchase order.
2. Shipment of equipment/material will be made in approximately 8-10 weeks after receipt of approved drawings.

Please note that these timelines are approximate. Actual lead times will be dependent on material lead times and fabrication shop capacity at time of order.

The attached **CONDITIONS OF SALE AND WARRANTIES** that are incorporated herein.
For your convenience, this sheet may be used as your order for this equipment.

Items Ordered	_____
P.O. Number	_____
Total Net Price	_____
Firm Name and Address	_____
By (Print)	_____
Signature	_____
Date	_____

KURITA AMERICA INC.
Purchase orders should be addressed to: Kurita America Inc. 6600 94th Ave North Minneapolis, MN 55445

We do not include the following:

1. Mechanical or electrical installation.
2. Unloading or rigging. The contractor must provide a suitable access to the jobsite.
3. On-site storage or protection of equipment.
4. Pipe, valves or fittings other than those specifically described herein.
5. Pipe supports or hangers.
6. Motor starters, motor controls, disconnects, or any other electrical equipment other than those specifically described herein.
7. Electrical wiring or conduit.
8. Chemical feed tubing, conduit piping, hangers or supports.
9. Pumps or pumping equipment other than those specifically described herein.
10. Concrete, concrete grout or rebar.
11. Disinfection or disinfection / start-up chemicals.
12. Lubricants.
13. Pneumatic tubing or conduit.
14. Control panel wall mounting material or hardware.
15. Anchor bolts or anchoring calculations, unless specifically described herein.
16. Any items not specifically described in this proposal.
17. Seismic design considerations of equipment unless otherwise noted.

Notes:

1. Equipment is quoted f.o.b. factory with full freight allowed to the jobsite.
2. Our proposal does not include any sales or use taxes.
3. If the above proposal includes valves, piping, etc., these are to be shipped loose for assembly and installation by others unless specifically noted to the contrary.
4. The attached Kurita America standard Terms and Conditions are incorporated by reference into this quotation, will be a part of any binding agreement between you and Kurita America, and cannot be modified by you whether by the terms of your purchase order or otherwise, except to the extent expressly accepted by Kurita America in writing. You agree to abide by the terms of Section 1 ("General"), Section 3 ("Quotations") and Section 17 ("Confidential Information") of the Kurita America standard terms and conditions with respect to the information contained in this quotation and any other information provided to you by Kurita America, regardless of whether you submit an order or whether you and

Kurita America enter into a binding agreement regarding the purchase of the products described herein.

5. Please note that a copy of the contractor's payment and performance bond is required to be forwarded to us as a part of normal credit approval procedures.
6. Kurita America requires partial payments based on shipped material and purchaser's account being current prior to scheduling a field technician for equipment start-up.
7. Kurita America will provide field services as outlined above in this quotation. Kurita America's field service rate is \$1200.00 per day plus travel and per diem expenses. If Kurita America field service personnel arrive on-site after a schedule is established and the project is not ready for the intended services to be performed, Kurita America will invoice for additional days, if required. If the time required is greater than listed in this quotation, Kurita America will invoice purchaser at the above field service rate plus travel and per diem expenses.
8. This proposal meets the requirements of the American Iron and Steel (AIS) Act, if specified.

Conditions of Sale and Warranties

1. Exclusive Terms and Conditions

Together with any other terms the parties agree to in writing, these terms and conditions of sale form the exclusive terms ("Agreement") whereby Buyer agrees to purchase, and Seller agrees to sell goods and provide advice, instruction and other services in connection with the sale of those goods ("Services"). Notwithstanding any provisions communicated in any way by Buyer to Seller prior to this agreement including any terms contained in any request for quote by Buyer, Buyer agrees that this agreement will control the relationship by accepting goods and services from Seller, even if Buyer sends to Seller other terms and conditions to which Seller may not respond.

2. Buyer Obligations

Seller will not control the actual operation of either Buyer's systems or goods at the site, and unless otherwise specifically agreed in writing, installation of goods shall be the responsibility of Buyer. Goods and services provided hereunder are based upon the information Buyer makes available to Seller, and Seller reserves the right to utilize the most compact and feasible design compatible with sound engineering practices, and to make changes in details of design, construction and arrangement of goods unless precluded by limitations (including, but not limited to actual space and feed water/substance quality specifications) specified by Buyer in writing at the time an order is placed. If no such limitations are specified, Seller shall not be held responsible for incompatibility of the goods and services due to changes in feed water/substance quality specifications or site conditions nor for incompatibility with actual space or design limitations, which were not initially disclosed by Buyer and become apparent at a later date. For services to be accurate and goods to work as intended, Buyer must fulfill the following obligations ("Obligations"):

- (a) provide Seller complete and accurate information and

data relevant to the scope of work to be provided, such as information related to Buyer's site conditions, systems, related equipment and processes, feed water or other substances to be treated or measured with the Goods, including any hidden, unapparent, or changing conditions that may affect the effectiveness of the Goods; (b) operate all related systems and the goods within the agreed to control parameters or, if none, within industry customary operating conditions; (c) maintain all related systems and Goods in good operating condition and repair; and (d) maintain and handle goods in a proper and safe manner. If Buyer's fails to fulfill the foregoing obligations, Seller shall be relieved of any obligations with respect to warranties or any other commitments made to Buyer in writing, and Seller shall have no liability for any loss, damage or injury which Buyer may sustain or for which Buyer may be liable.

3. Payment and Prices

Unless otherwise specified in writing in section 10 of this proposal document, payment is due net thirty (30) days from the date of Seller's invoice. If Seller shall have any doubt at any time as to Buyer's ability to pay, Seller may decline to make deliveries except on receipt of satisfactory security. The prices quoted herein do not include taxes. Buyer shall be directly responsible, and reimburse Seller, for the gross amount of any present or future sales, use, excise, value-added, or other similar tax applicable to the price, sale of delivery of any products or services furnished hereunder. Buyer shall furnish Seller with evidence of exemption acceptable to the taxing authorities if applicable. [For multi-year agreements, pricing stated shall remain firm for 12 months, after which Seller shall be entitled to adjust pricing upward on an annual basis according to the designated formula used by Seller in Buyer's country and which shall be notified to Buyer.] Unless otherwise specified, all prices are ExWorks Seller's facility. Buyer agrees to reimburse Seller for collection costs, including 2% interest per month, should Buyer fail to timely pay. Buyer shall have no rights to any setoffs of any nature relating to any payments due under the agreement.

4. Payment for Excessive Usage; Lost and Damaged Goods

If payment for goods is based on some factor other than the actual amount of goods delivered (e.g., payment is for a fixed amount, or based on usage or production), then Buyer agrees to pay for all Goods (a) consumed as a result of Buyer's failure to comply with obligations as set forth in Section 2; or (b) lost or damaged after delivery to Buyer. Buyer shall provide Seller all information necessary to calculate amounts due and enable Seller to audit those records.

5. Deliveries

Unless stated otherwise in the proposal, Seller shall deliver all products to Buyer EXW Seller's facility, place of manufacture, or warehouse, according to INCOTERMS 2000. Shipment dates, if applicable, noted in this proposal represent Seller's best estimate of probable delivery time considering conditions known at the time this Proposal was prepared. Upon acceptance of Buyer's purchase order or, where specified in the purchase order, upon receipt of Buyer's notification to proceed with fabrication of equipment that satisfies Seller's requirements for meeting the delivery schedule, Seller shall commence fabrication of equipment. The place of delivery specified therein shall be firm and fixed, provided that Buyer may notify Seller no later than 45 days prior to the scheduled shipment date of the products of an alternate point of delivery. Provided the parties agree a variation to take into account any additional cost [or delay] incurred by Seller in implementing this change, the alternate place of delivery shall become the agreed place of delivery for all purposes under this agreement.

6. Consigned Goods

Buyer shall bear all risk of loss and damage to all consigned goods in Buyer's possession or control, notwithstanding Buyer's exercise of reasonable care. Seller shall have the right to enter Buyer's premises at all reasonable times to inspect such Goods and related records. Upon request, Buyer agrees to return such goods to Seller pursuant to Seller's shipping instructions.

7. Limited Warranties

Seller warrants that the goods shall conform to published specifications and shall be free from defects in material and workmanship when at all times operated in accordance with Seller's written instructions; and that the services will be performed with the degree of skill which can reasonably be expected from a seller engaged in a comparable business and providing comparable services under comparable circumstances. Unless otherwise provided in any warranty

schedule that may be attached hereto, the foregoing warranties are valid: (a) for chemicals and services, for 6 months from their date of delivery or the provision of Services; (b) for consumables, including filters and membranes, 12 months from their date of delivery, (c) for goods other than chemicals and consumables, the earlier of, 15 months from receipt, or 12 months from start-up/first use. Unless expressly agreed in a "performance warranty document" signed between the parties on a separate basis, there is no performance warranty on goods and services or warranty on process results. For goods not manufactured by Seller, the warranty shall be the manufacturer's transferable warranty only. Any claim for breach of these warranties must be promptly notified in writing or the claim will be void. Seller's sole responsibility and Buyer's exclusive remedy arising out of or relating to the goods or services or any breach of these warranties is limited to, at Seller's option: (a) replacement of non-conforming goods or refund of purchase price of the non-conforming Goods; and (b) re-performance of the services at issue, or a refund of the amount paid for the Services at issue. No allowance will be made for repairs or alterations made by Buyer without Seller's written consent or approval. Goods may not be returned to Seller without Seller's written permission. Seller will provide Buyer with a "return material authorization" number to use for returned goods. Buyer, as the original purchaser, is not entitled to extend or transfer this warranty to any other party. The foregoing warranties are in lieu of and exclude all other warranties, statutory, express or implied, including any warranty of merchantability or of fitness for a particular purpose.

8. Use of Equipment, Tanks, and Containers

Tanks and SBC's owned by Seller shall be used only for the storage of goods approved by Seller and, at Seller's request, shall be returned to Seller within thirty (30) days.

9. Compliance with Laws; Permits

Buyer is responsible for compliance with all laws and regulations applicable to the storage, use, handling, installation, maintenance, removal, registration and labeling of all goods from and after Buyer's receipt of the goods, as well as for the proper management and disposal of all wastes and residues (including containers) resulting from Buyer's use of the Goods. Buyer agrees to ensure that all Goods and Services provided to Buyer for export are exported only in compliance with applicable export control laws and regulations. Permits and licenses of a permanent nature, or which are required to operate apparatus or equipment or to use the Goods, shall be procured by Buyer at Buyer's sole expense.

10. Installation

For equipment purchase if applicable, installation costs of the equipment and materials supplied shall be the responsibility of the Buyer, unless otherwise provided within the Seller's proposal. Otherwise, unless stipulated in the Seller's proposal, Buyer agrees to pay for start-up supervision and operator instruction, at the Seller's prevailing rate per day. Buyer also agrees to pay reasonable expenses for transportation room and board for Seller's personnel. Standard terms of sale include two sets of operating instructions. If additional sets are required, they are available at an additional charge. Upon receipt of request for additional sets, a price quotation will be forwarded.

11. Differing Site Conditions and Hazardous Materials

In the event that Seller encounters any Hazardous Materials (shall mean toxic substances, hazardous substances, pollutants, contaminants, regulated wastes, or hazardous wastes as such terms may be defined or classified in any law, statute, directive, ordinance or regulations promulgated by any applicable governmental entity) at the Buyer's site, other than Hazardous Materials introduced by Seller or that are otherwise the express responsibility of Seller under this Agreement, Buyer shall immediately take whatever precautions are required to legally eliminate such hazardous conditions so that the Seller's work under this Agreement may safely proceed.

12. Emergencies

In the event an emergency condition should occur where the protection of either the plant equipment, employees at site, or the surrounding community are threatened, Seller may procure the required and necessary equipment, personnel, or subcontract support. Seller must provide immediate notice to Buyer regarding the emergency and then provide a report after reviewing the events and itemizing all expenditures. Buyer will reimburse Seller for all emergency related expenses.

13. Excusable Delay/Non-Performance

Seller shall not be liable nor in breach or default of its obligations under this Agreement to the extent performance of such obligations is delayed or prevented, directly or indirectly, due to causes beyond the reasonable control of Seller, including, but not limited to: acts of God, fire, terrorism, war (declared or undeclared), epidemics, material shortages, insurrection, act (or omissions) of Buyer or Buyer's suppliers or agents, any act (or omission) by any governmental authority, strikes, labor disputes, transportation shortages, or vendor non-performance. The delivery or performance date shall be extended for a period equal to the time lost by reason of delay or non-performance, plus such additional time as may be necessary to overcome the effect of the delay or non-performance. If Seller is delayed by any acts (or omissions) of Buyer, or by the prerequisite work of Buyer's other contractors or

suppliers, Seller shall be entitled to an equitable price and performance adjustment as applicable.

14. Confidentiality and Intellectual Property

Both parties agree to keep confidential the other party's proprietary non-public information, if any, which may be acquired in connection with this Agreement. Buyer will not, without Seller's advance written consent, subject Goods to testing, analysis, or any type of reverse engineering. Seller retains all intellectual property rights including copyright which it has in all drawings and data or other deliverables supplied or developed under this Agreement, subject to Buyer's right to use such drawings and data for its own use without additional cost. Buyer acknowledges that Seller is in the business of selling the Goods subject to this Agreement and agrees that it will not file patent applications on the Goods, or processes and methods of using the Goods, without Seller's express written permission. Buyer further agrees that in any event any such patents will not be asserted against Seller or its customers based upon purchase and use of such Goods. Buyer shall be fully liable for any infringement of patent rights of third parties arising out of the products supplied hereunder where the construction, and other characteristics of such products including modification of the Goods and Services, is prescribed to the Seller, or completed independently, by the Buyer or agent(s). Buyer shall fully defend and indemnify the Seller in case of such claim(s). Any software Seller owns and provides pursuant to this Agreement shall remain Seller's property. Seller provides to Buyer a limited, non-exclusive and terminable license to such software for the term of this Agreement. Buyer agrees not to copy, sub-license, translate, transfer, reverse engineer, or decode the software. Unless otherwise expressly agreed by Seller, this license shall terminate and the software shall be returned to Seller upon termination of this Agreement, or the material breach of the terms in this section.

15. Limitation on Liability

To the extent permitted by law, the total liability of the Seller for all claims arising out of or relating to the performance or breach of this Agreement or use of any Goods or Services shall not exceed the annual contract value of this Agreement. Seller shall not be liable for any advice, instruction, assistance or any services that are not required under this Agreement or for which Seller does not charge Buyer. In no event will either party be liable to the other for lost profits or revenues, cost of capital or replacement or increased operating costs, lost or decreased production, claims of Buyer's customers for such damages or any similar or comparable damages, or for any incidental, special, consequential or indirect damages of any type or kind, irrespective of whether arising from actual or alleged breach of warranty, indemnification, product liability or strict liability, or any other legal theory. If Buyer is supplying Seller's Goods or Services to a third party, Buyer shall require the third party to agree to be bound by this clause.

If Buyer does not obtain this agreement for Seller's benefit for any reason, Buyer shall indemnify and hold Seller harmless from all liability arising out of claims made by the third party in excess of the limitations and exclusion of this clause.

16. Conflicts; Survival, Assignment

If there is any conflict between this Agreement and any written proposal or quotation provided by Seller, then the terms and conditions set forth in the proposal or quotation shall prevail. If any term or condition of this Agreement or any accompanying terms and conditions are held invalid or illegal, then such terms and conditions shall be reformed to be made legal or valid, or deleted, but the remaining terms and conditions shall remain in full force and effect, and the Agreement shall be interpreted and implemented in a manner which best fulfills our intended agreement. This Agreement may only be assigned by Seller to any affiliate.

17. Termination and Cancellation

This Agreement and any performance pursuant to it may be terminated or suspended by either party if the other party (a) is the subject of bankruptcy or insolvency proceedings; or (b) defaults in its material obligations under this Agreement, and such default is not cured within thirty (30) days. Upon the termination of this Agreement: (a) Buyer agrees to pay for all Goods in Buyer's possession or for which title has passed to Buyer, at current prices or at such other prices as have been agreed to in writing; and (b) all amounts owing, if any, for the equipment or tanks relating to those Goods shall immediately become due and shall be paid within thirty (30) days of receipt of an invoice. In the event of cancellation of an order by Buyer, a cancellation charge will be made against the Buyer, in proportion to the work completed by Seller, or obligated against the order, plus any cancellation charges assessed against Seller by Seller's suppliers.

18. Governing Law and Dispute Resolution

This Agreement shall be governed by the substantive laws of the State of Minnesota. The UN Convention on the International Sale of Goods shall not apply. In the event of a dispute concerning this Agreement, the complaining party shall notify the other party in writing thereof. Management level representatives of both parties shall meet at an agreed location to attempt to resolve the dispute in good faith. Should the dispute not be resolved within thirty (30) days after such notice, the complaining party shall seek remedies exclusively through arbitration. The seat of arbitration shall be the federal district court in Minneapolis, MN, and the rules of the arbitration will be the Commercial Arbitration Rules of the American Arbitration Association, which are incorporated by reference into this clause.

19. COVID-19 Delays

If as a result of COVID-19 (a "COVID-19 Event"), [Supplier's/Seller's] work is delayed, disrupted, suspended

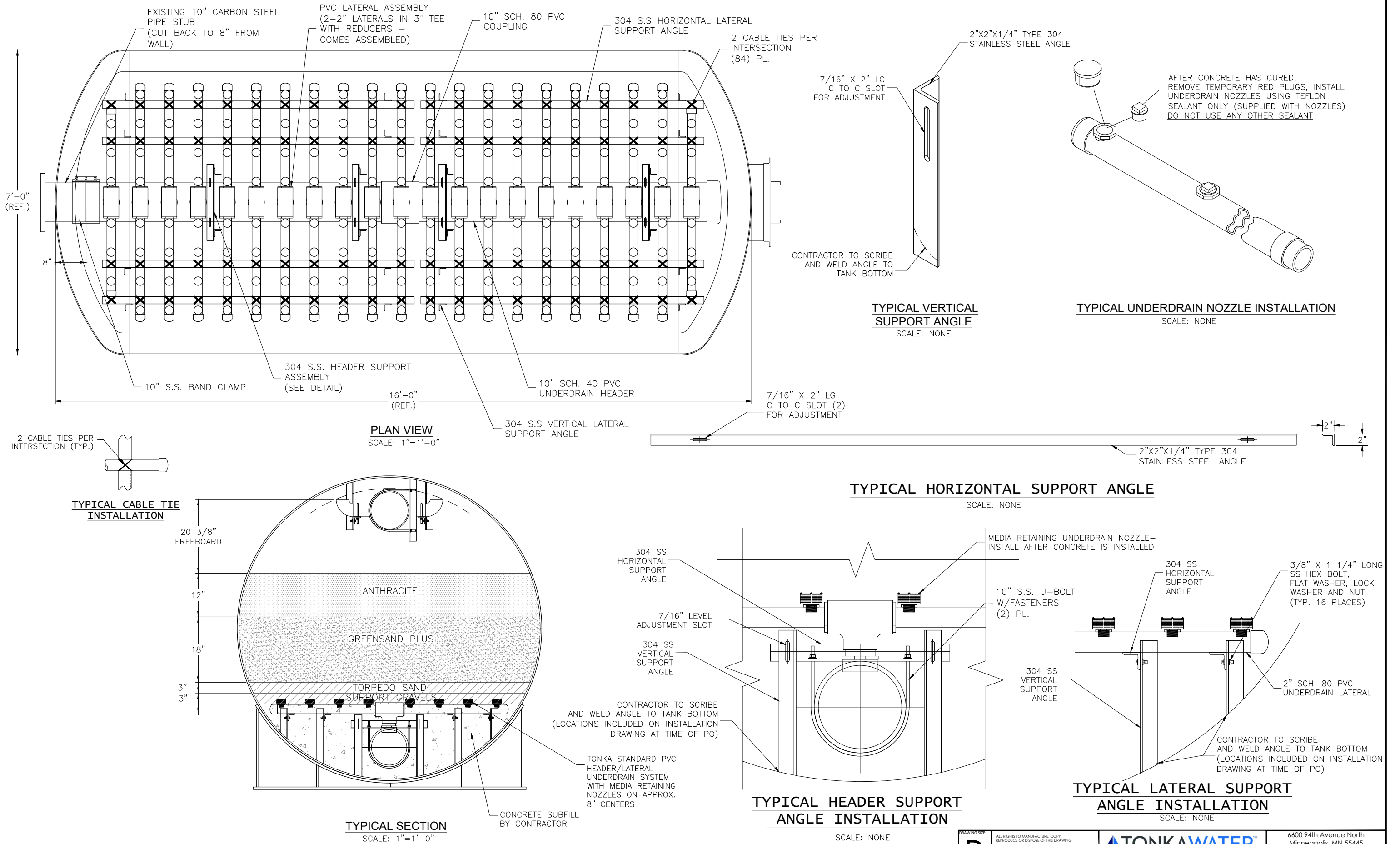
or otherwise impacted, including by (1) disruptions to material and/or equipment supply; (2) illness of [Supplier/Seller] or its subsupplier workforce and/or unavailability of labor; (3) government quarantines, shelter-in-place orders, closures, or other guidelines, mandates, restrictions, and/or directives; (4) Owner or Purchaser restrictions and/or directives arising from COVID-19; and/or (5) fulfillment of [Supplier's/Seller's] contractual obligations under this [Agreement/Purchase Order] or legal health and safety obligations associated with COVID-19, then [Supplier/Seller] shall be entitled to an equitable adjustment to the schedule and duration to account for such disruptions, suspensions, and impacts on the [Work].



CONTRACTOR TO REMOVE ALL UNDERDRAIN AND OVERDRAIN COMPONENTS, SUPPORT STEEL, AND CONCRETE. IT IS RECOMMENDED TO SANDPLAST THE ENTIRE INTERIOR PRIOR TO WELDING THE NEW SUPPORTS SYSTEM IN PLACE.

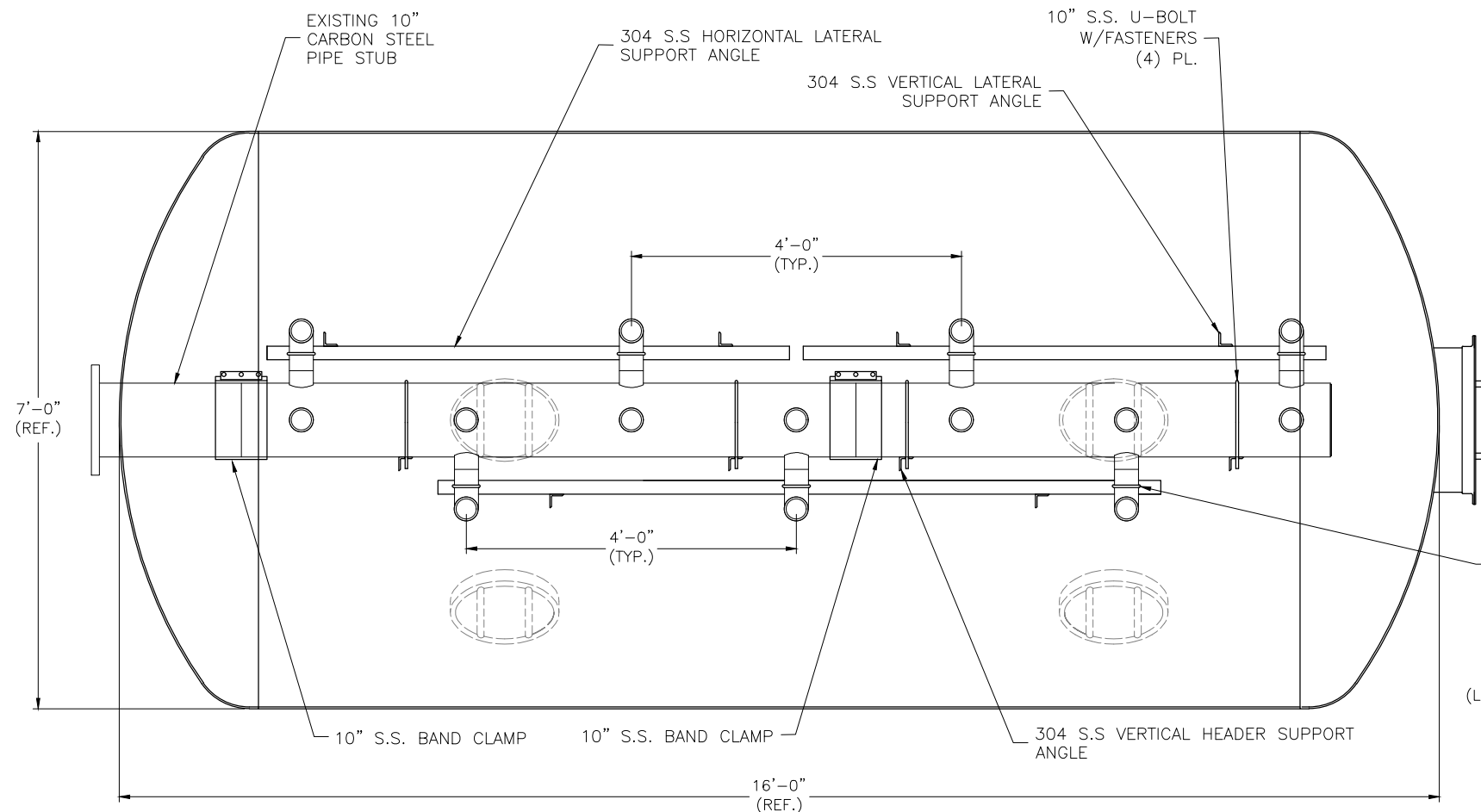
EXISTING HORIZONTAL PRESSURE FILTER INTERNAL COMPONENTS

DRAWING SIZE: D		ALL RIGHTS TO MANUFACTURE, COPY, REPRODUCE OR DISPOSE OF THIS DRAWING OR ITS CONTENTS ARE RESERVED UNLESS OTHERWISE SPECIFIED IN WRITING BY KURITA AMERICA INC. DO NOT SCALE DRAWING		 a Kurita brand		6600 94th Avenue North Minneapolis, MN 55445 www.kuritaamerica.com	
DRAWN BY: MRR	START DATE: 02/28/2023	HORIZONTAL PRESSURE FILTER REFURB UNDERDRAIN AND OVERDRAIN PROPOSAL DRAWING BLAINE (WTP 1, FILTER 2), MN				SHEET NUMBER: 1 OF 3	REV: 0
PROJECT MGR: BP	DWG. SCALE: NONE					DRAWING NUMBER: 129667	
APPR. BY:	APPR. DATE:					PROJECT NUMBER: 23191	

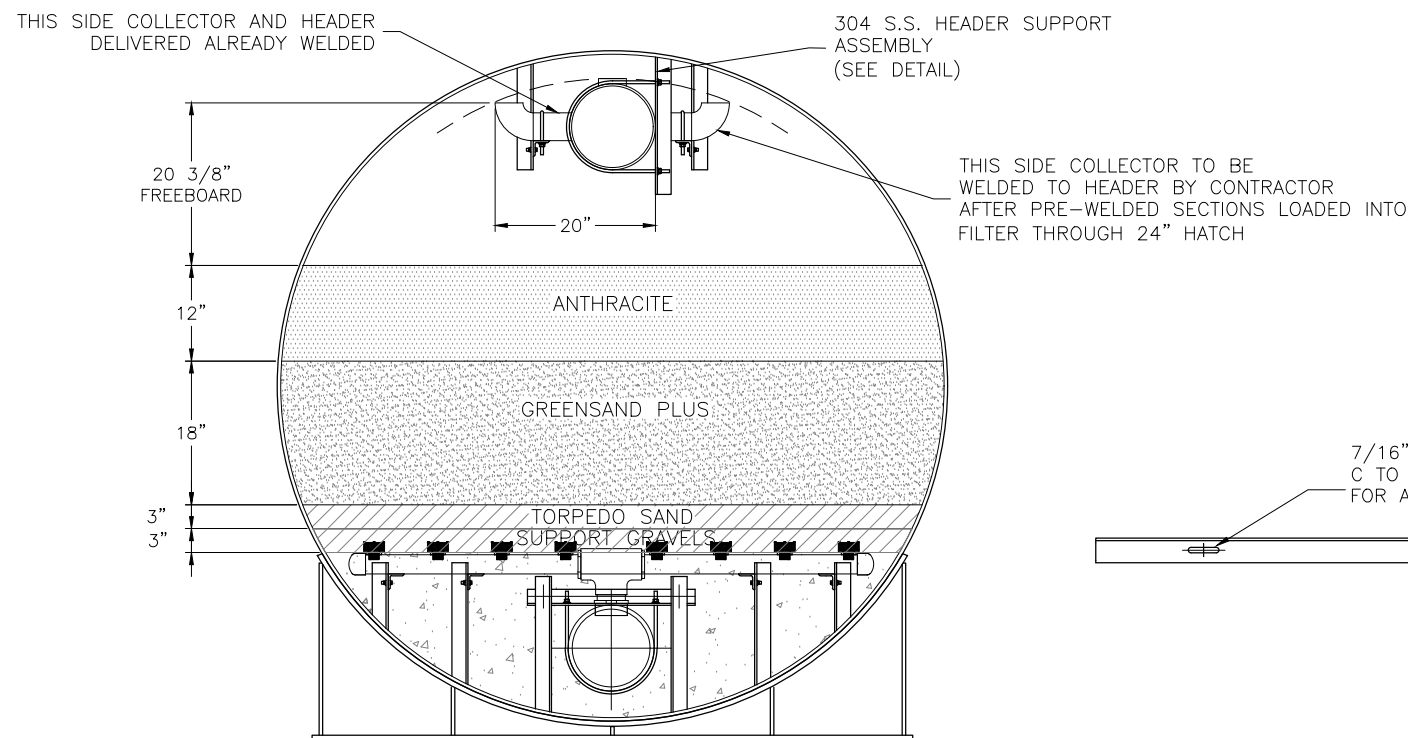


NEW UNDERDRAIN DETAILS

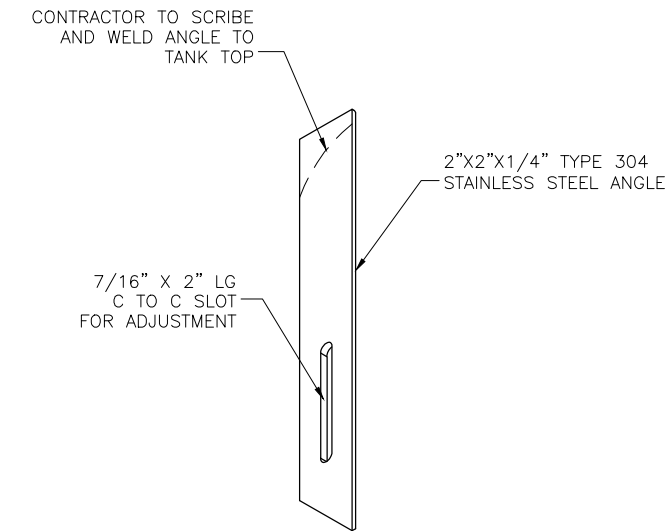
D DRAWING SIZE:		ALL RIGHTS TO MANUFACTURE, COPY, REPRODUCE OR DISPOSE OF THIS DRAWING OR ITS CONTENTS ARE RESERVED UNLESS OTHERWISE SPECIFIED IN WRITING BY KURITA AMERICA INC. DO NOT SCALE DRAWING		TONKATMWATER a Kurita brand		6600 94th Avenue North Minneapolis, MN 55445 www.kuritaamerica.com					
DRAWN BY: MRR		START DATE: 02/28/2023		HORIZONTAL PRESSURE FILTER REFURB UNDERDRAIN AND OVERDRAIN PROPOSAL DRAWING BLAINE (WTP 1, FILTER 2), MN				SHEET NUMBER: 2 OF 3		REV: 0	
PROJECT MGR: BP		DWG. SCALE: NONE						DRAWING NUMBER: 129667		PROJECT NUMBER: 23191	
APPR. BY:		APPR. DATE:						Page 68 of 444			



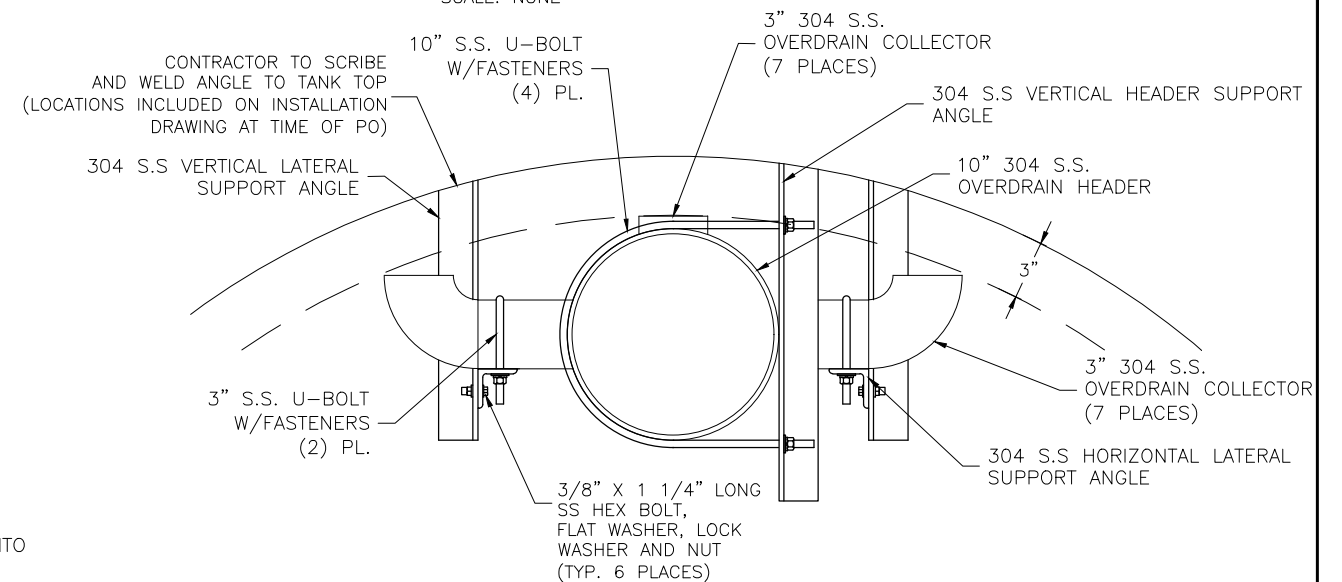
PLAN VIEW
SCALE: 1"=1'-0"



TYPICAL SECTION
SCALE: 1"=1'-0"



**TYPICAL VERTICAL
SUPPORT ANGLE**
SCALE: NONE



TYPICAL OVERDRAIN SUPPORT DETAIL
SCALE: NONE



TYPICAL HORIZONTAL SUPPORT ANGLE
SCALE: NONE

NEW OVERDRAIN DETAILS

D	ALL RIGHTS TO MANUFACTURE, COPY, REPRODUCE OR DISPOSE OF THIS DRAWING OR ITS CONTENTS ARE RESERVED UNLESS OTHERWISE SPECIFIED IN WRITING BY KURITA AMERICA INC. DO NOT SCALE DRAWING	TONKA WATER a Kurita brand	6600 94th Avenue North Minneapolis, MN 55445
DRAWN BY:	MRR	START DATE:	02/28/2023
PROJECT MGR:	BP	DWG. SCALE:	NONE
APPR. BY:		APPR. DATE:	
HORIZONTAL PRESSURE FILTER REFURB UNDERDRAIN AND OVERDRAIN PROPOSAL DRAWING BLAINE (WTP 1, FILTER 2), MN		SHEET NUMBER:	3 OF 3
		DRAWING NUMBER:	129667
		REV:	0

Blaine, MN Calcs:

Design parameters:

- Small gravel (1/4"x1/8") retaining (0.040" slots) on 8" centers (~2.25 nozzles per square foot of filter area).
- Selected UD nozzle (Orthos CI, 1.0 mm slot) to have ~1.52 in² per nozzle (0.0106 ft²) with stem open area (controlling area) of ~0.00215 ft²
- PVC header lateral underdrain system
- Nozzle slot openings designed to target ~0.3% filter area per Ten States Standards
- Backwash system capable of up to 15 gpm/sft
- 18" of GreensandPlus™ (0.30-0.35 mm, U.C. < 1.6); 12" of anthracite (0.6-0.8 mm, U.C. < 1.6)
- Min forward flow = 6 gpm/sft
- Approximate filter area per filter = 106.5 ft²; area at underdrain = 86.2 ft²
- 10" header, 2" laterals, Sch 80 PVC (1.913 in I.D.) – approx. 42 laterals total

Nozzle Calcs:

Nozzle open area = (86.2 ft² per filter at UD) x (2.25 nozzles per square foot) x (0.00215 ft² open area/nozzle) = 0.416 ft² (59.9 in²)

Ratio of filter area to nozzle open area = 0.416/86.2 = 0.0048 or 0.48%

Open area of laterals = ((1.913²) x 3.14)/4 x 42 = 120.7 in²

Therefore, ratio of total open area of laterals to total nozzle open area (controlling) = 120.7/59.9 = 2.0

Based on these two factors, we would expect uniform distribution (less than 10% maldistribution) between nozzle for both backwash and service based on Ten State Standards "Filter Bottoms and Strainer Systems" section 4.3.1.7.



City of Blaine

Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Motion

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

Agenda Item # 8.8

Authorize Mayor and City Manager to Enter into a Contract with Barr Engineering Co., in the Amount of \$70,000 for the Wellfield Management Plan, Improvement Project No. 23-22

Executive Summary

Council is requested to approve a proposal from Barr Engineering Co. in the amount of \$70,000 to prepare a Wellfield Management Plan in conjunction with efforts to finalize appropriations permitting with the Minnesota Department of Natural Resources (DNR) for City wells 19, 20 and 21 in the Northeast Wellfield.

Background

The City is working with the DNR to finalize permitting for wells in the City's Northeast Wellfield. As a result of well interference complaints received by the DNR in recent drought years, the DNR instructed the City to turn off City wells 19, 20 and 21 in its Northeast Wellfield and informed the City that permitting related to these wells was not yet complete. The DNR has indicated that prior to approving a permit for the wells, all well interference complaints must be rectified and a Wellfield Management Plan (Plan) will need to be submitted to and approved by the DNR. The DNR is currently in the process of finalizing the investigation into the well interference complaints and a preliminary modeling report is expected in the next few weeks.

In an effort to make the process of obtaining permits for the three wells go as quickly and smoothly as possible, staff asked Barr Engineering for a proposal to complete a Plan and assist the City in other areas related to the well permitting process including, but not limited to, siting and designing observation wells to be used in conjunction with the Plan, reviewing groundwater modeling work performed by the DNR, and attending meetings with the DNR related to permitting of the wells and approval of the Plan. The proposal includes four main tasks as follows:

- **Preparing a Wellfield Management Plan** - The Plan will generally give guidelines for monitoring water usage and aquifer levels and operating the wells in the Northeast Wellfield that will limit the potential for interference with private wells in a reasonable proximity to the wellfield to a fair and reasonable amount.
- **Plan and design a wellfield observation nest** - Barr will work with City staff (and DNR input) to determine a location for an observation well nest that will include observation wells in both aquifers that the Northeast Wellfield pumps out of and a surface water observation well. This wellfield observation nest will be located between the Northeast Wellfield and the northern city limits. Once the location is determined, Barr will prepare plans and specifications for the construction of the observation wells. These observation wells will be used to determine real time impacts on water levels within the aquifers during the operation of the Northeast Wellfield, assisting the City with operating the wellfield and aiding in resolving the legitimacy of any future well interference complaints.
- **Review DNR groundwater modeling relating to the well interference complaints** - Barr will assist the City in evaluating the eventual DNR well interference model and proposed complaint resolution process revolving around the current well interference investigation.
- **Meetings/Interactions with the DNR** - Barr will meet with and communicate with the DNR staff to obtain input on the Plan and facilitate the process for the City to obtain permits for the wells in the Northeast Wellfield.

The attached proposal details the Scope of Work and estimates the fees to prepare the documents. Barr Engineering is in the council-approved engineer consultant pool and has done all the previous design and modeling work on the Northeast Wellfield and has the knowledge and expertise to successfully assist the City through the permitting process. Staff has reviewed this proposal and determined that the fees are justified and reasonable.

Strategic Plan Relationship

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

Board/Commission Review

N/A

Financial Impact

The total anticipated costs for the Well Interference project (IP 23-22), including the costs associated with this consulting contract and the lowering of private wells, is estimated at \$500,000, including this contract. The full project budget will be further refined upon completion of the DNR's modeling report and well interference findings. The well interference project was not included in the

2023-2027 CIP as the full scope of the issue was unforeseen at the time of the CIP adoption. The findings and proposed budget amendment will be presented to council at a future workshop.

Public Outreach/Input

None required

Staff Recommendation

By Motion, authorize the Mayor and City Manager to contract with Barr Engineering Company in the amount of \$70,000 for services related to the Wellfield Management Plan in accordance with their proposal dated March 23, 2023. In addition, authorize a 10% contingency to bring the total project budget to \$77,000 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. Wellfield Mgt Plan Proposal_03232023

March 23, 2023

Mr. Stefan Higgins
Assistant City Engineer
City of Blaine
Engineering Department
10801 Town Square Drive NE
Blaine, MN 55449

Re: Wellfield Management Plan Proposal

Dear Mr. Higgins:

Barr Engineering Co. (Barr) is pleased to provide the City of Blaine (City) with a proposal for preparing a Wellfield Management Plan (Plan) in conjunction with efforts to finalize permitting for wells in its Northeast Wellfield. This proposal includes the following sections:

- Project understanding
- Project team
- Work Plan
- Schedule
- Cost Estimate

Project Understanding

The City is working with the Minnesota Department of Natural Resources (DNR) to finalize permitting for wells in the City's Northeast Wellfield. As a result of well interference complaints received by the DNR in recent drought years, the DNR instructed the City to turn off wells in its Northeast Wellfield and informed the City that permitting related to these wells was not yet complete. The DNR has indicated that prior to approving a permit for the wellfield a Wellfield Management Plan (Plan) will be needed. The DNR has not provided guidance related to the required content of the Plan. However, Barr anticipates that the DNR will likely expect it to include monitoring water levels in pumping and monitoring wells in the region and modification to well use in response to water levels in the monitored wells if they decline to levels of concern. It may also include water use restrictions. In addition to preparation of the Plan, the City has requested assistance in other areas related to the well permitting process including, but not limited to, siting and designing observation wells to be used in conjunction with the Plan, reviewing groundwater modeling work performed by the DNR, and attending meetings with the DNR related to permitting of the wells and approval of the Plan.

Project Team

The Barr team working on this project will primarily be Brian LeMon, John Greer, Zach Nesler, and Sorel Nelson. Barr will utilize additional staff as appropriate to provide what is needed for the City.

Work Plan

Project Objective: Assist the City in obtaining permission to use wells in its Northeast Wellfield.

Task 1: Prepare Wellfield Management Plan (Plan)

Task Objective: Document guidelines for operating wells in the Northeast Wellfield that will limit potential for interference with private wells in reasonable proximity to the wellfield to a fair and reasonable amount.

Task Description: Barr will prepare a draft Plan based on the recently completed preliminary outline for submittal to the DNR. It is Barr's understanding that the DNR will not provide input to the preliminary outline for a Plan. Barr will reach out to the DNR once more in attempt to obtain some input and then will proceed with preparing a full document based on either the outline or the outline as modified by input from the DNR. A draft Plan will be submitted to the City for subsequent submittal to the DNR. The submittal to the DNR should request approval of the Plan or guidance regarding modifications required by the DNR. If the DNR does not approve the Plan but does provide input, the Plan will be revised and provided to the City for resubmittal to the DNR for final approval.

This task includes groundwater modeling in support of determining appropriate water supply well use modifications for wells in the Northeast Wellfield in the Quaternary and Tunnel City-Wonewoc aquifers. Model runs will estimate conditions encountered during the recent drought that resulted in the interference complaints and associate those conditions with water levels in the aquifers of concern at a location where a new observation well nest will be located. These water levels of concern will be triggers for actions the City will take as described in the Plan. These actions may include shifting demand from a well(s) to another well(s) to diminish well interference in a fair and reasonable way. Actions may also include water use restrictions based on water use priorities as outlined in Minnesota Statutes.

Meetings: The following meetings are assumed as part of Task 1:

- Project Kickoff meeting, in person, assumed to last no more than 1 hour
- Project working meeting to address action levels and possible water use restrictions; virtual, assumed to last up to 2 hours

Deliverables: The following deliverables are assumed for Task 1:

- Draft Plan with language seeking approval or specific guidance for modifications from the DNR
- Final Plan based on input from the DNR and City

Task 2: Plan and Design Wellfield Observation Well Nest

Task Objective: Provide a means by which the City can determine if its pumping is causing unacceptable interference with nearby private wells.

Task Description: Barr will work with the City to identify a location for an observation well nest that will include wells finished in the Quaternary and Tunnel City-Wonewoc aquifers. Preliminary assumptions are that the nest will be in a proposed park north and east of existing Water Treatment Plant 4. Once the location of the well nest has been agreed upon (including input from the DNR if they are willing to offer it), Barr will prepare plans and specifications for use in contract documents to obtain quotes from qualified well drillers to install the observation wells. The plans and specifications will include instrumentation and connection to the City's SCADA system for real time monitoring of water levels so that data can be used in carrying out the Plan prepared in Task 1.

Meetings: The following meetings are assumed as part of Task 2:

- Project working meeting to address the observation well nest location, instrumentation, wellhead completion acceptable to Blaine Parks Department, connection to SCADA and power supply for the installation; virtual, assumed to last up to 2 hours.

Deliverables: The following deliverables are assumed for Task 2:

- Brief email memo documenting proposed well nest location
- Draft plans and specifications for obtaining quotes for well construction from qualified contractors
- Final plans and specifications

Task 3: Review DNR groundwater modeling related to the interference complaints

Task Objective: Provide an evaluation of the DNR interference groundwater modeling work

Task Description: The City will obtain a copy of the groundwater model used by the DNR in its analysis of the interference complaints associated with the Northeast Wellfield and any supporting modeling documentation prepared by the DNR. The model and supporting documentation will then be transmitted

to Barr for use in our evaluation of the DNR modeling approach. Barr's review will include but not be limited to:

- Identifying what, if any, conceptual hydrogeologic assumptions differences there are between the DNR model and the base model used by Barr in its previous modeling assessment of potential for well interference previously provided to the City
- Identifying what, if any, modifications were made to the model calibration by the DNR. If the DNR performed additional model calibration runs Barr will attempt to determine what additional data were incorporated into the model calibration.
- Assessing what model runs and pumping demands were used in the DNR analysis
- Other assumptions used by the DNR in their analysis

Meetings: The following meetings are assumed as part of Task 3:

- One meeting with DNR modelers; virtual, assumed to last no more than 1.5 hours
- One meeting with the City to present results of Barr's evaluation; virtual, assumed to last no more than 1 hour

Deliverables: The following deliverables are assumed for Task 3:

- Brief draft memorandum summarizing our analysis of the DNR modeling
- Final memorandum

Task 4: Meeting/interaction with DNR

Task Objective: Obtain input from the DNR on what is needed for the City to obtain permission to use wells in the Northeast Wellfield.

Task Description: Meet and communicate with DNR staff to obtain input on the Plan and determine the process for the City to obtain permission to use its Northeast Wellfield wells. Since interaction with the DNR has been limited up to this point, Barr cannot ensure that the DNR will be open to interaction but will work as reasonable to encourage such interaction to facilitate a resolution to the current situation. Note that Barr cannot and will not guarantee any specific outcome related to obtaining permits for any unpermitted wells or permission from the DNR to use any of the City wells.

Meetings: The following meetings are assumed as part of Task 4:

- Preparation for and attendance of up to three meetings with DNR staff; each meeting would be virtual, each meeting assumed to last no more than 1.5 hours
- One planning meeting with City Staff; in person, assumed to last no more than 2 hours

Deliverables: The following deliverables are assumed for Task 4:

- Updates to scope of work if the DNR provides direction that changes what is currently planned
- Minutes from any meetings with the DNR

Cost

The total cost of general services provided will not exceed \$70,000. Should tasks be requested that will cause the total billed under this work order to exceed \$70,000 Barr will notify the City and request a modification to the total cost allowed.

Project Schedule

Barr understands that the City would like to obtain permission to use wells in its Northeast wellfield as soon as reasonable. We cannot guarantee any specific outcome from this work but will assist the City as reasonable to meet its goals. The following schedule is proposed:

Task	Duration	Estimated completion date
Task 1 Prepare Plan	Four weeks from notice to proceed	May 1, 2023
Task 2 Plan and Design Wellfield Monitoring Well Nest	Six weeks from notice to proceed	May 15, 2023
Task 3 Review DNR Model	Six weeks from receipt of model	Date of completion of the DNR model is not known
Task 4: Meeting/interaction with DNR	On going through project	Ongoing through project

The tasks performed under this work order will be governed by the terms of the master services agreement in place between Barr and the City. If the terms of this proposal are acceptable to the City, please date and sign in the space provided below and return a signed PDF copy to Barr Engineering Co. If you have any comments or questions, please contact me at 612-669-6797.

Sincerely yours,

BARR ENGINEERING CO.

By



Brian K. LeMon
Its Vice President

Accepted this ____ day of _____, 2023

CITY OF BLAINE

By _____

Its Mayor

By _____

Its City Manager



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Ordinance

Development Business -

Agenda Item # 10.1

First Reading

Adopt Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE. Tommy's Express Car Wash (PWS Holdings 23, LLC) (Case File No. 22-0082/SAS)

Executive Summary

Rezoning of 1.67 acres from Planned Business District to B-2 Community Commercial.

Background

Schedule of Actions

Planning Commission (Public Hearing)	03/14/23
City Council (1st Reading)	04/03/23
City Council (2nd Reading)	04/17/23
Action Deadline (60 days)	04/18/23
Action Deadline (Extended)	06/17/23

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

Zoning

The subject site is zoned PBD (Planned Business District). The applicant is requesting to rezone to (B-2) Community Commercial.

Land Use Designation

The comprehensive land use designation is PC (Planned Commercial). The purpose of this district is to accommodate commercial, retail and office uses in a planned, cohesive style of development. PC designations are in areas with good visibility, have access from major

roadways, and are sufficiently sized to accommodate a larger scale planned design and concept. CC zoning is consistent with this land use designation.

Surrounding Zoning and Uses

Property to the north is zoned PBD (developed with Kwik Trip). The property to the east is Outlot A, Parkside North 8th Addition, and zoned DF (Development Flex). Single family homes are east of the vacant outlot. The property to the south is a substation and zoned PBD. Lexington Avenue is to the west.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

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

- Whether the proposed district is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the city.

The proposed B-2 district is intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods.

The existing PBD is intended to accomplish the following:

1. To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
2. To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.
3. To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
4. To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
5. To encourage more attractive and enduring business neighborhoods.

6. To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.
7. To accommodate uses requiring access to major highways.
8. To provide a uniform set of standards to be applied equally to all owners and developers in this District.

Both zoning districts are compatible with the comprehensive land use designation of Planned Commercial.

The PBD uses are allowed by a conditional use permit; there are no general permitted uses. B-2 has both permitted and conditional uses. The following uses are permitted in the B-2 district and not listed as allowed uses in PBD: Personalized instructional services, total floor area limited to 4,000 square feet without a conditional use permit.

The following uses are conditional uses in the B-2 district and are not listed as uses allowed in the PBD district: Animal hospitals, minor auto repair, car wash, construction and contractor's office, small equipment rental, meeting/assembly halls, open sales lot, private clubs, vacation, technical and trade schools, off-sale liquor stores; Adult uses - principal, domestic animal indoor kennel and training facilities, major automobile repair for passenger vehicles, funeral homes, vehicle rental agency with up to 15 vehicles on site, pawn shop, indoor vehicle sales associated with and on the same property as major automobile repair.

If rezoned and the site doesn't develop as a car wash, the uses above would be allowed with a conditional use permit. The council should consider whether these are the appropriate uses for this area.

Evaluation of Request

The applicant proposes to construct a 4,553 square foot tunnel car wash. The access is off 122nd Avenue with stacking along 122nd Avenue property line and the entrance to the car wash is on the west side along Lexington Avenue. Staff discussed flipping the building so that the vehicles are exiting the car wash on the Lexington Avenue side, however the applicant indicated some issues with stacking and traffic flow on the site (see attachments). Due to the proximity to residential to the east, staff and the Planning Commission recommends the applicant reconfigure the layout and flip the building so the vehicles are exiting towards Lexington Avenue.

The subject site is platted as Outlot C, Parkside North and will have to receive final plat approval before any building permits will be approved. An additional access will be used to the east through Outlot A, Parkside North 8th Addition. This outlot will be used for ponding and will act as an additional buffer to the residential uses to the east.

There are 8 vacuum bays on the south side of the building. (If the site is flipped, the vacuum bays will be on the north side of the building.) The proposed hours of operation are 7AM-9PM, Monday through Sunday. At the Council Workshop on October 10, 2022, the Council asked the applicant if the hours of operation were flexible in the evening. The applicant was receptive to adjusting the evening hours and stated the majority of the washes occur between 10:30AM and 5:30PM. A recent tunnel carwash that is located near residential uses has the hours of operation limited to 7AM-7PM through the CUP. Staff recommends this same condition.

There are 11 parking stalls including the stalls for the vacuums. Customers stay in their vehicles through the car wash and would park in the vacuum stalls while using the vacuums.

The car wash will need to meet the noise limits set by the Minnesota Pollution Control Agency (MPCA). At this time, the MPCA requires the daytime noise levels not to exceed 65 dBA for more than six minutes in an hour and not exceed 60 dBA for 30 minutes in an hour. A condition has been added that requires the exit carwash door to be shut immediately after the vehicle has exited the wash. Therefore, the car wash exit door should be completely shut at all times except when vehicles are exiting the wash.

Architecture

The elevations are attached and include the following materials:

- Prefinished metal panels
- Fiber cement board panels
- Glass
- Split faced concrete masonry

The building elevations meet the requirements of the zoning ordinance for the B-2 district.

Setbacks

The setbacks on the submitted site plan meet the B-2 zoning requirements. The site has two front yards and two side yards. The frontage will be on Lexington Avenue and 122nd Avenue NE.

Building

- Front yard - 50 feet
- Side yard - 20 feet

Parking

- Front yard - 30 feet

- Side yard - 10 feet

Landscaping

The proposed landscape plan does not meet code requirements for number or size of plantings and shall be revised and submitted for approval prior to issuance of a building permit. Denser landscaping with year-round foliage should be considered along the eastern drive aisle. At the City Council workshop, the additional landscaping/buffer was discussed along the east side. The applicant stated there would be landscaping and fencing along the property line. It is unclear from the plans submitted if there is a fence proposed.

Minimum Required Quantities and Sizes

Overstory Trees: 11 – 2 ½ inch caliper

Ornamental Trees: 6 – 2 inch caliper

Conifer Trees: 6 – 6 feet in height

Shrubs: 39 – 24 inch pot

A revised landscape plan has been submitted and includes the correct number of plantings per code requirements. The plan provides additional plantings for screening along the east side of the carwash and along the eastern property line.

Tree Preservation

No trees are proposed to be removed.

Park Dedication

Park dedication will be required with the final plat.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.

The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Water/Sanitary Sewer Services

The developer will be responsible for Trunk Sanitary Sewer area charges which are due with platting for upland acreage. The 2023 rate for Sanitary Sewer District 7 is \$7,295.00 per upland

acre and will be applied to the acreage platted. This phase is proposing to develop 1.2 acres of upland for a total sewer area charge of \$8,754.00.

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

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred) which shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to RCWD for review. Approval and permits required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork, structure, and as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents, to provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 122nd Avenue NE. No connection to Lexington Avenue NE will be permitted. Sidewalk will be required to be reconstructed where the west access from 122nd Ave NE is modified. No additional street design 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.

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

Attachment List

Zoning and Location Map

Narrative

Site Plan

Elevations

Landscape Plan

Grading and Drainage
Utility Plan
Storm Water
Council Workshop Minutes 10/10/22
Public Comments
Planned Business District (PBD)
Community Commercial (B-2)
Unapproved Planning Commission Minutes 3/14/23
Alternate Plans from the Applicant

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit and rezoning. Two people spoke in opposition at the public hearing. Their concerns were noise, traffic, and reduction in property values.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Neighborhood Meeting:

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on December 19, 2022. One person attended and expressed concerns with traffic and noise and was not in favor of the project.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the April 17, 2023 Council meeting.

Attachment List

1. Attachments

2. Public Comments
3. Planned Business District (PBD)
4. Community Commercial (B-2)
5. Unapproved Planning Commission Minutes 3/14/23
6. Alternate Plans from the Applicant



City of Blaine

Signature Copy

Ordinance: O-2523-2023

First Reading

Adopt Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE. Tommy's Express Car Wash (PWS Holdings 23, LLC) (Case File No. 22-0082/SAS)

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

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

Outlot C, PARKSIDE NORTH, Anoka County, Minnesota.

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

~~[PBD (Planned Business District)]~~

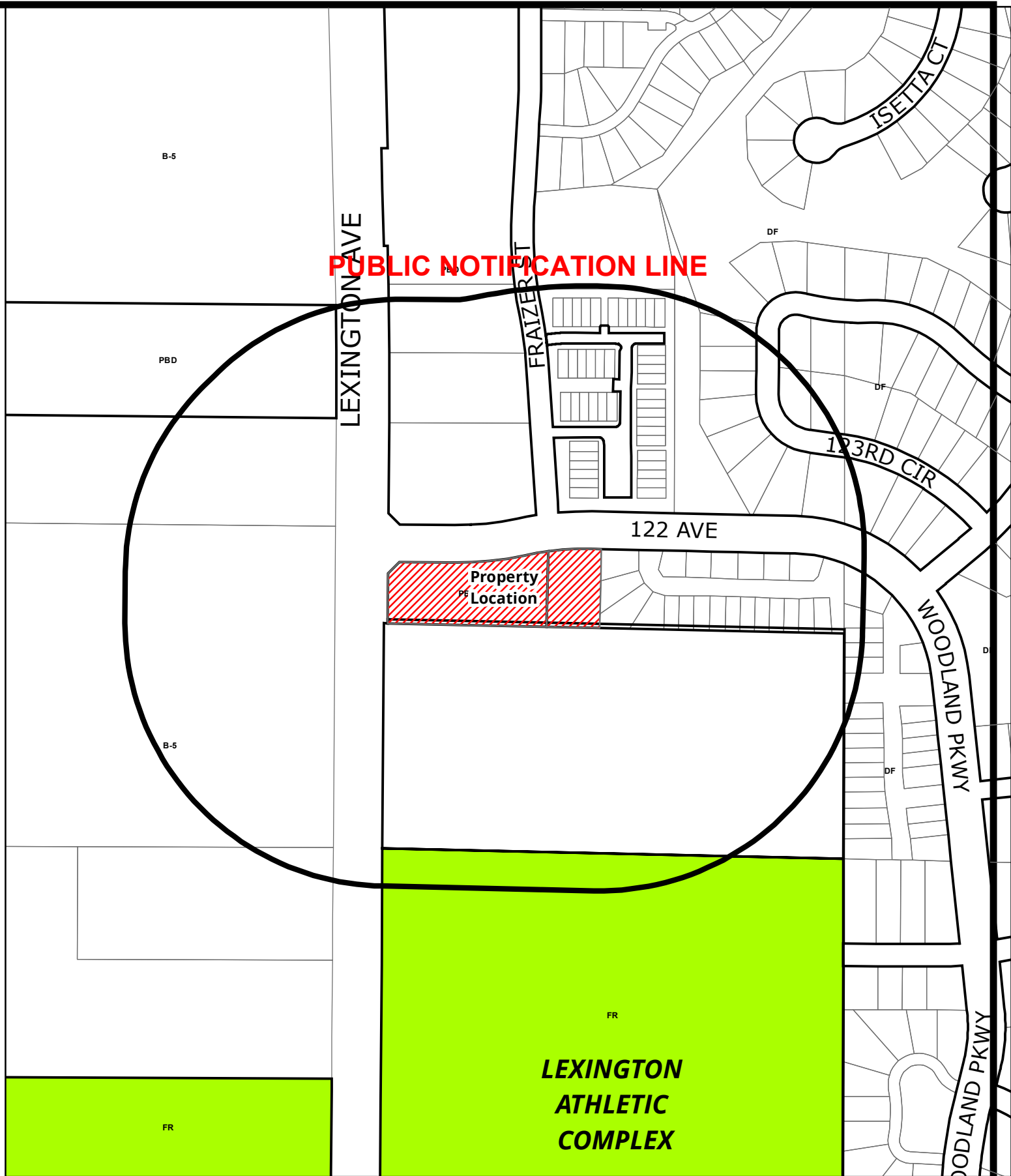
to

B-2 (Community Commercial)

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

INTRODUCED and read in full this 3rd day of April, 2023.

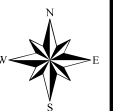
PASSED by the City Council of the City of Blaine this day of 2023.



BlaineMN.gov

Case File No. 22-0082
Tommy's Car Wash

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





CHRISTIANSON

C O M P A N I E S

Friday, December 2, 2022

City of Blaine, MN

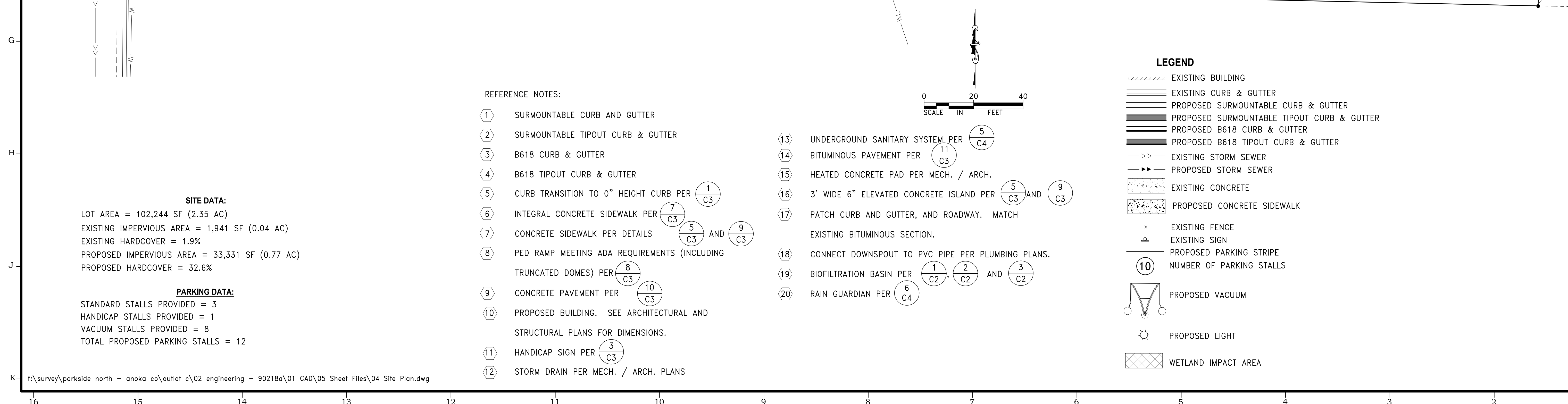
RE: Tommy's Express Car Wash CUP and Rezone Submittal

To whom it may concern,

Christianson Companies is requesting the approval to build a Tommy's Express Car Wash at the southeast corner of 122nd Avenue and Lexington Avenue SE. For this project, we will need approval to rezone the property from Planned Business to B-2 Community Commercial, as well as a Conditional Use Permit to allow a car wash use.

Tommy's Express is one of the largest and fastest growing franchises in the country. Our business model includes individual washes as well as a monthly TommyClub membership that gives customers unlimited washes, access to the TommyClub express lane, and allows them to update their membership on the Tommy's Express Mobile App. Our car wash is also environmentally friendly. We utilize a water reclamation system that reuses 30% of the water used per wash and our clear acrylic roof system allows for daylight harvesting so no lighting is required during most operational hours. In our express wash, customers never get out of their car or enter the building. They are in their car during the wash and then they can park in the vacuum stalls to use the vacuums. The only reason a customer would enter the building is to use the public restroom. Hours of operation are 7AM-9PM Monday-Sunday.

For these reasons, Christianson Companies sincerely asks that the Blaine City Council takes our project into consideration. Tommy's Express offers the best car wash on the market and holds its franchises to the highest standards of training, efficiency, and professionalism. We would love to provide a valuable service to the citizens of Blaine, and partner with the community to be a benefit to all who live there.



TOMMY CAR WASH
XXX 122ND AVENUE N.E.
BLAINE, MINNESOTA


CHRISTIANISON
COMPANIES

PH. (701) 281-9500
FAX (701) 281-9501

4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104


DESIGN RESOURCES GROUP

PH. (701) 499-0212
FAX (701) 281-9501

Sheet
C6

PLANT SCHEDULE						
(F6, SHT. L1.2)	TREES	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	PLANT UNITS QTY
		ACE ABZ	Acer x freemanii 'Jeffers' TM Autumn Blaze Freeman Maple	1.5" Cal.	Container	13
		GLE SKY	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	2.5" Cal.	Container	14
		MAL PRA	Malus x 'Prairifire' Prairifire Crabapple	1.5" Cal.	Container	6
		PIC BLA	Picea glauca densata Black Hills Spruce	5' Ht.	Container	6
		TIL AME	Tilia americana American Linden	2.5" Cal.	Container	11
(J4, SHT. L1.2)	SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	PLANT UNITS QTY
		*PL-BUX	*Buxus x 'Green Velvet' Green Velvet Boxwood	2 gal.	Container	--
		ARO AUT	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry	2 gal.	Container	28
		COR FA4	Cornus sericea 'Farrow' TM Arctic Fire Red Twig Dogwood	2 gal.	Container	41
		HYD ABE	Hydrangea arborescens 'Abetwo' Incrediball Hydrangea	2 gal.	Container	16
		RIB ALP	Ribes alpinum Alpine Currant	2 gal.	Container	49
		SYR MEY	Syringa meyeri 'Palibin' Dwarf Korean Lilac	2 gal.	Container	32
		VIB BAI	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	2 gal.	Container	34
(J7, SHT. L1.2)	PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	PLANT UNITS QTY
		*PL-MIS	*Parking Lot Buffer - Grass Autumn Red Flame Grass	2 gal.	Container	--
		CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	2 gal.	Container	33
	GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	PLANT UNITS QTY
		ROCK	River Rock	2-5"	--	1,616 sf
		SOD	Turf Sod	--	--	30,971 sf

IRRIGATION NOTES

- ALL ROCK PLANTING BEDS SHALL BE PROVIDED WITH DRIP IRRIGATION.
- ALL SOD AREAS SHALL BE PROVIDED WITH WITH A POP-UP IRRIGATION SYSTEM SPACED TO ADEQUATELY WATER ALL TURF AREAS - INCLUDING BOULEVARD.

LEGEND

- PATCH EXISTING TURF AREAS WITH SOD.
- 25' SIGHT TRIANGLES.
- IRRIGATION SLEEVE.

KEY NOTES

- 2" TO 5" ROCK OVER 2 LAYERS OF MIRAFI 500X OR APPROVED EQUAL FABRIC WEED BARRIER.
- SOD.
- 4" PVC IRRIGATION PIPE SLEEVE COORDINATE W/ PAVING CONTRACTOR.
- PROVIDE CONCRETE LANDSCAPING EDGING (C3, Sht. L1.2).
- PROVIDE 1.5" PRESSURE VACCUM BREAKER FOR IRRIGATION SYSTEM.
- GRANULAR FILL AND GEOFABRIC IN PLANTING BEDS REMOVED BY EARTHWORK CONTRACTOR (C7, Sht. L1.2).

LANDSCAPING REQUIREMENTS

ONE TREE PER 2,500 SQ FT OF DEVELOPABLE LANDSCAPING AREA
46,859 SQFT/2,500= 18.74

ONE SHRUB PER 1,000 SQ FT OF DEVELOPABLE LANDSCAPING AREA
46,859 SQFT/1,000= 46.86

UP TO 50% OF THE REQUIRED SHRUBS MAY BE PERENNIAL PLANTS.

FOUR PERENNIAL PLANTS EQUAL ONE SHRUB.
(21 PERENNIALS / 4 =5.25 SHRUBS)

NO MORE THAN ONE-HALF OF THE TREES TO BE PLANTED MAY BE FROM ANY ONE SPECIES.

NO MORE THAN 15% OF THE REQUIRED TREE INCHES MAY BE OF ORNAMENTAL SPECIES.

19 TREES REQUIRED
19 TREES PROVIDED

47 SHRUBS REQUIRED
72 SHRUBS PROVIDED

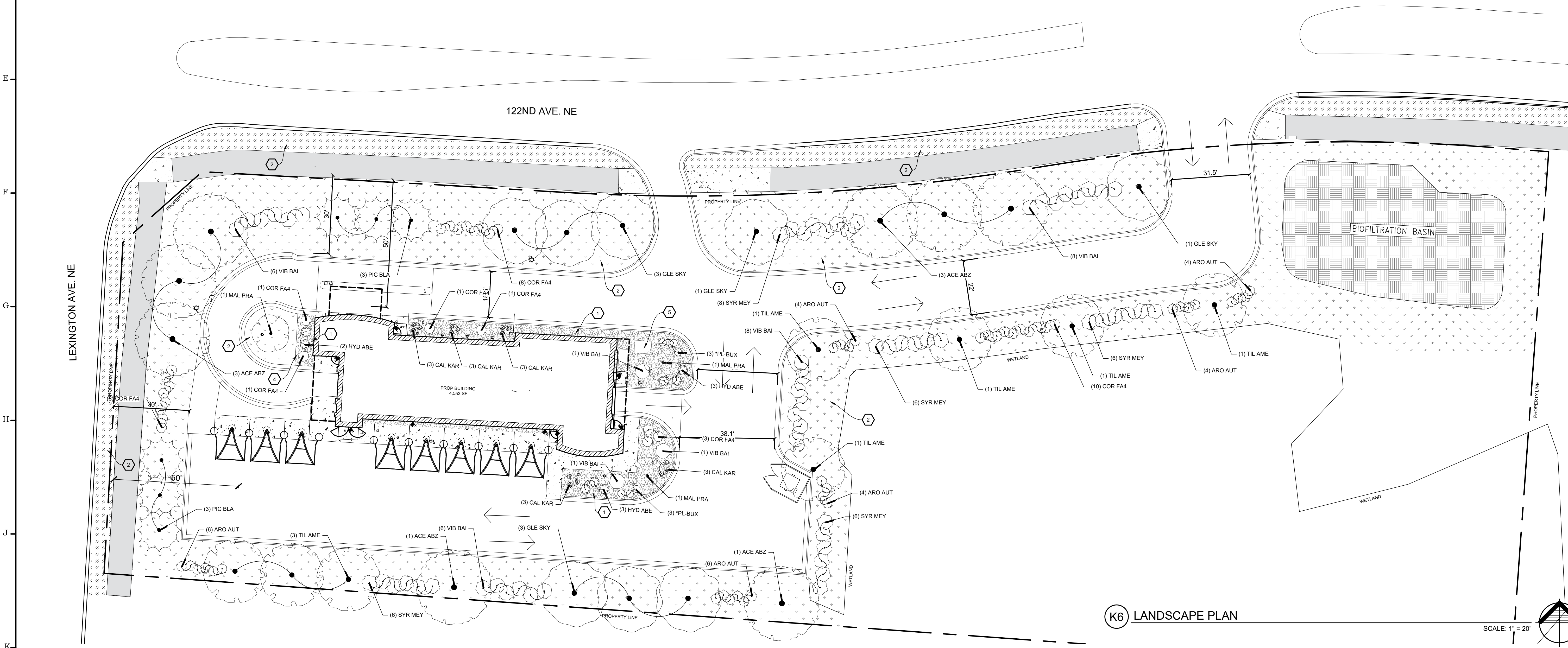
+5 ADDITIONAL SHRUBS

LEGEND

- PROPERTY LINE
SETBACKS
EASEMENT
EX. PROP CORNERS
BENCH MARK
EX. LIGHT POLE
EX. POWER POLE
EX. TELEPHONE PEDESTAL
EX. UTILITY PEDESTAL
EX. ELEC. TRANSFORMER
ACCESSIBLE PARKING SIGN
EX. CURB AND GUTTER
EX. UNDERGROUND TELEPHONE
EX. UNDERGROUND TELEVISION
EX. UNDERGROUND ELECTRIC
EX. UNDERGROUND GAS
EX. OVERHEAD ELECTRIC
EX. SANITARY SEWER MAIN
EX. WATER MAIN
EX. STORM SEWER
EX. STORM SEWER MANHOLE
EX. SANITARY SEWER MANHOLE
EX. STORM CATCH BASIN
NEW INFLOW CURB AND GUTTER
NEW OUT FLOW CURB AND GUTTER
FUTURE CURB AND GUTTER
NEW CONCRETE PAVING EDGE
EX. CONCRETE PAVING EDGE
- NEW SEWER MAIN
NEW SANITARY CLEANOUT
NEW SANITARY SEWER MANHOLE
NEW WATER MAIN
NEW TAPPING
TEE W/ VALVE
NEW TEE
NEW 22 1/2" ELBOW
NEW 90° ELBOW
NEW GATE VALVE
NEW HYDRANT W/ GATE VALVE
NEW STORM SEWER
NEW STORM SEWER MANHOLE
NEW CATCH BASIN
REMOVE CURB AND GUTTER
LIGHT POLE
PROPOSED ELEVATIONS
EXISTING ELEVATIONS
1 EX. CONTOUR INTERVALS
5' EX. CONTOUR INTERVALS
1' NEW CONTOUR INTERVALS
5' NEW CONTOUR INTERVALS
6' HIGH FENCE

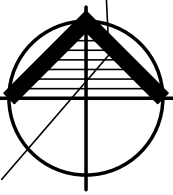
LANDSCAPING NOTES

- ALL PLANTINGS SHALL HAVE MULCH RING AROUND BASE AS DETAILED.
- THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS.
- THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING, UTILITIES, AND OTHER RELATIVE PLANS FOR ALL OTHER INFORMATION.
- THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND OTHER SITE FACTORS.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING, AND UTILITY PLANS FOR STORM, SANITARY, AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING BEDS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND ANY ROCK SHALL BE REMOVED FROM WITHIN BEDS TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS, SPECIFICATIONS, OR RECOMMENDED BY LANDSCAPE CONTRACTOR. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOCAL SOIL FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
- APPLY FERTILIZER, SULPHUR, LIME, ETC. AS RECOMMENDED BY LANDSCAPE CONTRACTOR AND/OR SOIL ANALYSIS.
- TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS, OR ARVAE. THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE LANDSCAPE DESIGNER SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.



(K6) LANDSCAPE PLAN

SCALE: 1" = 20'



DATE: 10-31-2022
PROJECT NO: 21-070
DRAWN BY: SV
CHECKED BY: CM
REVISIONS:

CAR WASH
122nd and Lexington
Blaine, MN

P3280

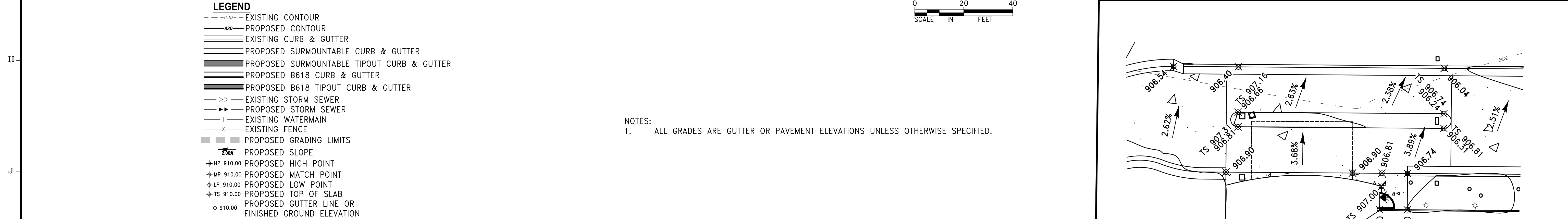


CHRISTIANSON
COMPANIES
PH. (701) 281-9500
FAX (701) 281-9501
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104

DRG
DESIGN RESOURCES GROUP
PH. (701) 499-0212
FAX (701) 281-9501

SHEET DESCRIPTION:
LANDSCAPE PLAN

Sheet
L1.1



TOMMY CAR WASH
XXX 122ND AVENUE N.E.
BLAINE, MINNESOTA

**CHRISTIANSON
COMPANIES**

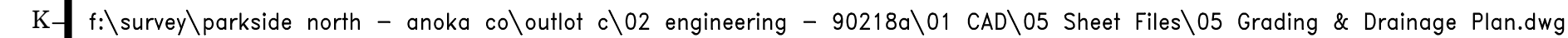
**PH. (701) 281-9500
FAX (701) 281-9501**

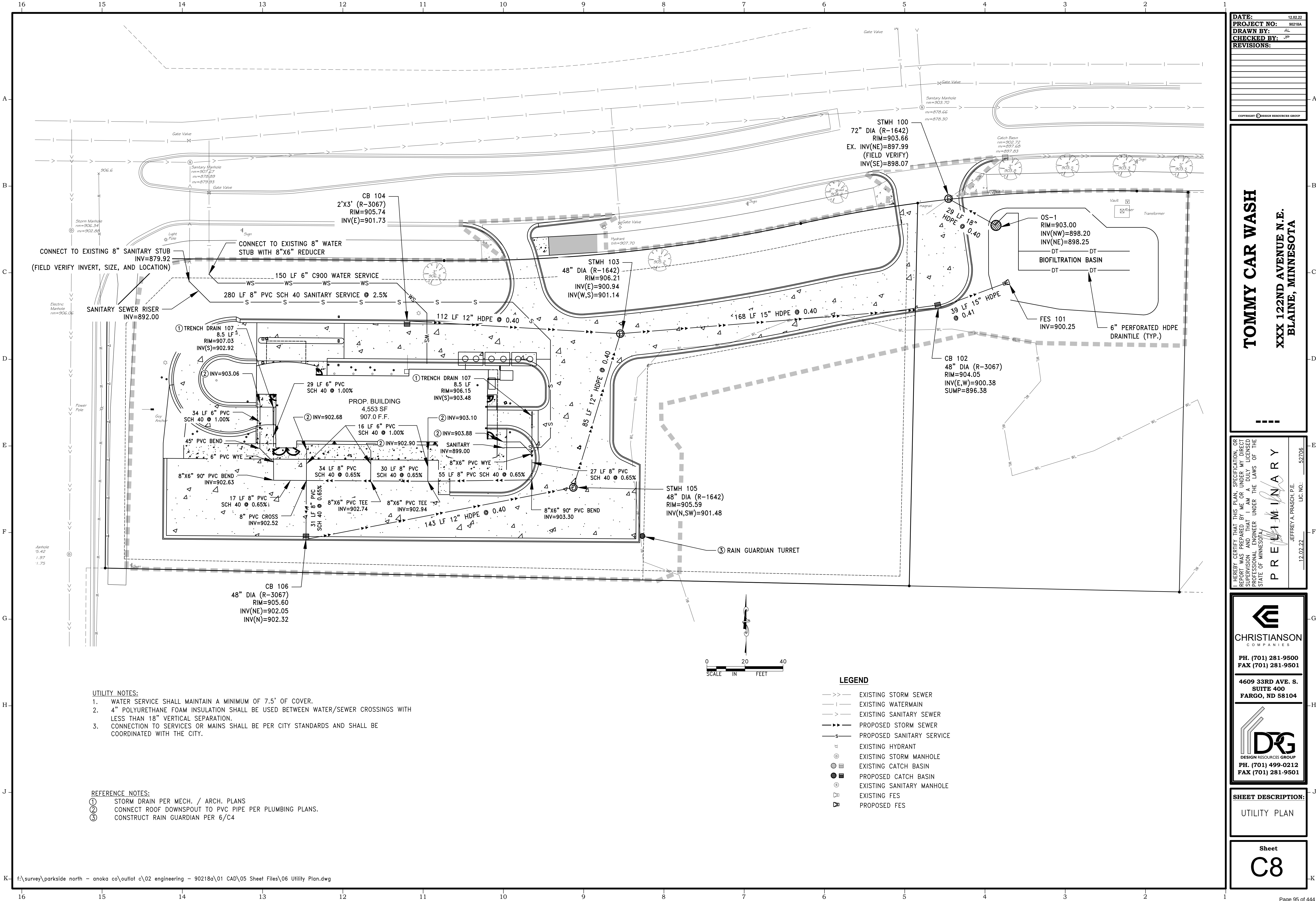
**4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104**

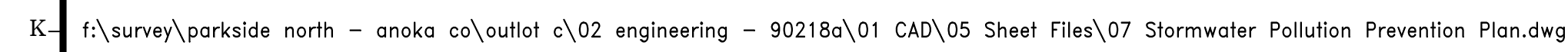
DRG
DESIGN RESOURCES GROUP

**PH. (701) 499-0212
FAX (701) 281-9501**

Sheet
C7







I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR
 REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
 STATE OF MINNESOTA.

PRELIMINARY

 JEFFREY A. PRASCH P.E.
 LIC. NO.: 52706
 12-02-22



**CHRISTIANSON
COMPANIES**

**PH. (701) 281-9500
FAX (701) 281-9501**

**4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104**

SHEET DESCRIPTION:
STORMWATER
POLLUTION
PREVENTION PLAN

Sheet
C9

CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, October 10, 2022

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

CALL TO ORDER

The meeting was called to order by Mayor Sanders at 6:15PM.

ROLL CALL

PRESENT: Mayor Tim Sanders, Councilmembers Wes Hovland, Julie Jeppson, Chris Massoglia, Tom Newland, Richard Paul, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Manager/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Alison Bong; City Engineer Dan Schluender; Communications Manager Ben Hayle; Deputy Public Works Director Nick Fleischhacker; and City Clerk Catherine Sorensen.

3.1 Tunnel Carwash Discussion for Property at the Southeast Corner of 122nd Avenue and Lexington Avenue.

City Planner Sellman stated Tommy's Express Wash is interested in the 1.67-acre lot at southeast corner of 122nd Ave NE and Lexington Avenue. The site is currently zoned Planned Business District (PBD) and has a land use designation of Planned Commercial. Staff reviewed the intent of the Planned Business District and explained standalone carwashes are not currently permitted in the PBD zoning district. Gas stations with carwashes are a CUP in the PBD district. Kwik Trip is across 122nd Ave from the site and they have a carwash. Tommy's Carwash is requesting consideration of a rezoning or code amendment to allow their carwash in this location. Staff suggests exploring the B-2 zoning district that allows for carwashes rather than amending the PBD district to allow this use.

Kyle Fryer, Tommy's Express Wash representative, thanked the Council for considering his request. He provided a brief history on Tommy's Express Wash noting the company was 50

years old. He noted 130 sites were now open for this franchise, including sites in Mounds View and White Bear Lake. He described the reclaim water system that would be in place noting these systems allow the car wash to use 60% less water than other car washes.

Shawn Abelson, Tommy's Express Wash, noted he was a resident of Blaine and would be an owner of the proposed car wash. He explained there would be two other local families that would serve as owners as well. He stated he takes great pride in running the Mounds View Tommy's Express with his family and hopes to bring this same amenity to Blaine. He commented on how Tommy would be a good steward and sponsor for the community.

Mayor Sanders stated in getting to know the ownership group, he appreciated the fact that the individuals were local. He supported the City working to find a solution to bring Tommy's to the City of Blaine.

Councilmember Hovland asked if the smaller lot on the east side had wetlands, and if so, was this lot large enough to build on. Mr. Thorvig reported this lot was .68 acres in size and was mostly wetland. He indicated it would remain an undeveloped buffer between this lot and the adjacent neighborhood.

Councilmember Robertson stated she finds great value when members of the community want to invest in Blaine. She thanked Tommy Express for supporting local law enforcement and schools. She indicated she was having a challenge with supporting this use at this intersection because traffic was already so heavy. She understood that a traffic signal would not be installed at this intersection until 2024. She reported the neighbors were also concerned with the sound of the dryers. She asked that the applicant speak to how noise concerns are addressed and if there were any other sites being considered for this car wash.

Mr. Fryer stated alternative sites were still being pursued, but he had to have a willing seller and right sized location. He indicated he would continue to pursue additional opportunities further to the west. He reported this site made a lot of sense for a lot of reasons, especially given the population and traffic counts in the area. He said he did not believe there would be a great deal more traffic in the area. He noted there would be a small gap between when the building was constructed, and a traffic signal would be installed. He explained he had several car washes that were installed adjacent to residential homes and noted there would be a very minimal impact given the fact this site would have a 300-foot buffer.

Councilmember Hovland requested further information regarding the vacuums that would be installed as he anticipated noise concerns from vacuums and recommended, they be oriented away from the residential neighborhood to assist with mitigating the noise.

Councilmember Newland commented on an email he received from a resident that opposed the proposed car wash. He indicated he also heard concerns about locating a car wash on this

site across the street from Kwik Trip, given the fact they already had a car wash. He encouraged the developer to consider the concerns raised by the neighbors because many did not support the proposed car wash on this site. He suggested the developer continue to pursue other sites for this use.

Councilmember Hovland recommended additional landscaping, or a buffer be considered on the east side of the property. Mr. Fryer stated he could support this.

Mayor Sanders supported this recommendation and noted it would show the neighbors that the developer was hearing their concerns.

Mr. Thorvig reminded the Council that Mr. Car Wash received approval six months ago at 122nd Avenue and Ulysses Street and noted this car wash would be located adjacent to a residential neighborhood.

Mayor Sanders asked if Tommy's would be flexible with the hours of operation in the evening hours. Mr. Fryer stated the standard franchise hours were 7:00AM to 9:00PM but these hours could be adjusted to fit the community and neighborhood. He explained the majority of the washes occur between 10:30AM and 5:30PM.

Councilmember Paul questioned why Kwik Trip was allowed to have a car wash when this was not allowed in PBD zoning. Ms. Sellman explained Kwik Trip was allowed to have a car wash because they have a gas station.

Councilmember Newland thanked the applicant for being willing to be flexible on the hours and with landscaping on the site. He asked if this site would be very similar to the Mounds View location. Mr. Fryer explained the Blaine site had more space which would provide more flexibility for parking and vacuum lanes. He reiterated that he would be willing to meet with the neighbors to further discuss the plans.

Councilmember Jeppson commented she was not opposed to the proposed car wash. She suggested the vacuum bays to be pushed further away from the adjacent residential homes. She explained traffic at this intersection was a concern and challenged the engineering team to consider how traffic would flow in and out of this site. She suggested a right-in only be provided off 122nd Avenue.

Councilmember Newland asked what would be located behind the free-standing vacuums on the east side of the building. Mr. Fryer stated there would be landscaping and fencing along this property line.

Councilmember Newland questioned if the color scheme was set. Mr. Fryer stated the proposed colors were the franchise standard but noted accommodations have been made in other communities.

Councilmember Newland requested further information regarding the proposed signage. Mr. Fryer stated there would be a monument sign along with a sign on the building.

Mayor Sanders thanked the applicant for being willing to work through the concerns that have been raised. He believed this use fit in well with the area and was comfortable with this project moving forward.

Councilmember Massoglia agreed this was a good fit and recommended there be a right-in only off 122nd Avenue. He commented there wouldn't be anything developed to the south of this site. He noted he has spoken to residents who were very excited about the car wash.

Mr. Thorvig discussed the site search for the car wash. He explained the developer has reviewed many potential sites in the community. He reported staff told them no on a quite a few other sites, which led to this site being considered.

Council consensus was to support the rezoning of this property to B-2 to support the tunnel carwash moving forward on this site.

Patricia Robinson

From: Sheila Sellman
Sent: Tuesday, December 20, 2022 8:30 AM
To: Arthur Cyrankowski; Patricia Robinson
Subject: RE: Christianson Companies Car Wash Zoning Change

Good Morning, once a complete application is accepted for the rezoning there will be a public hearing scheduled with the Planning Commission. The Planning Commission will hear testimony from the public and will make a recommendation on the matter to the City Council. The City Council will review the item and make the final determination. If you are within the 700 foot notification area you will receive a public hearing notice and a sign will be posted on the site.

You can contact me directly with any questions.

Thanks

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

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

From: Arthur Cyrankowski <arthurcyra@gmail.com>
Sent: Monday, December 19, 2022 5:33 PM
To: Patricia Robinson <probinson@blainemn.gov>
Cc: Sheila Sellman <ssellman@blainemn.gov>
Subject: Christianson Companies Car Wash Zoning Change

Hello,

I recently received a letter notifying me that Christianson Companies is planning to rezone the southeast quadrant of Lexington Ave NE and 122nd Ave NE to build a Tommy's Express Car Wash. Currently it is zoned Planned Business District according to them.

While I wouldn't mind a retail location or residential development built there, we are concerned about placing a loud car wash right next to an extremely quiet residential neighborhood. Residents here don't need another car wash since we already have one on the northeast quadrant of Lexington Ave NE and 122nd Ave NE operated by Kwik Trip. A short drive south on Lexington Ave also has additional car washes operated by Fleet Farm, Holiday, and a different Kwik Trip location by 35W.

I was wondering if there will be a zoning board meeting where we could vote to block projects which will cause noise pollution and lower property values for those living close by such as myself?

Thank you,
Arthur Cyrankowski

Patricia Robinson

From: Cathy Sorensen
Sent: Wednesday, December 14, 2022 8:20 AM
To: CityCouncil; Erik Thorvig; Sheila Sellman; Patricia Robinson
Subject: FW: Proposed 122nd and Lexington

From: Sterner, Angie <angie.sterner@paradigmcorp.com>
Sent: Tuesday, December 13, 2022 10:54 AM
To: PublicComment <publiccomment@blainemn.gov>
Subject: Proposed 122nd and Lexington

Dear Council Members

Received the letter in the mail with the proposed building of a car wash at the corner of Lexington and 122nd.
I live in the neighborhood and have concerns

1. There is already a carwash at the Kwiktrip Having another carwash does not seem like a reasonable business in the area.
2. This is already a busy intersection both north and southbound lanes. Car wash is a very short term quick turn around, as is the same with Kwik Trip. Additional increased volume would cause more traffic congestion and accidents. There is already difficulty with people getting on and off Lexington. There are near misses almost daily. Additionally, traffic on Lexington is driving 65+ often.
3. This is also a family area with many kids. These are kids playing on sidewalks, walking dogs, runners, walkers, bikers, new drivers and foot traffic.

Please reconsider this development. I understand business are important for tax reasons and development, but Blaine is a great area for families. This is not promoting family or good tax revenue.

Thanks

Angie Sterner BA, OTR/L, CDMS, QRC #998
Paradigm Rehabilitation MN, LLC

Office (218) 336-5231
Mobile (612) 723-2504
Fax (715) 346-9907
angie.sterner@paradigmcorp.com
www.paradigmcorp.com

Patricia Robinson

From: Sheila Sellman
Sent: Monday, March 6, 2023 11:31 AM
To: Patricia Robinson
Subject: FW: March 14th Planning Committee Meeting

Pat please add to the public comments for Tommy's carwash

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

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

From: Dan Sibinski <dan.mnstrong@gmail.com>
Sent: Monday, March 6, 2023 10:37 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: Re: March 14th Planning Committee Meeting

Thanks Sheila. Please see my letter below.

To the Planning Committee,

In lieu of my ability to appear in person at the February 14th, 2023 Planning Committee meeting, please accept this email as my official show of support for the approval of the Tommy's Express off of Lexington & South of 125th. I strongly believe that adding Tommy's Express to our city will benefit Blaine in multiple ways and for many years to come. A few of my thoughts bullet pointed below. Please let me know if you have any questions or would like me to speak in any more detail on either of the points below.

- A business that is built significantly better within its own industry resulting in a wash that is better for both our environment as well as our local consumer. Most car washes in Blaine are out of date, do a poor job in detailing your car and likely are not as friendly to our environment in terms of chemicals used, the amount of water used per wash, to water/chemicals recaptured and water recycled.
Having a state of the art, higher end wash that is more environmentally friendly and offers top of the line detailing is a win-win for both the consumer and the environment. At an even more micro level, the pace that this business can run cars through the wash is exceptional which will cut down on the emissions being released by multiple vehicles not having to wait in line for longer periods of time. The same can be said for the location off of Lexington. With the current distance to other inferior washes, having a Tommy's Express in this location will lower the drive times for those currently traveling farther to get their car washed at other locations, again helping lower emissions both now and in the future as the city expands along with our neighboring cities to the north as Lexington will be a main artery for decades to come.
- A family owned business. I've had the pleasure of knowing one of the families who is part owner of Tommy's Express for the past several years and I must say that the values they represent both personally and professionally are nothing less than exceptional. This couple/family is Shawn & Mandy Ingvaldsen. The

Ingvaldsen's are also a family that gives back to the communities they live, serve and do commerce in. Allowing them to continue to grow in our community is going to create ripples of positivity in Blaine that will extend beyond Tommy's Express.

- Blaine investing in the people who actually live in Blaine. Seeing the city grow and expand isn't always the easiest thing to do from a residents standpoint. That said, I tend to find a feeling of both pride and excitement knowing that the growth of our city is partially being done by actual residents of Blaine vs some outside person who will take their income out of our city! Much like how we route for our local sports teams when they go to state, we should also look to support those inside our city looking to grow within our city. To my knowledge, the Ingvaldsen's have lived in Blaine for almost 3 decades and have been outstanding citizens within the community. To have one of our own residents wanting to further their roots in Blaine is a factor that should take precedence in my opinion and I surely hope that they are given this opportunity to do so.

Best Regards,
DAN SIBINSKI
MN Strong Home Team, Owner
REALTOR®, Licensed in MN

Mobile: 763-350-5850
Email: dan.mnstrong@gmail.com
www.MnStrongHomeTeam.com
12301 Central Avenue NE, Blaine, MN, 55434

On Fri, Mar 3, 2023 at 9:02 AM Sheila Sellman <ssellman@blainemn.gov> wrote:

Hi Dan, you can send me an email and I will include it in the packet that is part of the official record.

Thanks

Sheila Sellman

City Planner

City of Blaine

Planning & Community Development

10801 Town Square Drive NE, Blaine MN 55449

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

From: Dan Sibinski <dan.mnstrong@gmail.com>
Sent: Friday, March 3, 2023 8:51 AM
To: Sheila Sellman <ssellman@blainemn.gov>
Subject: March 14th Planning Committee Meeting

Good Morning Sheila,

I hope your week has treated you well. I'm writing to you in advance of the March 14th planning committee meeting. Due to a work scheduling conflict on my end, I will not be able to attend in person but would like to submit something for official record for the applicant of the Tommy Express Wash on Lexington and 122nd. Is there a form online or that I can fill out in person to have my support on record?

Best Regards,

DAN SIBINSKI
MN Strong Home Team, Owner
REALTOR®, Licensed in MN

Mobile: 763-350-5850
Email: dan.mnstrong@gmail.com
www.MnStrongHomeTeam.com
12301 Central Avenue NE, Blaine, MN, 55434

Patricia Robinson

From: Deb Raschke <debraschke@gmail.com>
Sent: Tuesday, March 7, 2023 1:10 PM
To: Patricia Robinson
Subject: Case 22-0082- Tommy's Car Wash

Hello,

I am unable to make the meeting on March 14, but wanted to share my concerns.

I am not for this proposed business.

For one, there is Kwik Trip right across the road that has a car wash and it a second one which is self service is not needed in the area.

Second, the increase in traffic is already a problem on Lexington and the side streets, which this will add to.

This area needs some commerce, but the right type of commerce for families, like a restaurant, indoor play park for kids, etc. not duplicating what is currently available across the street.

I want the council to actually attract businesses to the area that make sense for what the area is- single family homes, with a few town houses sprinkled in. With the number of families, there are many better options for businesses than a self service car wash.

Thanks
Deb Raschke
11697 St Andrews Cir
Blaine

Sent from my iPhone

Patricia Robinson

From: Patrick O'Neil <pat.oneil@truckwriters.com>
Sent: Tuesday, March 7, 2023 12:38 PM
To: Patricia Robinson
Subject: Tommy's Express Car Wash Proposal

Hello Pat,

My name is Patrick O'Neil. I grew up in Blaine off of Territorial Road (1988-1993 and later on off Cloud Drive 1993-99) I also own a business that's been in Blaine for 25+ years. I lived in Chicago for a couple years before moving back and starting a family in 2016.

My family and I currently live at 12008 Lever Street NE, Blaine, MN which is the neighborhood behind the Lexington Athletic Complex. We love the neighborhood and were excited to have the convenience store (Kwik Trip), church and daycare in the community. With that being said, I would hope the planning commission would deny the request to rezone the area along Lexington to allow for this car wash. There is a car wash in the Kwik Trip that is entirely sufficient for the area especially given the close nature of many more. This provides zero value to the community. This is eventually going to be a main thoroughfare for the many residential community's being built to our north and the development of this area should offer the resources to the communities as originally planned. Almost anything would provide more value to our community and Blaine at large than a car wash across from a car wash.

I hope this was the correct avenue to communicate with you. I pay attention to the city council from afar and would attend the hearing in person but will be out of town.

Thank you for your consideration and please feel free to call or email me any time if there is something else I can be doing.

Cell 612-867-7568



Patrick O'Neil, CIC

Vice President

Truck Writers, Inc.

P:(763) 231-0025

www.truckwriters.com

Patricia Robinson

From: Susie Anderson <susieanderson63@gmail.com>
Sent: Tuesday, March 7, 2023 3:49 PM
To: Patricia Robinson
Subject: Notice of Public Hearing Before the Blaine Planning Commission, Case: 22-0082

I am writing concerning the proposed development in my neighborhood. We already have a good car wash at the Kwiktrip which would be located across from this proposed car wash. I do not see how another car wash adds value to our community.

Thank you

Susan Anderson

Patricia Robinson

From: m.mcgough1847@gmail.com
Sent: Tuesday, March 7, 2023 10:18 PM
To: Patricia Robinson
Subject: Case: 22-0082

Planning Department,

I live in the Gardenwood neighborhood and I don't see why this type of establishment meets the needs of Blaine residents in this area. The Kwik Trip that is basically a stones throw already has two car washes available. The only thing this would do is cause more traffic trying to cross over at 122nd Ave NE and pose a safety concern with oncoming traffic. This is a family neighborhood with kids on their bikes and residents walking around on the sidewalks and crossing the streets. The last thing we need is a car wash when we have two available right next door.

Concerned Resident,

Michael McGough

Sent from my iPhone

Patricia Robinson

From: Erin Nigbor <erin.nigbor@gmail.com>
Sent: Wednesday, March 8, 2023 1:56 PM
To: Patricia Robinson
Subject: Comments re: Case: 22-0082

My family and I reside at 11926 Lever St NE which is in the neighborhood of the proposed car wash in the above referenced case. The Kwik Trip directly across the street from the proposed car wash already offers two car wash bays, at a lower price than the company trying to build a car wash. We need restaurants, retail, anything but a car wash. Disappointing use for land in a highly populous area that is only growing, and in need of FAR more businesses than a car wash.

Erin Nigbor

Sent from my iPhone

Patricia Robinson

From: Tom Holland <tom.holland.j8p3@statefarm.com>
Sent: Wednesday, March 8, 2023 3:42 PM
To: Patricia Robinson
Subject: Tommy's Express Blaine

To the Blaine Planning Committee,

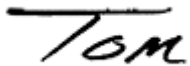
I am reaching out regarding the Notice of Public Hearing Before the Blaine Planning Commission, Case: 22-0082 on March 14th, 2023.

As I will not be able to attend the meeting in person, as a long-time Blaine resident, I want to voice my support for the approval of the Tommy's Express off of Lexington & South of 125th as I believe doing so will benefit the city of Blaine and its residents in many ways including but not limited to the following:

1. With the latest technology and a unique state-of-the-art facility, unlike other national brands, A Tommy's Express wash would provide residents with a high-end wash experience that we do not currently have.
2. With it being an express wash, it will be significantly faster and more thorough than a typical gas station car wash. I personally am excited that I could be in/out of the location in a matter of a few short minutes. I am also not concerned about traffic being at issue at the site given Tommy's can process north of 200+ cars / hour.
3. Tommy's Express is an environmentally friendly wash with a state-of-the-art water reclaim system which not only uses up to 60% less fresh water than washing at home, it also keeps 100% of used water out of the storm system.
4. Tommy's Express in Blaine would be a locally owned and operated business, this cannot be said for other national car wash chains trying to enter the Blaine market. I personally know the prospective owners and am confident they will have a significant positive impact in the community as their heart is to partner with local schools, sports teams, etc. just like they have done at their current location in Mounds View.
In short, I believe as a city we should support community focused, local business owners who can provide an in-demand, value-added business to our community.

With that, again, I ask that you strongly consider supporting a Tommy's Express at Lexington and 125th.

Thank you,



Tom Holland
Agent

Patricia Robinson

From: Klick, Ryan <ryan.klick@krausanderson.com>
Sent: Wednesday, March 8, 2023 6:19 PM
To: Patricia Robinson
Subject: Re: case 22-082

To whom it may concern,

I am a resident of woodland village adjacent to the proposed development. I would urge the committee to consider that there is a gas station and car wash (Kwik trip) directly adjacent to the proposed lot. This lot would be ideal for many uses that could attract residents , promote business, and provide an amenity to Blaine residents. Please do not allow the rezoning. We do not need another car wash.

Thank you
Ryan and Jodi Klick

Patricia Robinson

From: Niki <niki.beck@comcast.net>
Sent: Tuesday, March 14, 2023 12:05 PM
To: Patricia Robinson
Subject: 22-0082 / against

Thank you! I know you hear a lot from the community. I am against the application for Tommy's car wash on 122nd Ave.

Hoping for a commerce that will better serve our community. This is across from an already existing car wash. Seems like a poor environmental decision - more runoff into our wetlands.

Maybe another restaurant or place for community to gather of some sort.

Regards,
Nicole Beck

Commission of the City of Blaine, Minnesota, will hold a public hearing on the following application:

Case: 22-0082

Applicant: Tommy's Express Car Wash

Location: 4252 122nd Avenue NE (see map)

Patricia Robinson

From: Jolene Trauba <jolenetrauba@msn.com>
Sent: Wednesday, March 29, 2023 12:06 PM
To: Patricia Robinson; Jess Robertson; Tim Sanders; Tom Newland; Lori Saroya; Lori Saroya; Chris Massoglia
Subject: Tommy's Express Car Wash , PC File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsvie is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection. There has been talk of a traffic signal at 122nd and Lexington, but I have emailed Anoka County on 2 separate occasions and have yet to receive a response to my question of when that signal will be installed.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another

car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council **deny** the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Jolene Trauba
12152 Hupp St NE
Blaine MN 55449

Patricia Robinson

From: Mike Rose <rose.mike@me.com>
Sent: Wednesday, March 29, 2023 1:41 PM
To: Patricia Robinson
Subject: Planning Case File 22-0082

Hello,

I am writing regarding Planning Case File 22-0082, Tommy's Express Car Wash, scheduled to go before the City Council on April 3.

I live in a townhome on Hupp Street, directly behind the electrical substation on Lexington Avenue. When I purchased my home almost 6 years ago I was fully aware that the corner of 122nd and Lexington was slated for development, and I have no issue with a small strip mall or other type of business that is allowed in the Planned Business District going into that location. However, I am opposed to changing the zoning to Planned Commercial in order to allow building a stand alone car wash (with a CUP). My reasons for this are many:

1. Potential noise. While the developer has said the noise level won't be any higher than the traffic that can be heard from Lexington Avenue, I would strongly disagree with that conclusion. Adding blowers, horns, and outside vacuum cleaners running all day can only mean more noise pollution drifting toward our neighborhood. I fear that myself and my neighbors won't be able to enjoy a sunny afternoon on our decks or in our backyards without the constant noise from the facility.
2. Car wash design/building materials. The Tommy's Car Wash location in Moundsview is large, futuristic and very brightly colored. While that may work along a busy County highway, adding that enormous red structure to the main entrance to our neighborhood will be an eyesore and certainly not a welcoming sight for the residents or people passing by on Lexington Avenue.
3. Traffic. No doubt a stand alone car wash will bring more traffic to an already busy and dangerous intersection.
4. Property value/perceived value. In my opinion, having this car wash in our backyards will make our homes harder to sell, and bring the value of our homes down because of it.
5. Kwik Trip etc. There are already 2 car wash bays at the Kwik Trip across the street from the proposed location. Just south on Lexington Avenue there are additional car washes operated by Fleet Farm, Holiday, and a second Kwik Trip. I see no reason to add another car wash facility to serve the needs of the Parkside neighborhood or the surrounding area.

I respectfully request that the City Council deny the proposal from Tommy's Car Wash to rezone the property in question, and that the City wait for a development idea that fits into the Planned Business District.

Sincerely,
Michael Rose



31.50 – PLANNED BUSINESS DISTRICT (PBD)

30.51 - Intent.

It is the intent of the Planned Business District to accomplish the following:

- (a) To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
- (b) To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.
- (c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
- (d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
- (e) To encourage more attractive and enduring business neighborhoods.
- (f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.
- (g) To accommodate uses requiring access to major highways.
- (h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.

(Ord. No. 20-2447, 7-20-2020)

30.52 - Land uses.

Uses Allowed By Conditional Use Permit (CUP). Land Uses may include industrial, office, commercial, and multi-floor residential developments as specifically indicated below. All land uses not specified below are prohibited. All land uses shall be reviewed and approved pursuant to the Conditional Use Permit procedures in Section 27.04 of this Ordinance.

The proposed land uses, their mix, lot sizes, and location must be compatible and complementary both internally and with adjacent land uses. The proposed land uses must not create any internal and/or external traffic congestion or traffic flow problems.

- (a) General retail,
 - (a) Retail except when specifically listed elsewhere in the ordinance.
 - (b) Personal services, including massage, hair salons, and similar businesses.
 - (c) Dry cleaning and laundry.
 - (d) Repair services, excluding repair of vehicles and small engines.
 - (e) Business and professional offices, excluding medical offices.
 - (f) Non-classroom personalized instructional services.
 - (g) Portrait or art studio.
 - (h) Medical cannabis dispensary.

- (b) Restaurants, with or without live entertainment or outdoor dining,
- (c) Brew Pubs.
- (d) Medical offices.
- (e) Bank.
- (f) Hotel.
- (g) Trade and convention center.
- (h) Fitness center.
- (i) Gasoline station, with or without passenger vehicle auto lube/oil change service or automated car wash.
- (j) Manufacturing.
- (k) Multifamily residential.
- (l) Research and development laboratories.
- (m) Churches.
- (n) Commercial childcare.
- (o) Theaters.
- (p) Indoor amusement and recreation.
- (q) Corporate office/distribution/warehouse (requires a combination of office space or manufacturing space consisting of not less than twenty-five percent (25%) of gross building area either attached to or as part of a larger office manufacturing campus, operated by the same facility). (Ord. No. 03-1994, added 9-18-2003)
- (r) Post-secondary education.
- (s) Taproom or brewery with brewer taproom.
- (t) Motorcycle sales and maintenance.
- (u) Zero lot line splits with shared access and/or shared parking.
- (v) Ground mounted solar as an accessory use.
- (w) Liquor Stores

(Ord. No. 20-2447, 7-20-2020; Ord. No. 22-2514, amended 12-19-22)

30.53 - Development procedure.

- a) Prior to applying for a conditional use permit for development within the PBD zone, the developer shall meet with the Zoning Administrator, or their designee, to review the applicable ordinances, regulations and plans that will affect the area to be developed.
- b) The developer shall present a concept plan or site plan to the zoning administrator. The zoning administrator shall review the concept design and recommend changes as needed to comply with performance standards and the standards of 27.04.
- c) Upon staff approval of the concept design a formal application may be made for a conditional use permit. The conditional use permit shall be considered as outlined under section 27.04 of this ordinance.
- d) Prior to approval of building permits, the zoning administrator shall find that all standards listed in the conditional use permit have been satisfied in the site plan and building permit applications.
- e) The conditional use permit shall outline all allowed uses within the development, including square footages allotted to each use. A conditional use permit amendment shall be required for any deviation.

(Ord. No. 20-2447, 7-20-2020)

31.54 - Standards.

(a) *Building Setbacks (minimum).*

- (1) Front Yard—Fifty (50) feet, or one-half (½) the total building height whichever is greater.
- (2) Side Yard—Fifteen (15) feet, or one-half (½) the total building height, whichever is greater.
- (3) Rear Yard—Twenty (20) feet, or one-half (½) the total building height, whichever is greater.
- (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

(b) *Parking Lot Setbacks (minimum).*

- (1) Front Yard—Thirty (30) feet. (Ord No. 02-1955, amended 9-5-2002)
- (2) Side Yard—Fifteen(15) feet. (Ord. No. 04-2005, amended 1-22-2004)
- (3) Rear Yard—Twenty (20) feet.
- (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

(c) *Building Sizes (minimum).*

- (1) Industrial—Twelve thousand (12,000) square feet.
- (2) Freestanding Commercial—Five thousand (5,000) square feet with the exception of freestanding restaurants which shall have a minimum building size of four thousand (4,000) square feet. (Ord. No. 01-1896, Amended 3-15-2001; Ord. No. 02-1955, amended 9-5-2002)

(d) *Building Height.* There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.

(e) *Building Exteriors.*

- (1) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - (aa) Brick.
 - (bb) Natural or cultured stone.
 - (cc) Glass.
 - (dd) Stucco or EIFS.
 - (ee) Cementitious siding.
 - (ff) Architectural metal.
 - (gg) Integrally colored rock faced block.
- (2) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.
- (3) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
- (4) All buildings to incorporate four sided design.
- (5) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principle building to a minimum height of 5 feet.

Under no circumstances shall sheet aluminum, corrugated aluminum, asbestos, iron, plain or painted plain concrete block be deemed acceptable as major exterior wall materials on buildings within the City.

- (f) *Landscaping.* In addition to the provisions of Section 33.07 of the Ordinance, the following requirements shall be met:
- (1) Underground irrigation shall be required.
 - (2) Traffic safety islands and/or general parking islands, were deemed appropriate by the Zoning Administrator, shall be landscaped and irrigated. At least five percent (5%) of the surface area of land within a parking area shall be landscaped.
 - (3) On any given site there shall be at least three (3) different shrub species.
- (g) *Open Space.* The minimum area of permeable surface shall be thirty percent (30%) of the total project area. The Zoning Administrator may approve a modification to the requirement provided additional architectural or landscape enhancements are provided.
- (h) *Loading Spaces/Overhead Doors.* Loading spaces/overhead doors shall be located primarily in designated rear yards and secondarily in designated side yards. Overhead doors will be permitted in front yards under unusual circumstances, as approved by the Zoning Administrator.
- (1) Loading spaces and overhead doors should be designed to be compatible with the principle building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.
 - (2) Loading spaces and overhead doors should be designed to be compatible with the principle building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.
 - (3) Overhead doors limited to not more than one door per six-thousand (6,000) square feet of floor area.
 - (4) Outside storage of trucks or semi-trailers is limited to not more than the number of dock or overhead doors. (Ord. No. 03-1994, added 9-18-2003)
- (i) *Refuse Enclosures.* Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principle structure. Such facilities shall have solid gates. (Ord. No. 22-2494, amended 1-19-22)
- (j) *Lighting.* A lighting plan shall be submitted depicting type and design, layout of fixtures, and the illumination pattern. The design shall preclude any off-site glare.
- (k) *Outside Display.* Outside display in PBD retail sites is allowed provided the following standards are met:
- (1) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings over 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.

- (2) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
- (3) Outside display shall not exceed a height of sixty (60) inches.
- (4) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
- (5) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
- (6) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (7) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (8) Products shall be able to be sold from the display.

(Ord. No. 20-2447, 7-20-2020; Ord. No. 22-2514, amended 12-19-22)



Zoning Ordinance

10801 Town Square Drive NE, Blaine MN 55449

Planning Department

phone: 763-785-6180 | BlaineMN.gov

Blaine

30.10 - COMMUNITY COMMERCIAL (B-2)

30.11 - Intent.

Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods.

(Ord. No. 20-2447, 7-20-2020)

30.12 - Permitted uses.

- (a) General retail, except when specifically listed elsewhere in the ordinance
- (b) Banks.
- (c) Restaurants.
- (d) Brew Pubs.
- (e) Personal services, including massage, hair salons, and similar businesses.
- (f) Dry cleaning and laundry.
- (g) Repair services, excluding repair of vehicles and small engines.
- (h) Business and professional offices, including medical offices.
- (i) Personalized instructional services and fitness centers, total floor area limited to 4,000 square feet without a conditional use permit.
- (j) Portrait or art studio.
- (k) Medical cannabis dispensary.
- (l) Taproom

(Ord. No. 20-2447, 7-20-2020, Ord. No. 22-2514, amended 12-19-22)

30.13 - Accessory uses.

Signs as regulated in Section 34.07(c).

(Ord. No. 20-2447, 7-20-2020)

30.14 - Conditional uses.

- (a) Animal hospitals.
- (b) Amusement and recreation.
- (c) Fitness center not meeting the requirements of 30.12 (i).
- (d) Gasoline station.
- (e) Minor auto repair.
- (f) Car wash.
- (g) Construction and contractor's offices.
- (h) Day care centers—Commercial. (Ord. No. 89-1140, amended 5-18-1989)
- (i) Educational uses not meeting the requirements of 30.12 (i). (j)

- (j) Small equipment rental; moving van rental and minor repair. Moving vans are limited to single rear axle vans and trucks up to thirty-three (33) feet in total overall length. Repair activities are limited to moving vans owned or leased by the equipment rental facility. (Ord. No. 95-1575, amended 9-21-1995)
- (k) Meeting/assembly halls.
- (l) Motels/hotels.
- (m) Open sales lot.
- (n) Private clubs.
- (o) Restaurants with live entertainment or outdoor dining. (Ord. No. 95-1573, amended 9-21-1995)
- (p) Theaters.
- (q) Vocation, technical, and trade schools.
- (r) Zero lot line splits with shared parking and/or access.
- (s) Off-Sale Liquor Stores. (Ord 86-928, amended 2-20-1986)
- (t) Two (2) or more buildings on same lot. (Ord. No. 88-1087, amended 6-16-1988)
- (u) Churches. (Ord. No. 91-1266, amended 10-3-1991)
- (v) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code. (Ord. No. 93-1320, amended 1-7-1993)
- (w) Domestic animal indoor kennel and training facilities. (Ord. No. 93-1479, amended 11-18-1993)
- (x) Major automobile repair for passenger vehicles. (Ord. No. 94-1534, amended 9-1-1994)
- (y) Funeral Homes. (Ord. No. 03-1983, added 6-26-2003; Ord. No. 03-1990, Amended 8-21-2003)
- (z) Vehicle Rental Agency with up to 15 vehicles on site. (Ord. No. 05-2063, added 10-20-2005; Ord No. 18-2407, amended 6-21-2018)
- (aa) Pawn shop. (Ord. No. 09-2179, added 2-19-2009)
- (bb) Indoor vehicle sales associated with and on the same property as major automobile repair.

(Ord. No. 14-2295, added 10-16-2014; Ord. No. 20-2447, 7-20-2020, Ord. No. 22-2514, amended 12-19-22)

30.15 - Standards.

- (a) Reserved.
- (b) Front yard setback—Fifty (50) feet. (Ord. No. 93-1491, amended 12-16-1993)
- (c) Side yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; corner lot fifty (50) feet; when adjacent to residential districts—One hundred (100) feet. (Ord. No. 93-1491, amended 12-16-1993)
 - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 , Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986)
- (d) Rear yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; when adjacent to residential districts—One hundred (100) feet.
 - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 , Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986, Ord. No. 22-2514, amended 12-19-22)
- (e) In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right-of-way, the minimum setback shall be twenty (20) feet from the property line but not less than the required setback from the adjacent differing district boundary.
- (f) Maximum building height shall not exceed three (3) stories, or fifty (50) feet in height, whichever is less.

(g) Parking and driveways may be constructed to within the following minimum setbacks of property line: (Ord 85-898, amended 8-15-1985)

(1) Front yard/corner side yard 30 feet.

(2) Side yard 10 feet.

(3) Rear yard 10 feet.(Ord. No. 95-1553, amended 4-20-1995)

When a B-2 zoning district is located adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of twenty-five (25) feet.

(h) Off-street loading—Refer to Section 33.15.

(i) Major Automobile Repair Standards. (Ord. No. 94-1534, amended 9-1-1994)

(1) No outside storage of vehicle that have exterior damage or are dismantled.

(2) No air quality or noise impact to adjacent properties shall be permitted.

(3) Additional screening as determined by the Zoning Administrator.

(4) A seventy-five-foot landscaped buffer between a major automobile repair facility and all residential zoning districts. (Ord. No. 94-1539, amended 11-17-1994; Ord. No. 20-2447, 7-20-2020)

30.16 - Landscaping.

(a) All open areas of any lot not used for parking, driveways, or storage, shall be landscaped with trees, shrubs, berms, and planted ground covers.

(b) It shall be the owners responsibility to see that the landscaping is maintained in an attractive and well maintained condition. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.

(c) All vacant lots or portions of lots shall be maintained in an orderly manner, free of litter and junk.

(d) All lots in this district shall provide a landscaped yard. This yard shall be kept clear of all structures, storage and off-street parking. Except for driveways, the yard shall extend along the entire boundaries of the site. This yard shall have a minimum width of not less than ten (10) feet.

(e) For additional landscaping requirements, refer to Section 33.07.

(f) Underground irrigation shall be required for all yards. Such irrigation shall extend to include public boulevards and into landscaped parking islands, except natural areas to be preserved. (Ord. No. 88-1075, amended 3-17-1988; Ord. No. 89-1177, added 1-4-1990; Ord. No. 20-2447, 7-20-2020)

30.17 - Screening.

On a lot adjacent to a lot in a residential district, there shall be an opaque screen made up of trees and/or berms and a six foot high solid fence made of maintenance free materials.

(Ord. No. 20-2447, 7-20-2020)

30.18 - Storage.

(a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates. (Ord. No. 22-2494, amended 1-19-22)

(b) No outdoor storage of any materials is permitted except as provided for in Section 30.19. (Ord. No. 02-1948, amended 6-20-2002)

- (c) Employee service vehicles with a maximum of 10,000 gvw, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. Vehicles associated with a commercial retail business specifically mentioned in this zoning district greater than 10,000 GVW may be parked in a loading area with at least one overhead door approved by the Zoning Administrator and meeting the requirements of 33.14 of the Zoning Code. (Ord. No. 91-1267, amended 10-3-1991)

(Ord. No. 22-2494, amended 1-19-22; Ord. No. 20-2447, 7-20-2020)

30.19 - Outside display.

Outside display in B-2 retail sites is allowed provided the following standards are met:

- (a) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings larger than 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.
- (b) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
- (c) Outside display shall not exceed a height of sixty (60) inches.
- (d) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
- (e) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
- (f) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (g) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (h) Products shall be able to be sold from the display.

(Ord No. 02-1948, added 6-20-2002; Ord. No. 20-2447, 7-20-2020)

30.191 - Architectural control.

- (a) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
 - (1) Brick.
 - (2) Natural or cultured stone.
 - (3) Glass.
 - (4) Stucco or EIFS.
 - (5) Cementitious siding.
 - (6) Architectural metal.
 - (7) Integrally colored rock faced block.
- (b) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or

superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.

- (c) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
- (d) All buildings to incorporate four sided design.
- (e) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principle building to a minimum height of 5 feet.

(Ord. No. 20-2447, 7-20-2020)

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.1 – Case File No. 22-0082 – Public Hearing – The applicant is requesting the following:

1. Rezoning from PBD (Planned Business District) to B-2 (Community Commercial).
 2. Conditional use permit for a standalone carwash in a B-2 zoning district.
- TOMMY'S EXPRESS CAR WASH, 4252 122ND AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 22-0082 was opened at 7:07PM.

Arthur Cyrankowski, 12263 Ghia Ct NE, Unit A, explained he was against the car wash at the proposed location. He indicated this loud industrial use would impact the quiet enjoyment of his property. He asked that the commission reconsider this use as he feared the car wash would adversely impact the value of his property.

Nathan Warner, 4324 122nd Circle NE, reported the proposed car wash would be directly in his backyard. He noted he left Minneapolis to get away from the noise but now he would have a car wash in his backyard. He indicated the Kwik Trip was already loud enough. He encouraged the city to find another use for this property. He suggested a fast-food use or restaurant be considered for this property.

The public hearing was closed at 7:10PM.

Tanner Brant, Christianson Companies, introduced himself to the commission. He reviewed the site plan in further detail and commented on the features within the car wash. He reported 33% of the water would be reclaimed from each wash. He noted the location of the dumpsters and vacuums. He explained the car wash was 366 feet from the east property line, which meant the noise from the car wash would be no greater than ambient noise. He discussed how noise mitigation efforts could be pursued if the city were to receive complaints.

Shawn Engvalson, developer, explained he was a resident of Blaine. He noted he and his wife, along with two other residents of Blaine would be the owners and operators of the Tommy's Express Car Wash. He reported he has been working with landowners in Blaine for over a year and noted this property was only a few blocks from where he lived. He discussed how the proposed property fit his intended use perfectly and has been slated for development for quite some time. He indicated the noise at the property line would be no greater than the ambient noise from Lexington Avenue due to the 366 foot buffer between the car wash and the adjacent residential property. He discussed how Tommy's Car Wash was different than other car washes and stated his family was eager to bring this experience to Blaine residents.

Chair Goracke asked if the applicant would support hours of operation being from 7AM to 7PM.

Mr. Engvalson stated he could support this recommendation.

Chair Goracke questioned if the building could be flipped in order to assist with addressing noise concerns. Mr. Brant stated he would be open to looking into this further.

Chair Goracke inquired how many employees the Tommy's car wash would have.

Mr. Engvalson reported his Mounds location had 15 full time employees and six part time employees.

Commissioner Gorzycki requested further information regarding the noise mitigation measures that could be pursued.

Mr. Grant stated mufflers could be placed on the vacuums to assist with reducing noise.

Chair Goracke questioned if this was the right location for a car wash given the close proximity to Kwik Trip.

Mr. Engvalson commented on the differences between his tunnel car wash compared to a gas station car wash. He indicated he would be offering a very high quality car wash in 90 seconds versus eight to nine minutes at Kwik Trip.

Commissioner Olson asked who governs noise issues by the city.

City Planner Sellman reported the city had a noise ordinance that could be enforced, along with the conditions for approval. She noted the city's code enforcement department was complaint based.

Chair Goracke thanked staff for including the notes from the city council workshop meeting where the council discussed this matter.

Commissioner Olson discussed how flipping the building may create traffic flow issues. She questioned if this project would proceed if this were the case.

City Planner Sellman explained if flipping the building were a condition for approval and the traffic flow issues could not be addressed, the request would not move forward. However, the plans could be revised and be brought back to the commission for further consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0082A the rezoning from PBD (Planned Business District) to B-2 (Community Commercial) in Case File No. 22-0082, the following rationale shall be made:

Case 22-0082A:

1. The proposed district is consistent with the Comprehensive Plan.
2. How the proposed district differs from the existing district.
3. How the proposed district meets the goals and policies of the City.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0082B a conditional use permit for a standalone carwash in a B-2 (Community Commercial) zoning district with the following conditions:

Case 22-0082B:

1. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
2. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

3. All signage requires a separate permit meeting the requirements of the zoning ordinance.
4. The exit car wash door to be shut immediately after the vehicle has exited the wash.
5. Hours of operation shall be limited to 7AM to 7PM.
6. The car wash shall meet the noise limits set by the Minnesota Pollution Control Agency (MPCA).
7. Revised landscape plan shall be submitted and approved prior to issuance of a building permit.
8. A revised site plan meeting the B-2 requirements with the car wash building flipped to have the exit facing Lexington, shall be submitted and approved prior to issuing a building permit.

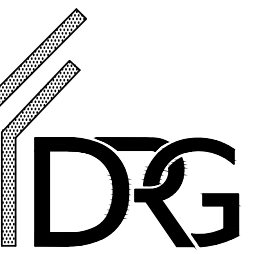
Motion seconded by Commissioner Swanson. The motion passed 4-0.

CARWASH
122nd and Lexington
Blaine, MN

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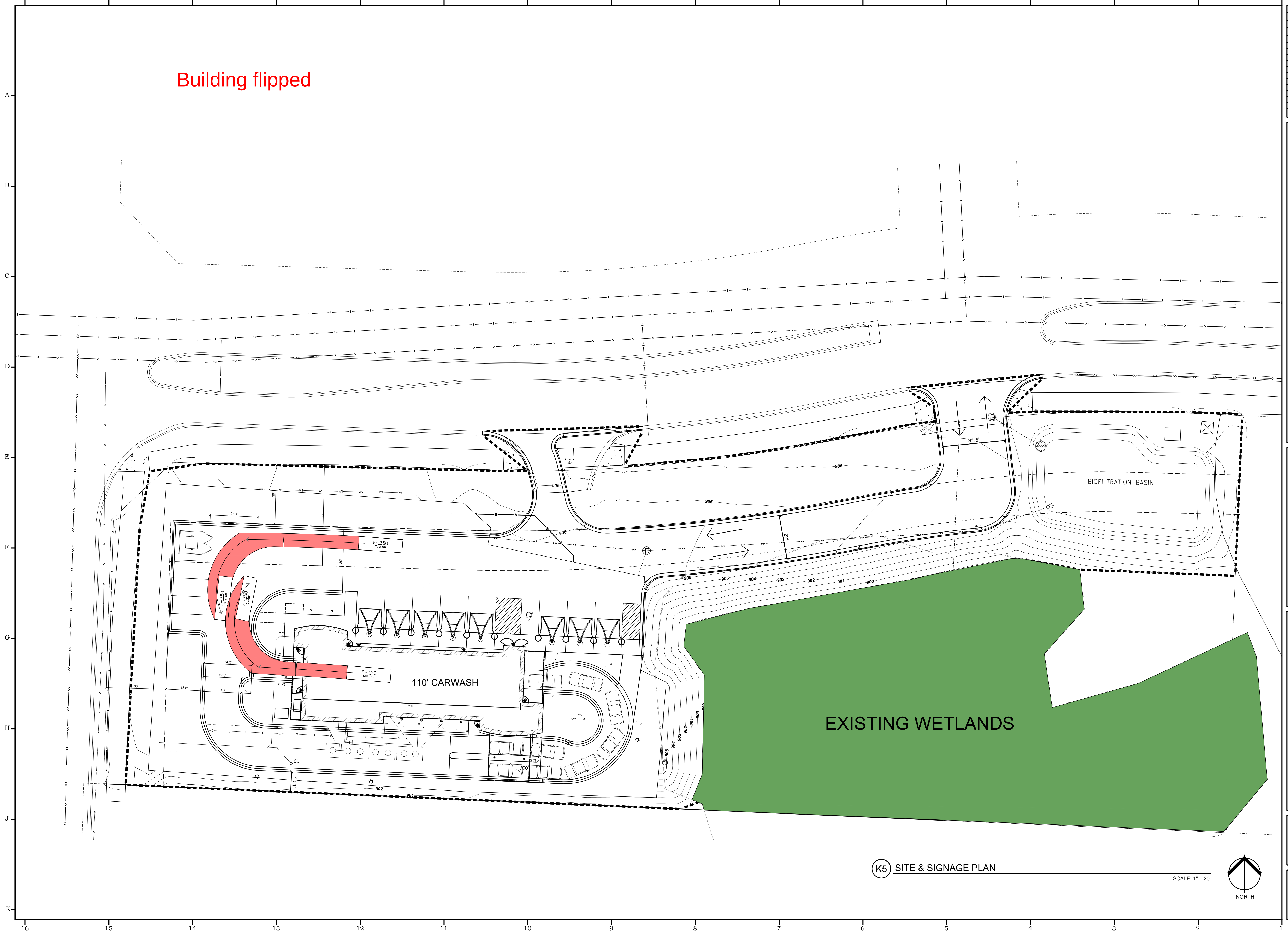
H. (701) 499-0212
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SHEET DESCRIPTION

TE & SIGNAGE PLAN

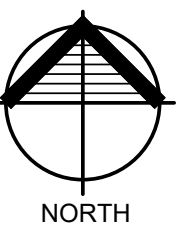
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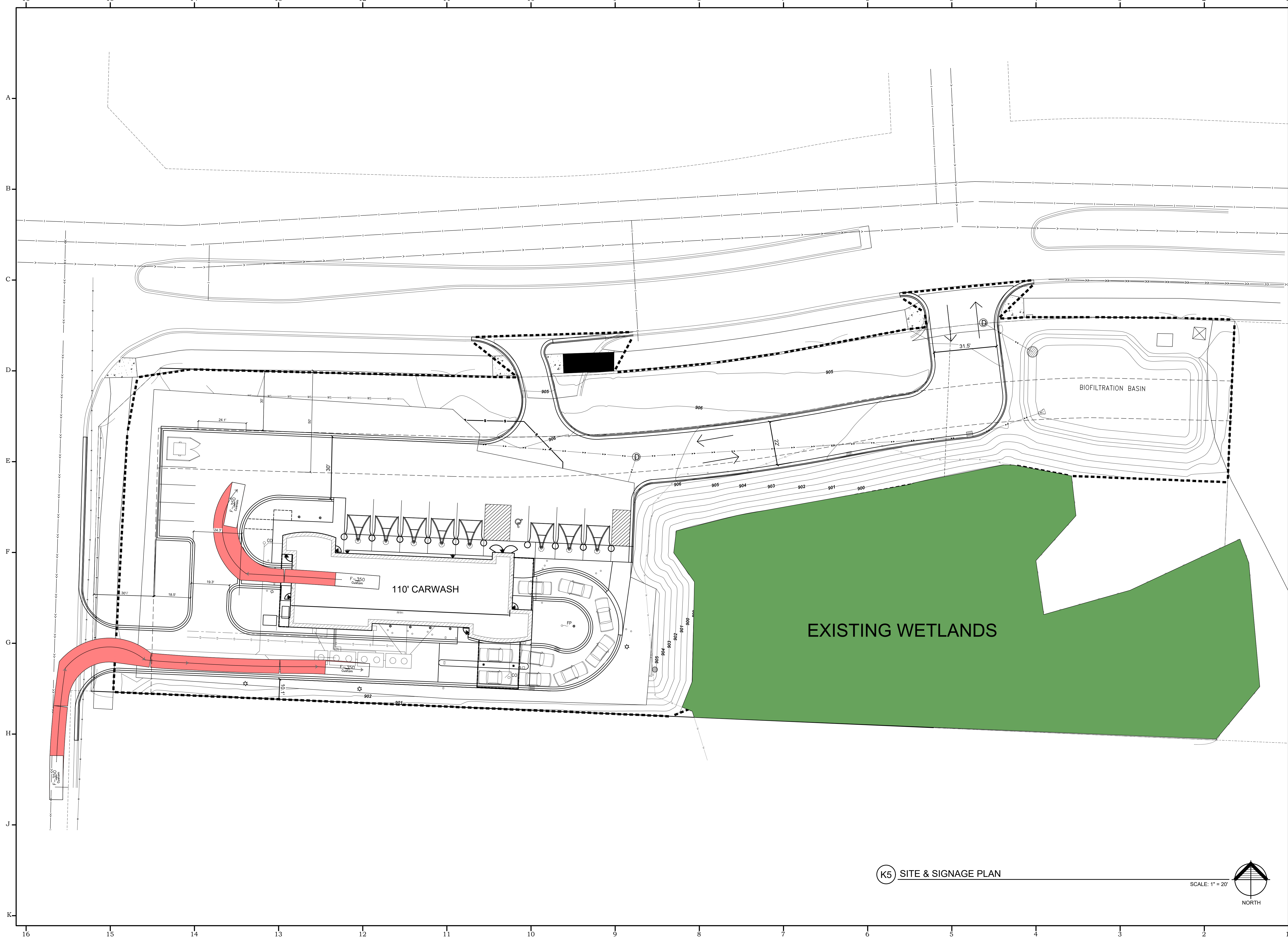
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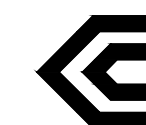
K5 SITE & SIGNAGE PLAN

SCALE: 1" = 20'



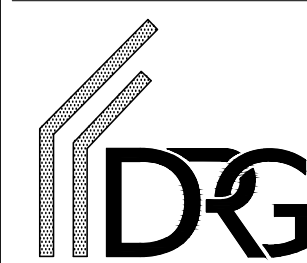
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DESIGN RESOURCES GROUP
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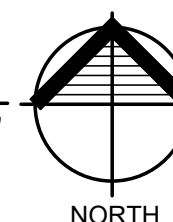
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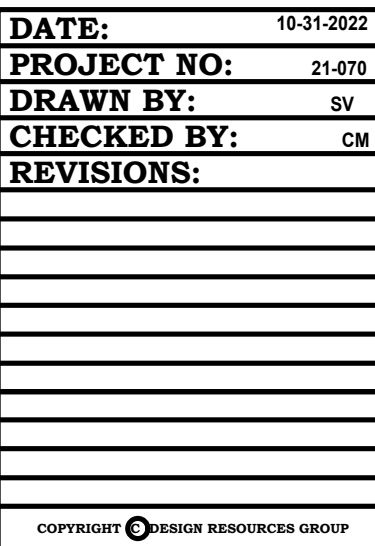
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(K5) SITE & SIGNAGE PLAN

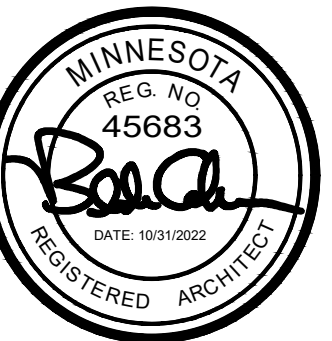
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FARGO, ND 58104



DRG
DESIGN RESOURCES GROUP
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SHEET DESCRIPTION:

SITE & SIGNAGE PLAN

Sheet
A090

PLANT SCHEDULE						
(F6, SHT. L1.2)	TREES	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	PLANT UNITS QTY
		ABI BLS	Abies balsamea Balsam Fir	6" Ht.	Container	19
		ACE ABZ	Acer x freemanii 'Jeffersd' TM Autumn Blaze Freeman Maple	2.5" Cal.	Container	8
		GLE SKY	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	2.5" Cal.	Container	5
		MAL PRA	Malus x 'Prairifire' Prairifire Crabapple	2" Cal.	Container	14
		PIC BLA	Picea glauca densata Black Hills Spruce	6" Ht.	Container	17
		TIL AME	Tilia americana American Linden	2.5" Cal.	Container	5
(J4, SHT. L1.2)	SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	PLANT UNITS QTY
		*PL-BUX	*Buxus x 'Green Velvet' Green Velvet Boxwood	2 gal.	Container	-- 6
		ARO AUT	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry	2 gal.	Container	44
		COR FA4	Cornus sericea 'Farrow' TM Arctic Fire Red Twig Dogwood	2 gal.	Container	50
		HYD ABE	Hydrangea arborescens 'Abetwo' Incrediball Hydrangea	2 gal.	Container	8
		SYR MEY	Syringa meyeri 'Palibin' Dwarf Korean Lilac	2 gal.	Container	40
		VIB BAI	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	2 gal.	Container	57
(J7, SHT. L1.2)	PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	PLANT UNITS QTY
		CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	2 gal.	Container	15
	GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	METHOD	PLANT UNITS QTY
		ROCK	River Rock	2-5"	--	1,618 sf
		SOD	Turf Sod	--	--	29,847 sf

IRRIGATION NOTES

- ALL ROCK PLANTING BEDS SHALL BE PROVIDED WITH DRIP IRRIGATION.
- ALL SOD AREAS SHALL BE PROVIDED WITH WITH A POP-UP IRRIGATION SYSTEM SPACED TO ADEQUATELY WATER ALL TURF AREAS - INCLUDING BOULEVARD.

LEGEND

- PATCH EXISTING TURF AREAS WITH SOD.
- 25' SIGHT TRIANGLES.
- IRRIGATION SLEEVE.

KEY NOTES

- 2" TO 5" ROCK OVER 2 LAYERS OF MIRAFI 500X OR APPROVED EQUAL FABRIC WEED BARRIER.
- SOD.
- 4" PVC IRRIGATION PIPE SLEEVE COORDINATE W/ PAVING CONTRACTOR.
- PROVIDE CONCRETE LANDSCAPING EDGING (C3, Sht. L1.2).
- PROVIDE 1.5" PRESSURE VACCUM BREAKER FOR IRRIGATION SYSTEM.
- GRANULAR FILL AND GEOTABRIC IN PLANTING BEDS REMOVED BY EARTHWORK CONTRACTOR (C7, Sht. L1.2).

REQUIRED PERIMETER LANDSCAPING

ADDITIONAL LANDSCAPE SCREENING

WETLAND

LANDSCAPING REQUIREMENTS

ONE OVERSTORY TREE FOR EVERY 100' OF SITE PERIMETER
1,490 LF / 100 = 14.9

15 TREES REQUIRED
18 TREES PROVIDED

ONE ORNAMENTAL TREE FOR EVERY 200' FOR SITE PERIMETER
1,490 LF / 200 = 7

7 TREES REQUIRED
14 TREES PROVIDED

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7 TREES REQUIRED
36 TREES PROVIDED

ONE SHRUB FOR EVERY 30' OF SITE PERIMETER
1,490 / 30 = 49

49 SHRUBS REQUIRED
205 SHRUBS PROVIDED

NO MORE THAN ONE-HALF OF THE TREES TO BE PLANTED MAY BE FROM ANY ONE SPECIES.
NO MORE THAN 15% OF THE REQUIRED TREE INCHES MAY BE OF ORNAMENTAL SPECIES.

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25' SIGHT TRIANGLES.

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LANDSCAPING NOTES

- ALL PLANTINGS SHALL HAVE MULCH RING AROUND BASE AS DETAILED.
- THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS.
- THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE, GRADING, UTILITIES, AND OTHER RELATIVE PLANS FOR ALL OTHER INFORMATION.
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CAR WASH
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P3280

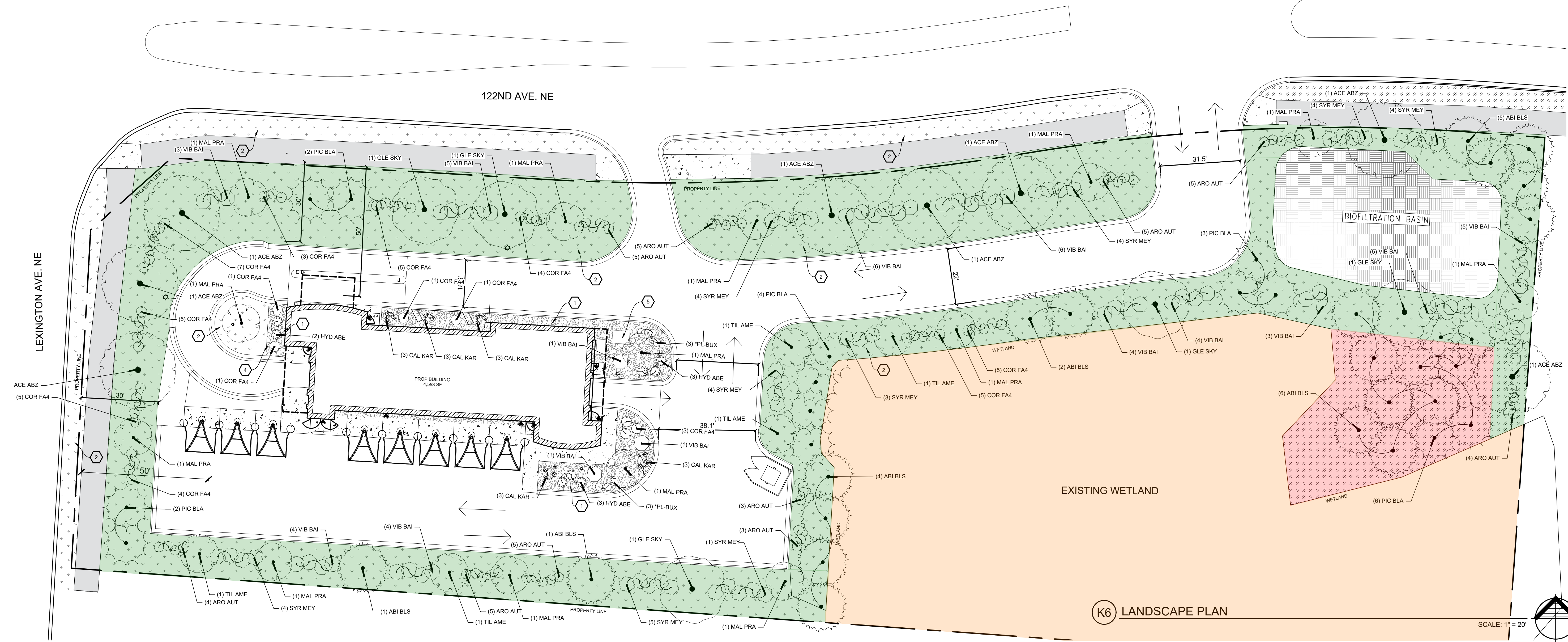


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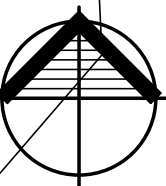
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LANDSCAPE PLAN

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K6 LANDSCAPE PLAN

SCALE: 1" = 20'



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1,490 LF / 100 = 14.9

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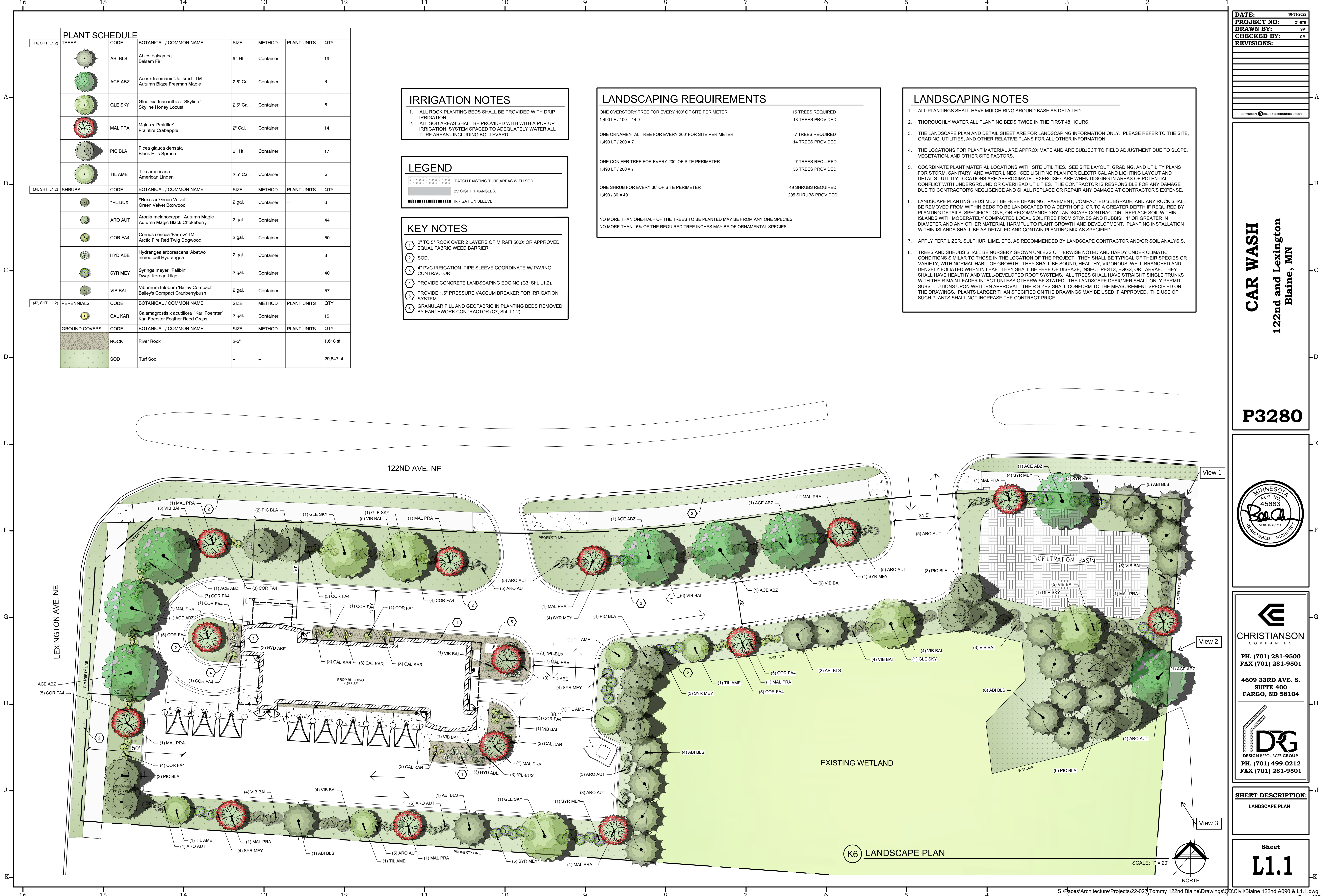
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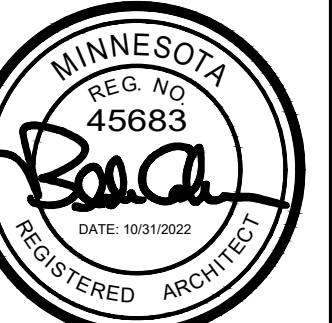
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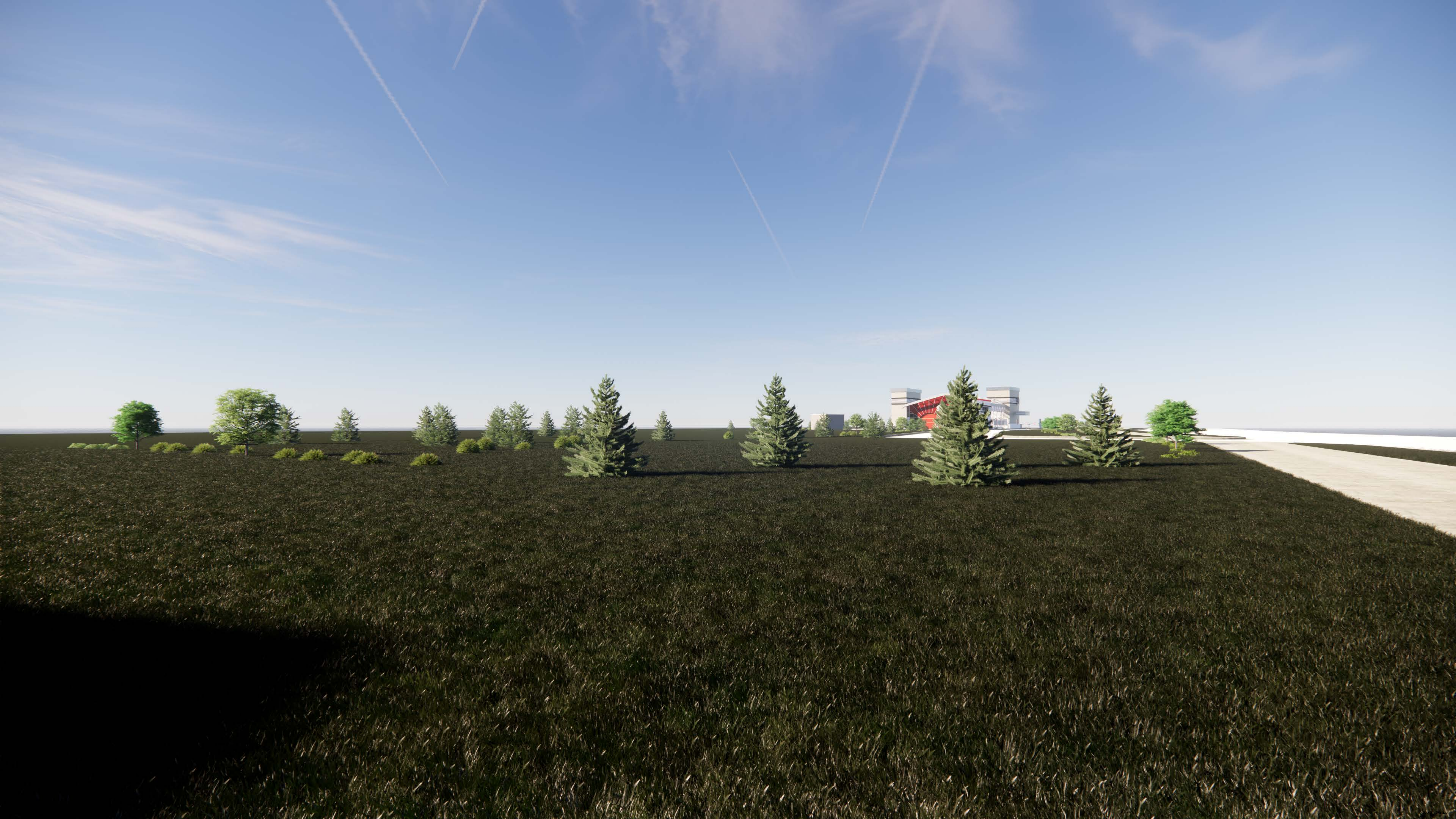


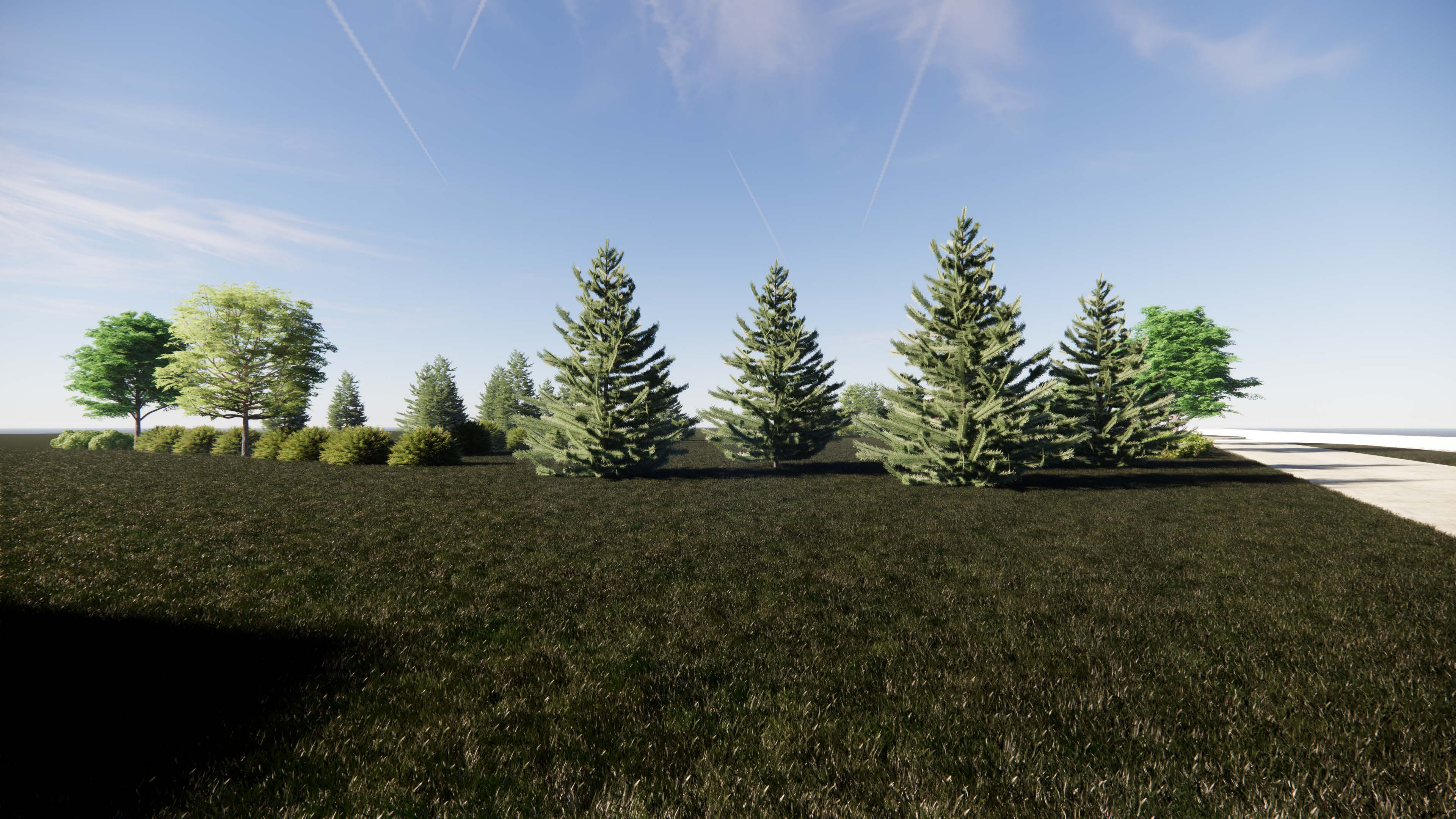
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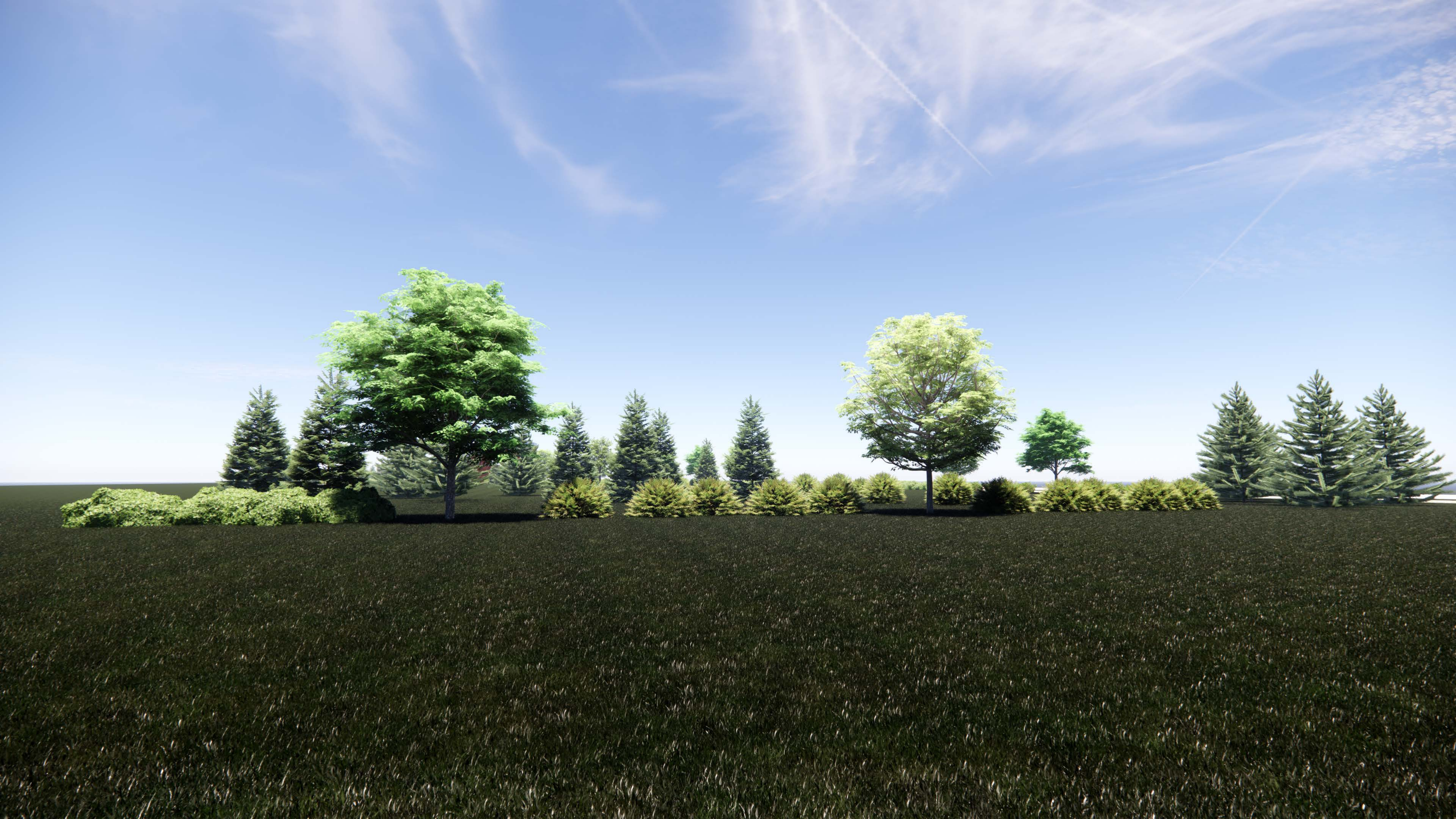
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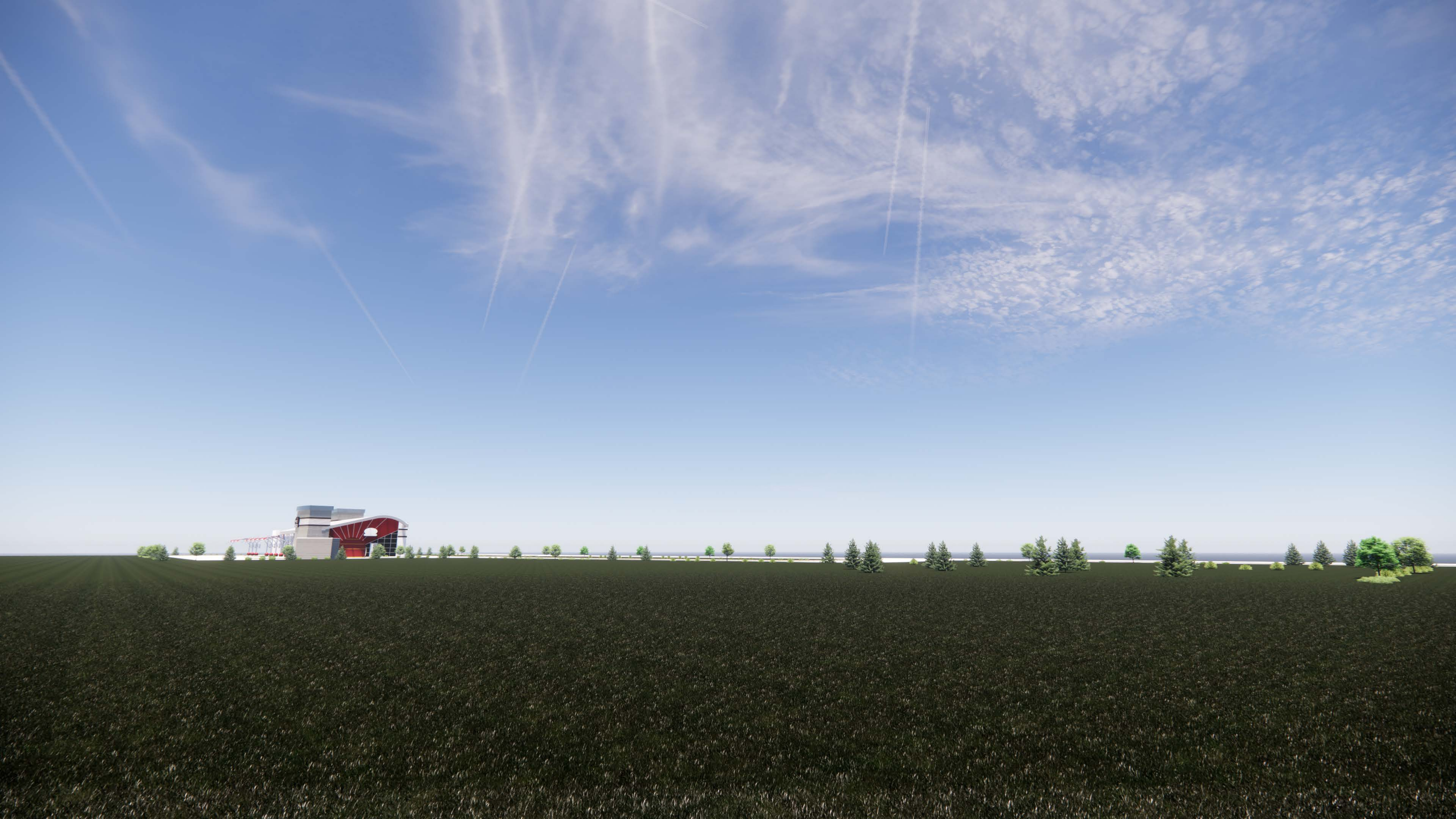
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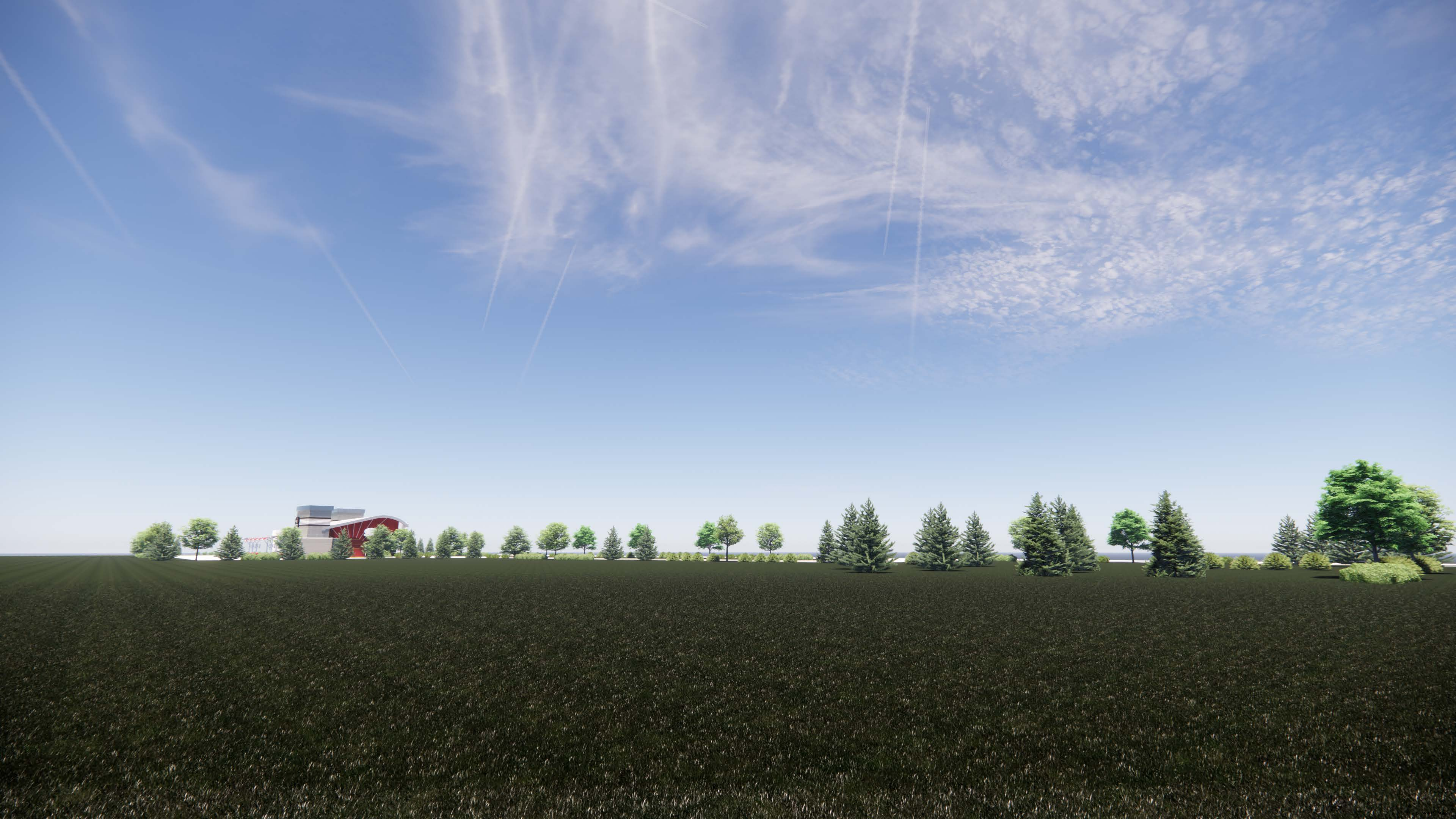














City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.2

Resolution Granting a 185 Square Foot Variance from the 1,200 Square Feet Maximum Area of Garage and Accessory Building Space with a Conditional Use Permit to Permit a Total of 1,385 Square Feet of Garage and Accessory Building Space at 11391 President Drive NE. Dan Heathfield (Case File No. 23-0009/EES).

Executive Summary

The applicant is requesting a 185 square foot variance to allow an existing attached garage, shop building, and shed to remain on the property. The Planning Commission recommended approval.

Background

Schedule of Actions

Planning Commission (Public Hearing)	03/14/23
City Council (Conditional Use Permit)	04/03/23
Action Deadline	04/18/23

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

Zoning

The property is zoned R-1 (Single Family).

Surrounding Zoning and uses

The adjacent properties are zoned R-1 and occupied by single-family homes.

Comprehensive Land Use

The subject property and adjacent properties are guided LDR (Low Density Residential).

Existing Conditions

The property is 0.4 acres, but there is a pending plat that will add 0.9 acres (currently an adjacent outlot) to the property resulting in a combined total area of 1.3 acres. The property has a single-family home, 798 square foot attached garage, 448 square foot shop, and 140 square foot shed.

History

A final plat was approved for Perry Heathfield Preserve under resolution 22-152. A condition of approval on the plat was that the excess accessory buildings on the property must be removed or obtain necessary land use approvals. The applicant is choosing to apply for the necessary CUP and variance to avoid removing the excess accessory buildings.

The home was constructed without a garage in 1965. In 1981, a 12x16 foot (192 square feet) structure was constructed (now the shop). The attached garage was constructed in 1991 after issuance of a variance for the front yard setback, which was a continuation of the front plane of the home and did not meet the front yard setback requirements. In 2020, the applicant added on to the existing detached structure to make it a 448 square foot (16x28) shop. In 2022, a 140 square foot shed was added to the property. The expansion of the shed into a larger shop building and the 140 square foot garden shed both required permits, but no permits were obtained.

Evaluation of Request

Code Requirement

The code allows for 1,000 square feet of garage and accessory building space or up to 1,200 square feet with a conditional use permit. The applicant is requesting a variance to have 1,385 square feet of garage and accessory building space.

The intent of the zoning code provision limiting garage and accessory building space was to ensure residential districts maintained a residential character. The Council found that larger garage and accessory buildings broke with that character. There has also been a concern that large garages and accessory buildings are often used for illegal home-based businesses, either by the party constructing them or future owners of the property. In this case, the applicant has indicated the shop building is used for hobby purposes, however, the concern remains as to how future owners would use the space.

Site Plan

The shop building is located six feet from the property line and consists of two portions. The original portion of the building is quite tall, and appears to be taller than the principal structure, which is in violation of the current city code. This was not in violation at the time of construction, which was prior to the code requirement that accessory structures not be taller than the home.

The structure was added onto in 2020 and that portion appears to be shorter than the home. Therefore, the height of the structure is legal nonconforming. Accessory structures greater than 120 square feet must meet a 5-foot setback, which the shop building does. The code requires that “the architectural style and color of a garage and accessory building shall be compatible with the principal building.” The design of the shop building is not particularly compatible with the home. It may be modified to match the color of the home, but the design of the building cannot be easily modified. The tall portion of the outbuilding predates this code requirement. With the review of the conditional use permit and variance, the Planning Commission and City Council may determine if the addition to the building meets the code requirement to be compatible with the principal building.

A shed is also located on the property which must meet a 5-foot setback. If the land use approvals are granted, the applicant will need to obtain a permit for that structure, and conformance with the required 5-foot setback will be verified as part of that permit review and inspections. If allowed to remain (through the granting of a variance), the shed shall be painted to match the colors of the home. It is reasonably compatible with the principal structure.

Grading/Storm Drainage

Any proposed work on the property, whether to remove or remodel any of the accessory structure space will maintain existing drainage patterns. The accessory structures will not be permitted to be within the platted drainage and utility easement for the drainage ditch along the future rear lot line.

Wetlands/Watershed

The accessory structures will not be permitted to be within the platted drainage and utility easement along the drainage ditch and along the future rear lot line maintained by the Coon Creek Watershed District.

Access/Street Design

The frontage of the lot is a standard residential lot and will not be granted any additional access to the property. No street design is required.

Easements/Right-of-way/Permits

The accessory structures will not be permitted to be within the platted drainage and utility easement along the drainage ditch. The property owner will be required to obtain the necessary permits as mentioned previously.

Conditional Use Permit

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

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The additional square footage of garage and accessory building space will not create additional burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - With modifications to the structures required in the conditions, the use will be compatible with adjoining properties and the character of the district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - With modifications to the structures required in the conditions, the appearance will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use is consistent with the the zoning code and the district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazard or congestion.
 - The additional accessory space on the property will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The property and accessory structures will have the required utility services, adequate roads and necessary drainage facilities to service the property.

Variances (Section 27.06)

When considering variances, the Council should evaluate the request against the variance criteria in the code and consider the precedent set by other variance considerations.

2247 125th Avenue NE (PC 20-0025)

The City Council considered a variance request for a total of 2,392 square feet of accessory space (consisting of a 1,200 square foot detached garage and a 1,192 square foot attached garage) on a 12.8-acre property. The proposed accessory buildings were not visible from any nearby properties or from the public street (they were set back over 600 feet from 125th Avenue). The Council approved the variance based on the extreme difference in size of the lot from other R-1AA lots and the lack of visibility from other properties and the public road.

8631 Baltimore Street NE (PC20-0041)

The City Council considered a variance request for a 2,000 square foot detached garage on a 0.91-acre lot in an R-1 district at 8631 Baltimore Street NE. The applicant argued that the larger lot size was a practical difficulty and the City Council found that no practical difficulty was demonstrated, no exceptional circumstances applied to the property, and the variance would have conferred special privileges denied by the zoning ordinance to other property owners in the vicinity.

12352 Radisson Road NE (PC22-0060)

The City Council considered a variance request for a total of 1,362 square feet of garage and accessory building space on a 0.85-acre lot in an R-1 zoning district at 12352 Radisson Road NE, consisting of an attached garage and a 384 square foot outbuilding. The applicant argued that the larger lot size was a practical difficulty and that the detached structure was compatible with the neighborhood and surrounding properties. The detached structure in this case had siding and trim that was an exact match for the materials on the home and had minimal visibility from the street. The attached garage was also designed in a manner than reduced the apparent size of the garage as it appeared to be a typical two car garage from the street and the greater than typical depth was with windows on the side of the home to make it appear like living space from the side of the home.

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 landowner 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. Variances shall only be permitted:

1. When they are in harmony with the general purposes and intent of the ordinance.
 - The requested variance is generally consistent with the purposes and intent of the zoning ordinance.
2. When the variances are consistent with the comprehensive plan.
 - The requested variance is consistent with the comprehensive plan.

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:

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.
 - 1,385 square feet of garage and accessory building space may or may not be considered a reasonable use of the property.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; the applicant has identified the larger lot as a unique circumstance.

- The City Council has previously found this to be a unique circumstance on two of three requests for variances for additional accessory building space.
- 3. The variance, if granted will not alter the essential character of the locality.
 - The shop and shed are not visible from the street but are visible from adjacent properties. Additional accessory building space may be considered to break with the residential character of the neighborhood.
- 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.
 - The variance is not for economic reasons.
- 5. The variance requested is the minimum variance which would alleviate the unique circumstances.
 - The applicant has indicated that the accessory buildings currently located on the property are the minimum size to accommodate his uses of the various spaces. Staff does not see a relationship between the unique circumstances (the lot size) and the additional square footage of accessory building space.

Attachment List

Zoning and Location Map

Aerial Photo

Photos of Home and Structures

Variance Narrative

Public Comments

Unapproved Planning Commission Minutes

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit and variance. There were comments from three nearby property owners at the public hearing in support of the variance.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.

3. Posted on the City website.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved Planning Commission Minutes 3/14/23



City of Blaine

Signature Copy

Resolution: R-50-2023

Resolution Granting a 185 Square Foot Variance from the 1,200 Square Feet Maximum Area of Garage and Accessory Building Space with a Conditional Use Permit to Permit a Total of 1,385 Square Feet of Garage and Accessory Building Space at 11391 President Drive NE. Dan Heathfield (Case File No. 23-0009/EES).

WHEREAS, an application has been filed by Dan Heathfield as Variance Case File No. 23-0009; and

WHEREAS, said case involves the property described as follows:

Lot 51, Block 6, DONNAYS OAK PARK 12TH

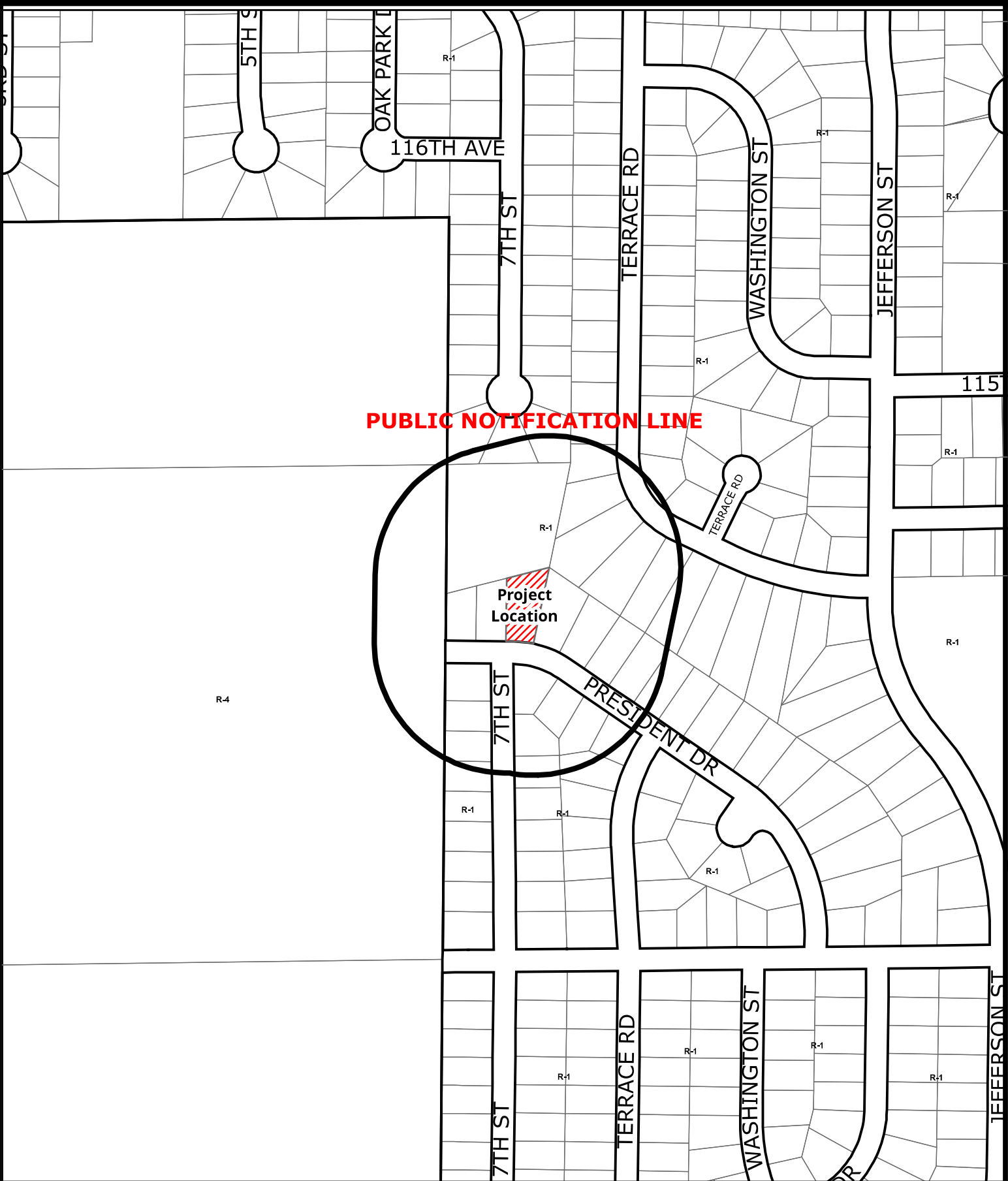
WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023, and recommended approval regarding said Variance; and

WHEREAS, the Blaine City Council has reviewed said case on April 3, 2023; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance is hereby approved per Sections 27.06 of the Zoning Ordinance to allow a 185 square foot variance from the 1,200 square feet maximum area of garage and accessory building space with a conditional use permit, to allow a total of 1,385 square feet of garage and accessory building space in an R-1 (Single Family) zoning district with the following findings:

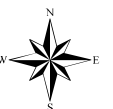
1. The variance is in harmony with the general purposes and intent of the ordinance.
2. The variance is consistent with the comprehensive plan.
3. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.
4. The property is uniquely large and a similar variance was granted on a similarly sized lot with resolution 22-164.
5. The variance will not alter the essential character of the locality and is compatible with the residential nature of the surrounding area.
6. The variance is not for economic reasons.

PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.

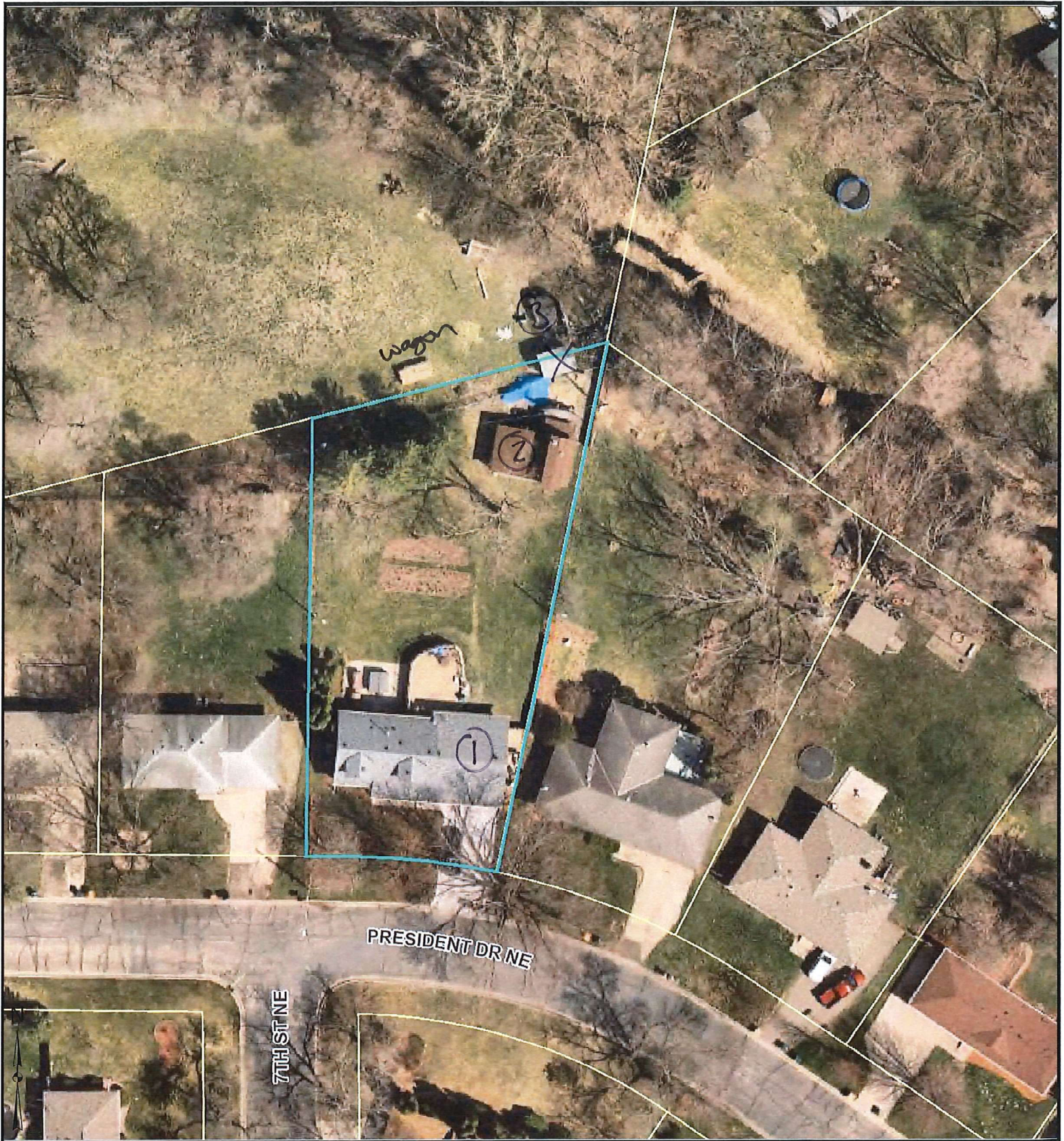


Case File No. 23-0009
Dan Heathfield

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



Anoka County Parcel Viewer

**Parcel Information:**

Approx. Acres: 0.38

18-31-23-24-0047

Commissioner: JULIE JEPPSON

11391 PRESIDENT DR NE

BLAINE

MN 55434

Plat: DONNAYS OAK PARK 12TH

Owner Information:

HEATHFIELD, SUSAN D

11391 PRESIDENT DR NE

BLAINE

MN

55434









Applicant Variance Criteria

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

I use my shop for hobby work, antique tractor restoration, and cast iron cookware collecting and restoration. Having an enclosed shop keeps my yard and driveway free of tractor parts and other unsightly messes.

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

Our much larger lot now has the ability to keep our lawn utility shed out of sight from my neighbors view as well as the public. Even without privacy fences, our new garden shed is quite private.

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

My hobby shop and new garden shed is deep in our city lot and cannot be seen from the city street. It has professionally installed siding and trim to help it match our home. I do not have any old cars or engines laying about. Both of our neighbors appreciate this.

- 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.**

There are no economic reasons.

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

Our shop and garden shed looks very nice and keeps my hobby and therapy work out of the yard and front driveway. If I didn't have these shop spaces, our home would look like a disaster. Without these spaces, I could not continue my hobby, which is therapy as a 100% disabled veteran.

Patricia Robinson

From: Nick Kier <nickkier52@gmail.com>
Sent: Monday, March 13, 2023 9:09 PM
To: Planning
Subject: File No. 23-0009 Dan Heathfield

Hello,

My name is Nick Kier. I am Dan's neighbor. I apologize for this email being late. Your letter said nothing about contacting you regarding this issue. I assumed the letter was semantics and something simply necessary to notify the public. I have zero issue with the structure he has built on his land. In no way does it impact me, my family, or the neighborhood whatsoever in a negative way. In fact, I'm not even sure what the issue is whatsoever. I will be attending the meeting tomorrow to hear you explain why exactly this structure is "problematic," and will happily voice my opinion on the matter.

Best,
Nick Kier

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.2 – Case File No. 23-0009 – Public Hearing – The applicant is requesting the following:

1. Conditional use permit to have 1,200 square feet of garage and accessory building space and a total of three accessory buildings in an R-1 (Single Family) zoning district (attached garage, shop building, shed).
 2. A 185 square foot variance from the 1,200 square feet maximum area of garage and accessory building space with a conditional use permit, to permit a total of 1,385 square feet of garage and accessory building space.
- DAN HEATHFIELD, 11391 PRESIDENT DRIVE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0009 was opened at 7:33PM.

Scott Pederson, 11380 7th Street NE, stated the shed was the same color as the house. He explained he did not mind the shed that was currently in place. He didn't see why the city wouldn't allow Mr. Heathfield's request to be approved.

Khris Adelman, 11385 President Drive NE, reported she did not object to the shed. She reported Mr. Heathfield takes very good care of his property and the shed. She indicated she supported Mr. Heathfield being able to keep his shed in place.

Nick Kier, 11395 President Drive NE, stated he supported the shed remaining in place along with the other structures.

The public hearing was closed at 7:36PM.

Chair Goracke explained he drove by the property today. He indicated he was pleased to see the applicant had the support of his neighbors.

Commissioner Swanson noted she drove by the property today as well. She stated she believed the house looked very nice and she could barely see the sheds from the street. She indicated she could support the variance as requested.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0009A a conditional use permit for 1,200 square feet of garage and accessory building space in an R-1 (Single Family) zoning district with the following conditions:

Case 23-0009A:

1. Any remaining accessory buildings shall be painted to match the existing home.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0009B approving the 185 square foot variance as requested, with the following condition:

Case 23-0009B:

1. The shop building and shed shall be modified to match the siding and trim of the home.

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.3

Resolution Granting a Conditional Use Permit for 1,200 Square Feet of Garage and Accessory Building Space for a Total of Three Accessory Buildings in an R-1 (Single Family) Zoning District at 11391 President Drive NE. Dan Heathfield (Case File No. 23-0009/EES)

Executive Summary

The applicant is requesting a Conditional Use Permit to allow for three accessory structures on one lot. Staff and the Planning Commission recommend approval.

Background

Schedule of Actions

Planning Commission (Public Hearing)	03/14/23
City Council (Conditional Use Permit)	04/03/23
Action Deadline	04/18/23

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

Zoning

The property is zoned R-1 (Single Family).

Surrounding Zoning and uses

The adjacent properties are zoned R-1 and occupied by single-family homes.

Comprehensive Land Use

The subject property and adjacent properties are guided LDR (Low Density Residential).

Existing Conditions

The property is 0.4 acres, but there is a pending plat that will add 0.9 acres (currently an adjacent outlot) to the property resulting in a combined total area of 1.3 acres. The property has a single-family home, 798 square foot attached garage, 448 square foot shop, and 140 square foot shed.

History

A final plat was approved for Perry Heathfield Preserve under Resolution 22-152. A condition of approval on the plat was that the excess accessory buildings on the property must be removed or obtain necessary land use approvals. The applicant is choosing to apply for the necessary CUP and variance to avoid removing the excess accessory buildings.

The home was constructed without a garage in 1965. In 1981, a 12x16 foot (192 square feet) structure was constructed (now the shop). The attached garage was constructed in 1991 after issuance of a variance for the front yard setback, which was a continuation of the front plane of the home and did not meet the front yard setback requirements. In 2020, the applicant added on to the existing detached structure to make it a 448 square foot (16x28) shop. In 2022, a 140 square foot shed was added to the property. The expansion of the shed into a larger shop building and the 140 square foot garden shed both required permits, but no permits were obtained.

Evaluation of Request

Code Requirement

The code allows for 1,000 square feet of garage and accessory building space or up to 1,200 square feet with a conditional use permit. The applicant is requesting a variance to have 1,385 square feet of garage and accessory building space.

The intent of the zoning code provision limiting garage and accessory building space was to ensure residential districts maintained a residential character. The Council found that larger garage and accessory buildings broke with that character. There has also been a concern that large garages and accessory buildings are often used for illegal home-based businesses, either by the party constructing them or future owners of the property. In this case, the applicant has indicated the shop building is used for hobby purposes, however, the concern remains as to how future owners would use the space.

Site Plan

The shop building is located 6 feet from the property line and consists of two portions. The original portion of the building is quite tall, and appears to be taller than the principal structure, which is in violation of the current city code. This was not in violation at the time of construction, which was prior to the code requirement that accessory structures not be taller than the home.

The structure was added onto in 2020 and that portion appears to be shorter than the home.

Therefore, the height of the structure is legal nonconforming. Accessory structures greater than 120 square feet must meet a 5-foot setback, which the shop building does. The code requires that “the architectural style and color of a garage and accessory building shall be compatible with the principal building.” The design of the shop building is not particularly compatible with the home. It may be modified to match the color of the home, but the design of the building cannot be easily modified. The tall portion of the outbuilding predates this code requirement. With the review of the conditional use permit and variance, the Planning Commission and City Council may determine if the addition to the building meets the code requirement to be compatible with the principal building.

A shed is also located on the property which must meet a 5-foot setback. If the land use approvals are granted, the applicant will need to obtain a permit for that structure, and conformance with the required 5-foot setback will be verified as part of that permit review and inspections. If allowed to remain (through the granting of a variance), the shed shall be painted to match the colors of the home. It is reasonably compatible with the principal structure.

Grading/Storm Drainage

Any proposed work on the property, whether to remove or remodel any of the accessory structure space will maintain existing drainage patterns. The accessory structures will not be permitted to be within the platted drainage and utility easement for the drainage ditch along the future rear lot line.

Wetlands/Watershed

The accessory structures will not be permitted to be within the platted drainage and utility easement along the drainage ditch and along the future rear lot line maintained by the Coon Creek Watershed District.

Access/Street Design

The frontage of the lot is a standard residential lot and will not be granted any additional access to the property. No street design is required.

Easements/Right-of-way/Permits

The accessory structures will not be permitted to be within the platted drainage and utility easement along the drainage ditch. The property owner will be required to obtain the necessary permits as mentioned previously.

Conditional Use Permit

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

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the

health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The additional square footage of garage and accessory building space will not create additional burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - With modifications to the structures required in the conditions, the use will be compatible with adjoining properties and the character of the district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - With modifications to the structures required in the conditions, the appearance will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use is consistent with the the zoning code and the district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazard or congestion.
 - The additional accessory space on the property will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The property and accessory structures will have the required utility services, adequate roads and necessary drainage facilities to service the property.

Variances (Section 27.06)

When considering variances, the Council should evaluate the request against the variance criteria in the code and consider the precedent set by other variance considerations.

2247 125th Avenue NE (PC 20-0025)

The City Council considered a variance request for a total of 2,392 square feet of accessory space (consisting of a 1,200 square foot detached garage and a 1,192 square foot attached garage) on a 12.8-acre property. The proposed accessory buildings were not visible from any nearby properties or from the public street (they were set back over 600 feet from 125th Avenue). The Council approved the variance based on the extreme difference in size of the lot from other R-1AA lots and the lack of visibility from other properties and the public road.

8631 Baltimore Street NE (PC20-0041)

The City Council considered a variance request for a 2,000 square foot detached garage on a 0.91-acre lot in an R-1 district at 8631 Baltimore Street NE. The applicant argued that the larger lot size was a practical difficulty and the City Council found that no practical difficulty was demonstrated, no exceptional circumstances applied to the property, and the variance would have conferred special privileges denied by the zoning ordinance to other property owners in the vicinity.

12352 Radisson Road NE (PC22-0060)

The City Council considered a variance request for a total of 1,362 square feet of garage and accessory building space on a 0.85-acre lot in an R-1 zoning district at 12352 Radisson Road NE, consisting of an attached garage and a 384 square foot outbuilding. The applicant argued that the larger lot size was a practical difficulty and that the detached structure was compatible with the neighborhood and surrounding properties. The detached structure in this case had siding and trim that was an exact match for the materials on the home and had minimal visibility from the street. The attached garage was also designed in a manner that reduced the apparent size of the garage as it appeared to be a typical two car garage from the street, and the greater than typical depth was with windows on the side of the home to make it appear like living space from the side of the home.

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 landowner 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. Variances shall only be permitted:

1. When they are in harmony with the general purposes and intent of the ordinance.
 - The requested variance is generally consistent with the purposes and intent of the zoning ordinance.
2. When the variances are consistent with the comprehensive plan.
 - The requested variance is consistent with the comprehensive plan.

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:

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.
 - 1,385 square feet of garage and accessory building space may or may not be considered a reasonable use of the property.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner;

- The applicant has identified the larger lot as a unique circumstance. The City Council has previously found this to be a unique circumstance on two of three requests for variances for additional accessory building space.
- 3. The variance, if granted will not alter the essential character of the locality.
 - The shop and shed are not visible from the street but are visible from adjacent properties. Additional accessory building space may be considered to break with the residential character of the neighborhood.
- 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.
 - The variance is not for economic reasons.
- 5. The variance requested is the minimum variance which would alleviate the unique circumstances.
 - The applicant has indicated that the accessory buildings currently located on the property are the minimum size to accommodate his uses of the various spaces. Staff does not see a relationship between the unique circumstances (the lot size) and the additional square footage of accessory building space.

Attachment List

Zoning and Location Map

Aerial Photo

Photos of Home and Structures

Variance Narrative

Public Comments

Unapproved Planning Commission Minutes

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. There were comments from three nearby property owners at the public hearing in support of the CUP and variance.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.

3. Posted on the City website.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 031423



City of Blaine

Signature Copy

Resolution: R-51-2023

Resolution Granting a Conditional Use Permit for 1,200 Square Feet of Garage and Accessory Building Space for a Total of Three Accessory Buildings in an R-1 (Single Family) Zoning District at 11391 President Drive NE. Dan Heathfield (Case File No. 23-0009/EES)

WHEREAS, an application has been filed by Dan Heathfield as Conditional Use Permit Case File No. 23-0009; and

WHEREAS, said case involves the property described as follows:

Lot 51, Block 6, DONNAYS OAK PARK 12TH

WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023, and recommended approval regarding said Conditional Use Permit; and

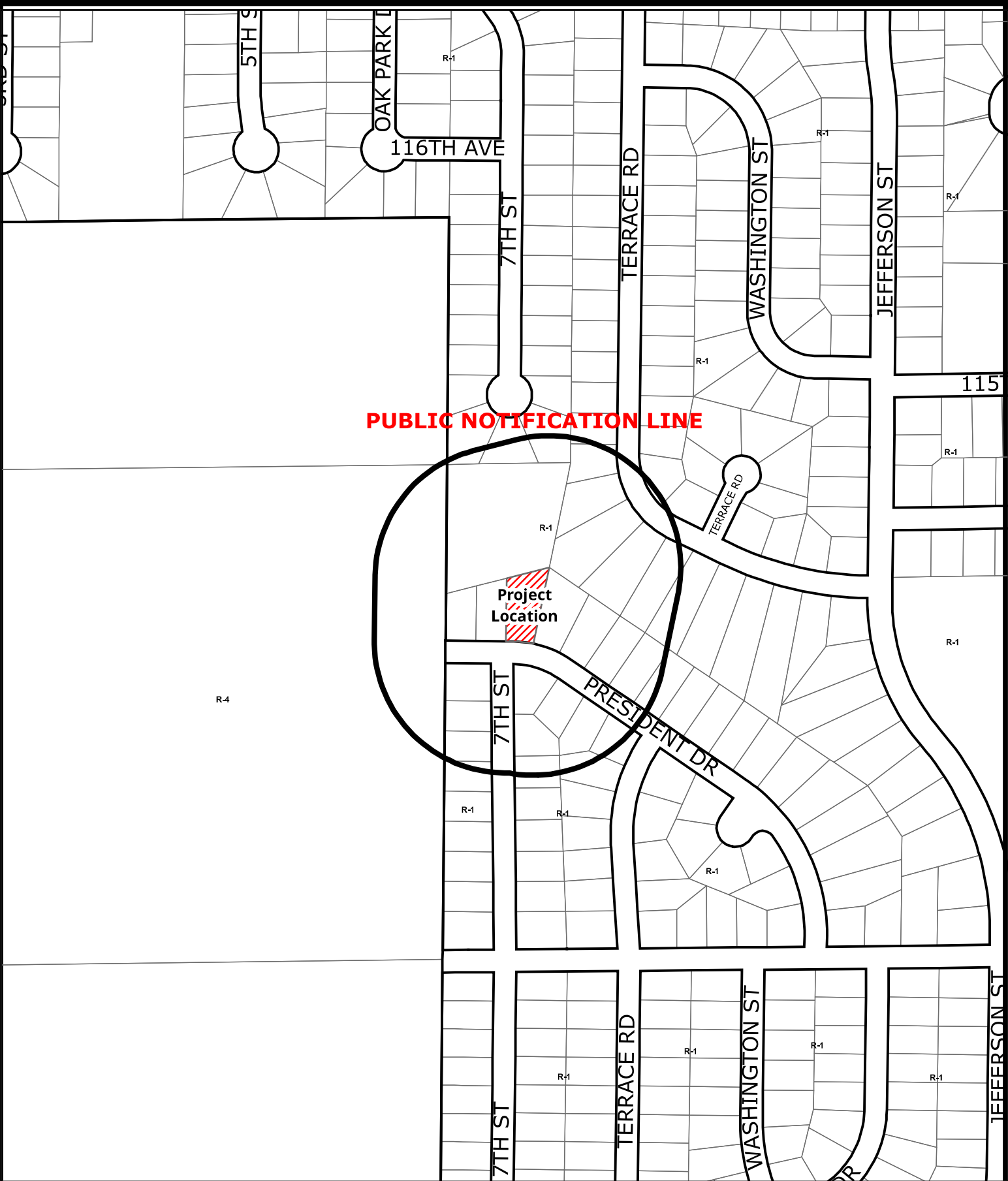
WHEREAS, the Blaine City Council has reviewed said case on April 3, 2023; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.04, 27.06 and 29.034 (f) (g) of the Zoning Ordinance to allow a 1,200 square feet of garage and accessory building space and a total of three accessory buildings (attached garage, shop building, shed) in an R-1 (Single Family) zoning district with the following conditions:

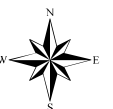
1. Applicant must obtain an accessory structure permit for the 140 square foot shed by June 1, 2023.
2. Applicant must complete a walk-thru inspection of the shop building with a building inspector and make any corrections identified by that inspection by June 1, 2023.

PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.

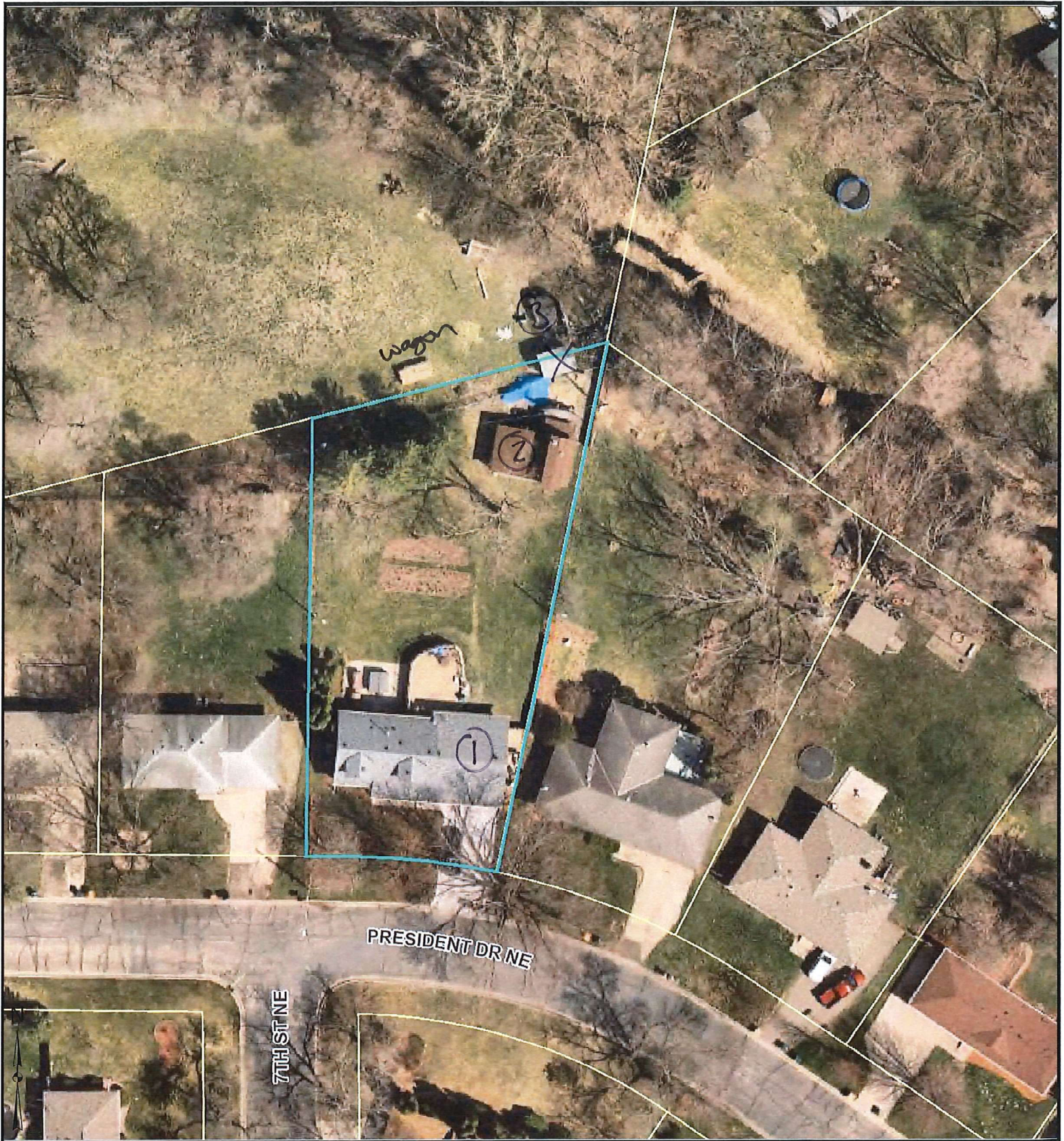


Case File No. 23-0009
Dan Heathfield

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



Anoka County Parcel Viewer

**Parcel Information:**

Approx. Acres: 0.38

18-31-23-24-0047

Commissioner: JULIE JEPPSON

11391 PRESIDENT DR NE

BLAINE

MN 55434

Plat: DONNAYS OAK PARK 12TH

Owner Information:

HEATHFIELD, SUSAN D

11391 PRESIDENT DR NE

BLAINE

MN

55434









Applicant Variance Criteria

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

I use my shop for hobby work, antique tractor restoration, and cast iron cookware collecting and restoration. Having an enclosed shop keeps my yard and driveway free of tractor parts and other unsightly messes.

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

Our much larger lot now has the ability to keep our lawn utility shed out of sight from my neighbors view as well as the public. Even without privacy fences, our new garden shed is quite private.

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

My hobby shop and new garden shed is deep in our city lot and cannot be seen from the city street. It has professionally installed siding and trim to help it match our home. I do not have any old cars or engines laying about. Both of our neighbors appreciate this.

- 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.**

There are no economic reasons.

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

Our shop and garden shed looks very nice and keeps my hobby and therapy work out of the yard and front driveway. If I didn't have these shop spaces, our home would look like a disaster. Without these spaces, I could not continue my hobby, which is therapy as a 100% disabled veteran.

Patricia Robinson

From: Nick Kier <nickkier52@gmail.com>
Sent: Monday, March 13, 2023 9:09 PM
To: Planning
Subject: File No. 23-0009 Dan Heathfield

Hello,

My name is Nick Kier. I am Dan's neighbor. I apologize for this email being late. Your letter said nothing about contacting you regarding this issue. I assumed the letter was semantics and something simply necessary to notify the public. I have zero issue with the structure he has built on his land. In no way does it impact me, my family, or the neighborhood whatsoever in a negative way. In fact, I'm not even sure what the issue is whatsoever. I will be attending the meeting tomorrow to hear you explain why exactly this structure is "problematic," and will happily voice my opinion on the matter.

Best,
Nick Kier

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.2 – Case File No. 23-0009 – Public Hearing – The applicant is requesting the following:

1. Conditional use permit to have 1,200 square feet of garage and accessory building space and a total of three accessory buildings in an R-1 (Single Family) zoning district (attached garage, shop building, shed).
 2. A 185 square foot variance from the 1,200 square feet maximum area of garage and accessory building space with a conditional use permit, to permit a total of 1,385 square feet of garage and accessory building space.
- DAN HEATHFIELD, 11391 PRESIDENT DRIVE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0009 was opened at 7:33PM.

Scott Pederson, 11380 7th Street NE, stated the shed was the same color as the house. He explained he did not mind the shed that was currently in place. He didn't see why the city wouldn't allow Mr. Heathfield's request to be approved.

Khris Adelman, 11385 President Drive NE, reported she did not object to the shed. She reported Mr. Heathfield takes very good care of his property and the shed. She indicated she supported Mr. Heathfield being able to keep his shed in place.

Nick Kier, 11395 President Drive NE, stated he supported the shed remaining in place along with the other structures.

The public hearing was closed at 7:36PM.

Chair Goracke explained he drove by the property today. He indicated he was pleased to see the applicant had the support of his neighbors.

Commissioner Swanson noted she drove by the property today as well. She stated she believed the house looked very nice and she could barely see the sheds from the street. She indicated she could support the variance as requested.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0009A a conditional use permit for 1,200 square feet of garage and accessory building space in an R-1 (Single Family) zoning district with the following conditions:

Case 23-0009A:

1. Any remaining accessory buildings shall be painted to match the existing home.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0009B approving the 185 square foot variance as requested, with the following condition:

Case 23-0009B:

1. The shop building and shed shall be modified to match the siding and trim of the home.

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.4

Resolution Granting a Conditional Use Permit to Operate an Approximately 3,000 Square Foot Meeting/Assembly Hall with an Occupancy Limit of 58 Attendees and One Staff in a B-2 (Community Commercial) Zoning District at 1250 126th Avenue NE. Gathering Corner (Case File No. 23-0014/EES)

Executive Summary

The applicant previously applied for a CUP for an event center with 120 attendees. The applicant has now reduced the capacity. Staff is recommending approval of a capacity of 58 attendees and 1 staff person, to allow for one parking space for every two attendees.

Background

Schedule of Actions

Planning Commission (Public Hearing)	03/14/23
City Council (Conditional Use Permit)	04/03/23
Action Deadline	04/08/23

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

Zoning

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

Surrounding Zoning and Land Uses

The property to the east is occupied by The Roadside restaurant and is zoned B-2. The property to the west is zoned R-1 (Single Family), and the properties to the north, which are separated from the subject property by 126th Avenue, are zoned R-1 and DF (Development Flex) and are

occupied by single-family homes.

Existing Conditions

The subject property is occupied by the Creekview Center retail building which includes a variety of retail, office, and restaurant uses.

History

The property was zoned B-2 in 1993 and the building was constructed in 2003. There are no active conditional use permits on the property. A conditional use permit was granted for a church to occupy suite 600 in 2007 (PC07-18). That permit expired when the space was no longer occupied by a church for a period of a year.

The current tenant of suite 400 is Blaine Event Venue. During a routine fire inspection, staff identified that the space was being occupied without the required Certificate of Occupancy, which is required for any change in use or tenancy. The space was most recently occupied by The Door, a church, who also did not have a Certificate of Occupancy or the necessary CUP for churches in the B-2 zoning district.

The applicant applied for a CUP for Blaine Event Venue with an occupancy limit of 120 attendees (PC22-0079). The CUP request was denied by the City Council on February 6, 2023. The applicant has now applied for a new CUP with a lower occupancy limit (60 attendees vs 120 attendees) and shifted from a general purpose event venue to a focus on microevents such as birthday parties, baby showers, sports banquets, and intimate weddings. The reduction in occupancy eliminates the need for a shuttle service, which was a concern from both the Planning Commission and City Council regarding the function and feasibility.

The resolution adopting written findings for the denial of the CUP is attached. Concerns included that the scale of the event venue was not consistent with a neighborhood retail center and that the parking on site was not adequate for the proposed use. The applicant also provided a letter that was sent by the landlord to the tenants of the building about the proposal.

Evaluation of Request

Site Plan

The applicant is proposing to operate an event center in suite 400 with no more than 60 attendees for baby showers, sports banquets, small weddings, and similar events. The space would also host church services on Sunday mornings. Event centers are regulated as meeting and assembly halls in the zoning code and are a conditional use in the B-2 district.

The building and parking lot meet all applicable setbacks.

Parking

The primary concern with event centers is provision of adequate parking. The code requires a

minimum of one stall per 100 square feet for dining areas within establishments serving food and beverage, including event centers. Following the feedback provided by the Planning Commission and City Council, staff are currently reviewing the parking requirements in general, and are specifically reviewing the parking for event centers. Upon review of other cities' parking requirements, staff will be recommending a parking requirement of one space for every two seats, plus spaces for employees. Through the conditional use permit process, the City can apply a higher parking requirement.

Parking was calculated for each of the tenants of the shopping center with the stalls required for each user shown in the table. To meet the needs of the current tenants (including the Event Venue), 77 stalls are required under the requirements of the current code, or 82 under the proposed new requirement. The proposed changes have not been reviewed by Planning Commission or City Council and are not enforceable as a standard at this time.

Tenant	Ratio	Stalls
State Farm	1/250	3.7
Pho Viet	1/200 for kitchen - 1/100 for dining	12.1
Salon K	1/200	9.6
Umbria	1/200 for kitchen - 1/100 for dining	6.1
Creative Paws	1/200	1.7
Hovland Music	1/250	4.4
Barber	1/200	6.8
Big Dipper	1/200 for kitchen - 1/100 for dining	3.0
Event Venue	1 per 2 seats + employees	25.8/31
Landlord Storage	1/250	4
Total		77/82

The parking lot for the shopping center currently has 73 stalls. The applicant has agreed to construct a total of eight additional stalls - four stalls on the west side of the existing parking lot and four north of the building. Staff has included a condition that the eight additional spaces be constructed by August 31, 2023. This brings the total amount of parking provided to 81 stalls. One additional stall is needed to meet the proposed new parking requirements, if adopted. Staff recommends that the occupancy be limited to 58 attendees and one staff person if council anticipates changing the parking requirements as outlined above.

The applicant has also provided a breakdown of the hours of operation of each of the tenants in the center. A full summary of those hours is attached and the hours for businesses Friday through Sunday are included in the table below, since those are the peak times of concern for high parking demand.

Business	Friday	Saturday	Sunday
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State Farm	Appt Only	Closed	Closed
Pho Viet	11AM-8PM	11AM-8PM	11AM-8PM
Salon K	11AM-3PM	Closed	Closed
Umbria	11AM-9PM	11AM-9PM	11AM-9PM
Creative Paws	9AM-3PM	9AM-2PM	Closed
Hovland Music	Appt only	Appt only	Appt only
Barber	8AM-5PM	8AM-2PM	Closed
Big Dipper	3PM-8PM	1PM-8PM	1PM-8PM
Blaine Event	Appt only	Appt only	Appt only

To prevent prime parking spaces for individual tenants being used by attendees of events, the applicant has prepared a plan showing parking spots that will have signage installed. These signs would not be enforced by the City and would be the responsibility of the property owner/tenants.

Shared Access

There is a CUP for shared access between The Roadside and The Creekview Center with Resolution 13-128. After discussion with the city attorney, it was determined that the shared access CUP is not applicable to the requested CUP since the parking requirements for each property are being met on each individual site.

Architecture

The building is constructed of textured block, brick, glass and EIFS. The building meets the architectural standards in the B-2 zoning district and the Highway 65 overlay district.

Landscaping

Conforming landscaping was installed when the building was constructed, and it continues to meet code requirements.

Grading/Storm Drainage

The proposed event center does not result in any changes to the existing grading or storm water drainage in the area.

Utilities

The proposed event center does not require any additional changes to the existing utility services.

Wetlands/Watershed

The proposed event center does not result in any changes to the existing wetlands in the area, nor does it require any review from the watershed district.

Access/Street Design/Sidewalks/Trails

The proposed event center does not result in any changes to the existing access, street design, sidewalks or trails in the area.

Easements/Right-of-Way/Permits

The proposed event center does not result in any changes to the existing easements or the right-of-way in the area. The proposed event center will be required to obtain any necessary permits for completion.

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The limitations on occupancy will prevent excess burdens on streets and the use in general will not create burden on parks, schools, or other public facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - No changes are proposed to the design of the buildings which is compatible with adjoining properties. The limitations on occupancy promote compatibility with the adjacent properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use will not change the appearance of the existing conforming building.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use of a small event center is consistent with the intent of the Community Commercial zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the Community Commercial land use designation which is intended to include retail and services serving neighborhood or regional needs.

7. The use will not cause traffic hazards or congestion.
 - The proposed event center will not result in any additional traffic hazards or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The proposed event center will have adequate utilities, access roads, drainage, and necessary facilities.

Attachment List

Zoning and Location Map
Narrative
Site Plan
Floor Plan
Tenant Plan
Parking Analysis
Hours of Operation Analysis
Reserved Parking Signage Locations
Letter from Property Owner to Tenants
Written Statement of Denial
Unapproved Planning Commission Minutes 3/14/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit and appreciated the reduction in capacity from the previous application. One tenant of the strip center spoke at the public hearing and was concerned about parking and traffic within the parking lot.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Unapproved Planning Commission Minutes 03/14/23



City of Blaine

Signature Copy

Resolution: R-52-2023

Resolution Granting a Conditional Use Permit to Operate an Approximately 3,000 Square Foot Meeting/Assembly Hall with an Occupancy Limit of 58 Attendees and One Staff in a B-2 (Community Commercial) Zoning District at 1250 126th Avenue NE. Gathering Corner (Case File No. 23-0014/EES)

WHEREAS, an application has been filed by MN Events, LLC as Conditional Use Permit Case File No. 23-0014 for Gathering Corner; and

WHEREAS, said case involves the property described as follows:

Unit 300, CIC No 172 Creekview

WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on April 3, 2023; and

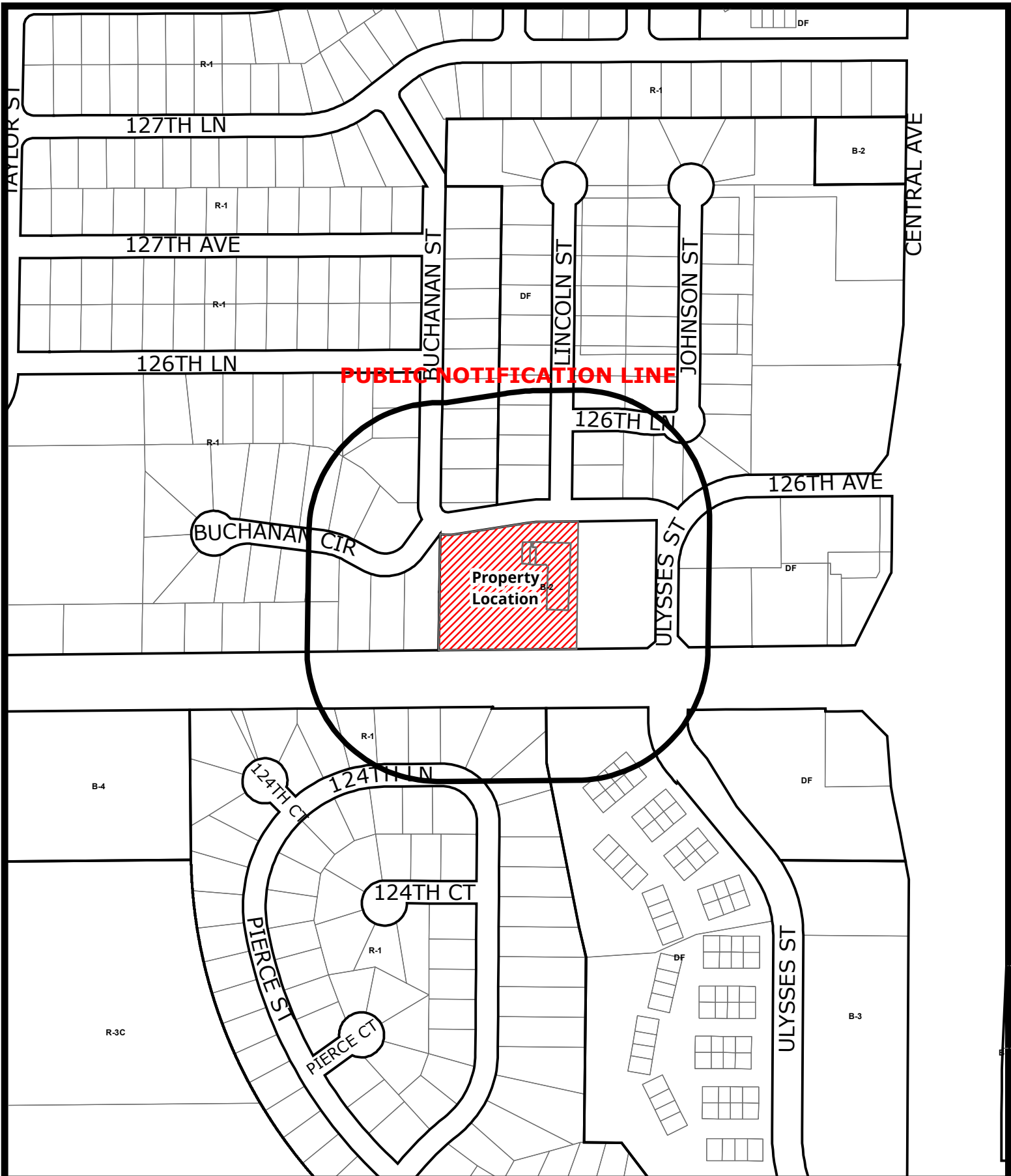
WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 30.14 (k) and 27.04 of the Zoning Ordinance to operate an approximately 3,000 square foot meeting/assembly hall in a B-2 (Community Commercial) zoning district with the following conditions:

1. Events are limited to 58 occupants and one staff person. If additional staff people are utilized in the future, or for separate events, the number of attendees shall be reduced by two for each staff person.
2. Applicant shall install a sign stating "Conditional Use Permit Occupancy: 59" immediately under the occupancy limit sign required by the building code prior to issuance of a Certificate of Occupancy.
3. The eight additional parking spaces shall be constructed by August 31, 2023 and shall meet a 30-foot setback from the north property line.
4. An executed site improvement performance agreement and associated financial guarantee to guarantee completion of the proof of parking area shall be provided prior to issuance of a certificate of occupancy.

5. This Conditional Use Permit is limited to Suite 400.

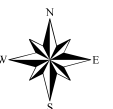
PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.



BlaineMN.gov

Case File No. 23-0014 Gathering Corner

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

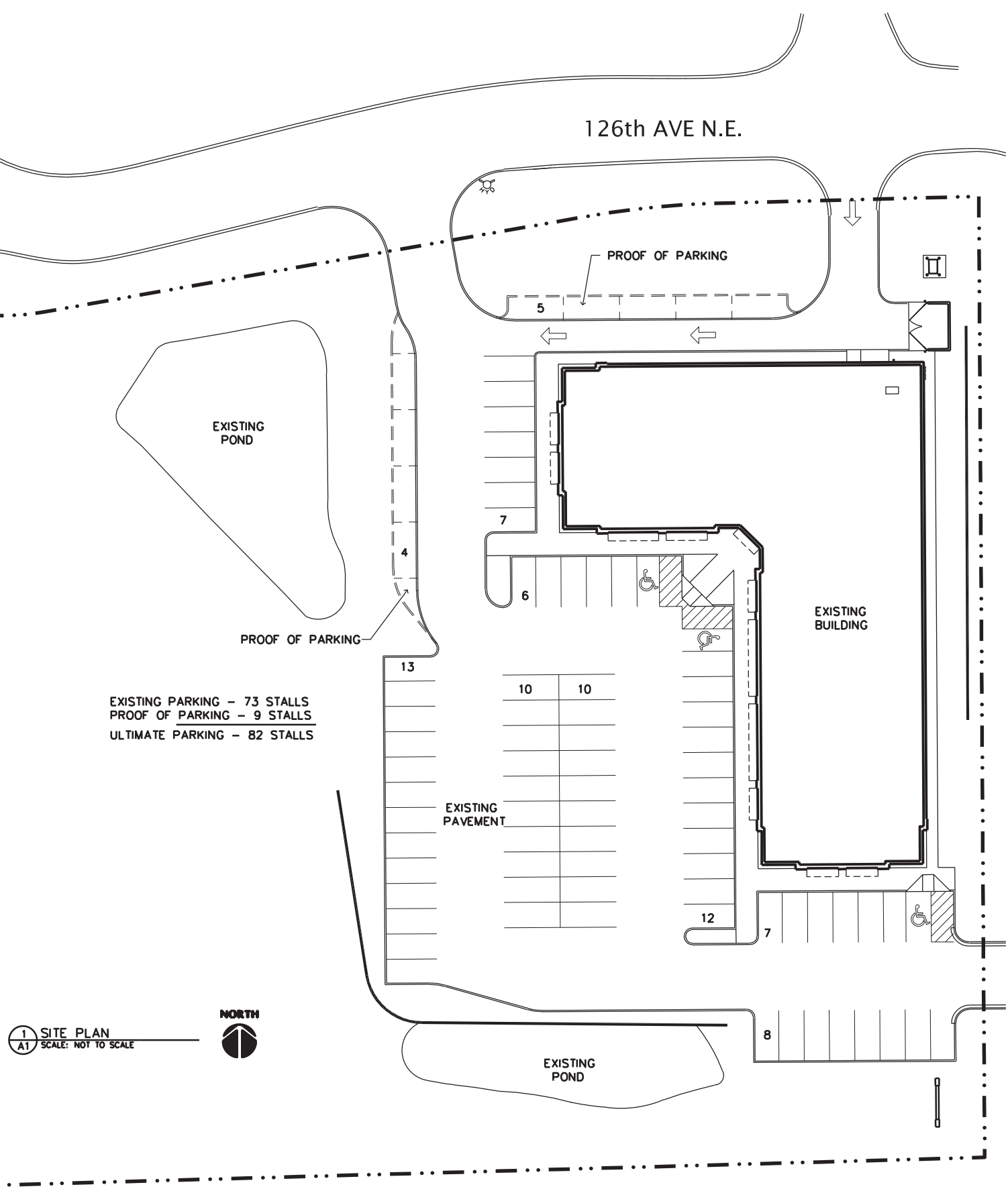


CUP request is to operate a Gathering Space called the Gathering Corner focused on Micro events for 60 or less guests.

Micro events are perfect for hosting milestone celebrations like birthdays, anniversaries, holiday parties, baby showers, meetings, fundraisers, sports banquets, celebration of life and intimate wedding celebration/ceremonies with your closest family and friends. Food service is provided licensed preferred caterers as well as beverage service.

Micro events were established in 2020 as a result of COVID 19 and still remain an underserved, untapped market for clients. Micro events are catered toward a client with other priorities, values and needs that aren't looking for large traditional events but rather a unique, customized, relaxed event that offers an intimate experience.

126th AVE N.E.



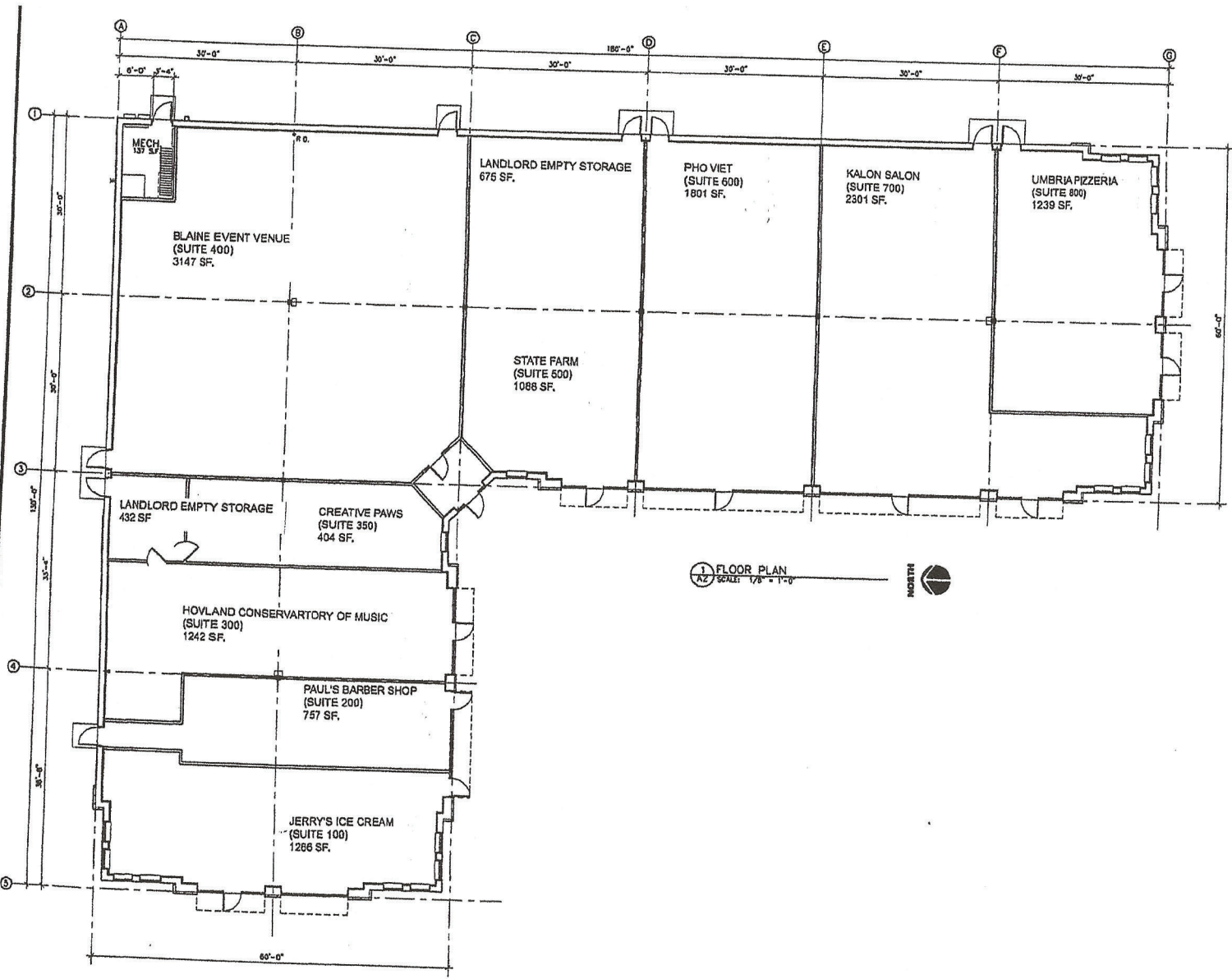
EXISTING PARKING - 73 STALLS
PROOF OF PARKING - 9 STALLS
ULTIMATE PARKING - 82 STALLS

1 SITE PLAN
A1 SCALE: NOT TO SCALE



S.T.H. NO. 242
(MAIN STREET)

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**LAMPERT
 ARCHITECTS**
 13837 NE Lincoln Street
 Horn Lake, MN 55304
 Phone: 763.755.1211 Fax: 763.797.1849
 Lampert@lampert-architects.com

Proposed Building
CREEKVIEW RETAIL CENTER
 Blaine, Minnesota

Copyright 2003
Lampert Architects, P.A.
Drawn By: JRB
Checked By: LL, LM
Revisions:

FLOOR PLAN

Sheet Number

LH

Project No. 021105-1

		1/200	1/100	Excluded	Excluded	1/200	1/250	1/250	Totals						
Business	Total Sq Footage	Kitchen	Dining	Utility rooms	Bathrooms	Retail Floor	Office	Storage		Kitchen	Dining	Retail	Office	Storage	Total Sapces
State Farm	1088	0	0	30	126	0	549	383		0	0	0	2.196	1.532	3.728
Pho Viet	1801	696	826	55	124	0	0	100		3.48	8.26	0	0	0.4	12.14
Salon K	2301	0	0	100	94	1130	0	977		0	0	5.65	0	3.908	9.558
Umbria	1239	763	231	190	55	0	0	0		3.815	2.31	0	0	0	6.125
Creative Paws	404	0	0	0	52	252	0	100		0	0	1.26	0	0.4	1.66
Hovland Music	1242	0	0	0	136	0	896	210		0	0	0	3.584	0.84	4.424
Barber	757	0	0	55	62	484	0	156		0	0	2.42	0	0.624	3.044
Big Dipper	1266	350	385	110	126	0	0	295		1.75	3.85	0	0	1.18	6.78
Blaine Event	3147	0	2340	87	118	0	358	244		0	23.4	0	1.432	0.976	25.808
Total		1809	3782	627	893	1866	1803	2465		9.045	37.82	9.33	7.212	9.86	73.267
* see below	1107														

*State Farm 675 Sq ft not leased in back that belongs to the landlord and cant be leased to anyone

*Creative Paws 432 sq ft the entire back section belongs to the landlord does have different plumbing and fixtures for the building

The Creekside has 73 stalls available

The Roadside has 62 stalls available

Also attached is an hours of operation chart and also to note the Roadside while they have spaces allotted to outside they also operate this section seasonally

Criteria		
Kitchen	200	1 space
Dining	100	1 space
Retail	200	1 space
Office	250	1 space
Storage	250	1 space

Hours of Operation Charts

										Totals					
Business	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Notes		Kitchen	Dining	Retail	Office	Storage	Total Sapces
State Farm	Closed	9am-5pm	9am-5pm	9am-5pm	9am-5pm	Appt only	Closed	Not at office often		0	0	0	2.196	1.532	3.728
Pho Viet	11am-8pm	Closed	11am-8pm	11am-8pm	11am-8pm	11am-8pm	11am-8pm			3.48	8.26	0	0	0.4	12.14
Salon K	Closed	11am-8pm	11am-8pm	11am-8pm	11am-8pm	11am-3pm	Closed			0	0	5.65	0	3.908	9.558
Umbria	11am-9pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	Carryout/Delivery		3.815	2.31	0	0	0	6.125
Creative Paws	Closed	9am-3pm	9am-3pm	9am-3pm	9am-3pm	9am-3pm	9am-2pm			0	0	1.26	0	0.4	1.66
Hovland Music	Appt only	Appt only	Appt only	Appt only	Appt only	Appt only	Appt only			0	0	0	3.584	0.84	4.424
Barber	Closed	Closed	8am-5pm	8am-5pm	8am-5pm	8am-5pm	8am-2pm			0	0	2.42	0	0.624	3.044
Big Dipper	Closed	Closed	3pm-8pm	3pm-8pm	3pm-8pm	3pm-8pm	1pm-8pm	Closed December to		1.75	3.85	0	0	1.18	6.78
Blaine Event	Appt only	Appt only	Appt only	Appt only	Appt only	Appt only	Appt only			0	23.4	0	1.432	0.976	25.808
Total										9.045	37.82	9.33	7.212	9.86	73.267
8 tenants not counting event venue															

Sunday
2 tenants open
and one is 95%
delivery
Almost 50 spaces open
automatically open
1 Carryout/Delivery

Friday
0 Closed
1 Closed Dec-March
2 Appt Only
2 closed by 3
1 Carryout/Delivery

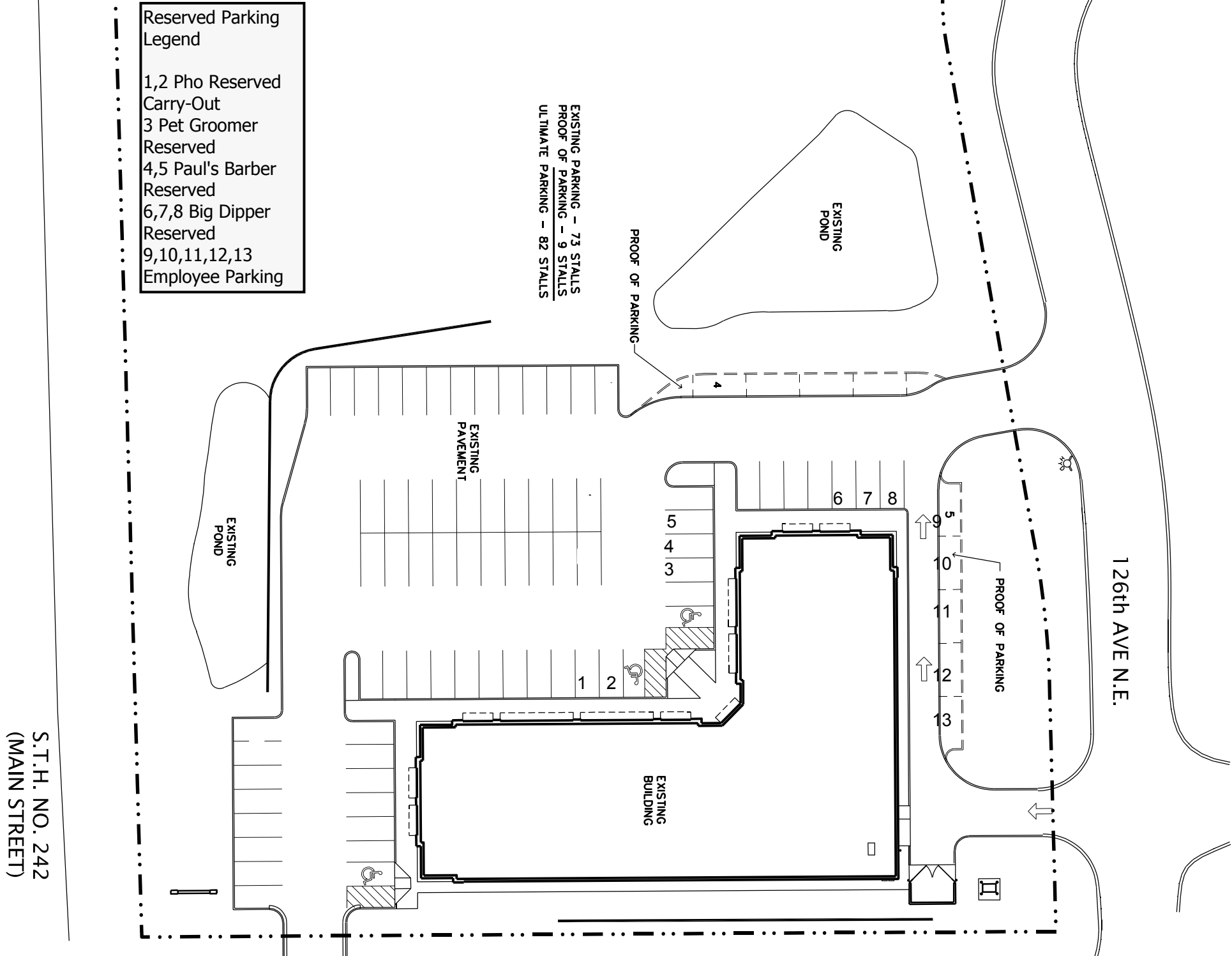
Saturday
2 Closed
1 Closed Dec-March
1 Appt only
2 closed by 2pm
1 open all day
1 Carryout/Delivery

The Creekside has 73 stalls available
The Roadside has 62 stalls available
(parking layout is attached)

Criteria	
Kitchen	200 1 space
Dining	100 1 space
Retail	200 1 space
Office	250 1 space
Storage	250 1 space

Summary Friday-Sunday

Sunday only 2 tenants open and one is 95% delivery the day runs with almost 50 extra open all day
Friday 2 Appt only 2 closed by 3pm Ice cream closed 4 months seasonal 1 closed by 5pm so just Pizza(Delivery/CO) and Viet restaurant open past 5pm
Saturday Starts with 24.80 spaces available with closed business all day and an addional 6.78 with the spaces from Big Dipper in off season.
We also have a few closed on Mondays which lends well for timing of sports banquets



2/17/2023

Creekview Tenants

I am excited to announce Blaine Event Venue that serviced guests of 120 or less will be rebranding to the Gathering Corner focused on Micro Events with gatherings of less than 60 guests.

Micro events are perfect for hosting milestone celebrations like birthdays, anniversaries, holiday parties, baby showers, meetings, fundraisers, sports banquets, celebration of life and intimate wedding celebration/ceremonies with your closest family and friends.

Micro events were established in 2020 as a result of COVID 19 and still remain an underserved, untapped market for clients. Micro events are catered toward a client with other priorities, values and needs that aren't looking for large traditional events but rather a unique, customized, relaxed event that offers an intimate experience.

With the addition of this Tenant we will be installing an additional 8-9 parking spaces in the coming months to ensure we always have adequate parking for everyone. Also to note the Gathering Corner will still operate largely during the hours that many tenants are closed.

If you have any questions or concerns, please reach out to me directly to discuss prior to March 1st so I may address any questions or concerns.

John Hartinger

john@hartinger.org

763-458-5670





City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 23-18

File Number: RES 23-18

A Resolution Adopting a Written Statement of Denial for the Conditional Use Permit for Blaine Event Venue at 1250 126th Avenue NE. (Case File No. 22-0079/SAS)

WHEREAS, an application has been filed by Blaine Event Venue as Conditional Use Permit Case File No. 22-0079 for Blaine Event Venue; and

WHEREAS, said case involves the property described as follows:

Unit 300, CIC No 172 Creekview

WHEREAS, the Blaine Planning Commission held a public hearing on December 13, 2022, and recommended denial regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on January 4, 2023 and January 18, 2023;

WHEREAS, at the January 18, 2023 City Council meeting, a properly made motion to approve the Conditional Use Permit was considered by the City Council and the vote failed by a 3-3 vote:

WHEREAS, those members voting against the motion to approve the Conditional Use Permit stated on the record their reasons why they oppose the request, each finding the criteria identified in City Ordinance Section 27.04 for granting a conditional use permit have not been met, and;

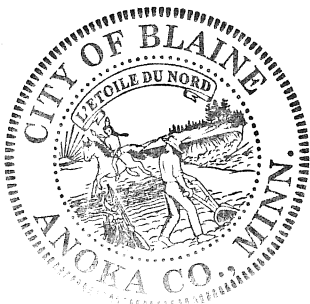
WHEREAS, pursuant to Minnesota Statute Section 15.99 subdivision 2(b) the failure of the motion to approve by 3-3 vote constitutes a denial of the Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine that a conditional use permit to operate an approximately 3,000 square foot event center with a capacity of up to 120 occupants in a B-2 (Community Commercial) zoning district has been denied as a result of the failed motion to approve.

BE IT FURTHER RESOLVED, in consideration of the findings stated on the record by those members voting against the motion to approve the Conditional Use Permit, the City Council hereby adopts the following findings in support of the denial:

1. The intent of the B-2 (Community Commercial) zoning district is to "provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods."
2. The proposed use as proposed is not located or operated in a manner that is compatible with adjoining properties and the existing character of the zoning district as a neighborhood retail center.
3. The proposed use as an event venue for events with up to 120 guests is not reasonably related to the overall city needs and existing land use as a retail center.
4. The proposed use is not consistent with the intended purposes of the B-2 zoning district where the applicant intends to locate the proposed use.
5. The applicant proposes to hold a variety of events, including weddings with a capacity of up to 120 guests. Due to parking limitations on-site, parking is not sufficient to handle this many guests and shuttle service would need to be provided. Off-site parking is not permitted by the zoning code. These concerns relating to parking the potential shuttling of guests to and from site is likely to have an adverse effect upon the health, safety, and general welfare of occupants of surrounding lands.

PASSED by the City Council of the City of Blaine this 6th day of February, 2023.



Signed by 
Tim Sanders, Mayor

Date February 6, 2023

Attest by 
Catherine Sorensen, CMC, City Clerk

Date February 6, 2023

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.3 – Case File No. 23-0014 – Public Hearing – The applicant is requesting approval of a conditional use permit to operate an approximately 3,000 square foot meeting/assembly hall with an occupancy limit of 60 attendees in a B-2 (Community Commercial) zoning district.

THE GATHERING CORNER, 1250 126TH AVENUE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0014 was opened at 7:43PM.

Gerald Gus, Big Dipper Creamery, commented he would be happy if more parking spaces were added to the property. He stated he was pleased by the fact the event center had reduced the proposed occupancy for their venue. He explained he was concerned with the safety of pedestrians using the parking lot and estimated there would still be 40 to 50 cars in the parking lot if an event were held at the proposed event space. He feared that if the event space were approved, he would not have any parking available for his customers. He questioned how the city was going to control parking within the designated tenant parking spaces. He discussed how the parking lot size had been reduced due to the poor snow removal this winter. He stated he has been at this location for the past 20 years and he has not had any problems with parking until the event center decided to locate on the property.

The public hearing was closed at 7:49PM.

Chair Goracke questioned who would enforce the proposed parking.

Community Development Specialist Showalter reported the city is not responsible for enforcing private parking agreements or signage. She indicated the property owner would be responsible for having the vehicle towed.

Chair Goracke asked if the applicant supported an occupancy of 58.

Community Development Specialist Showalter explained the applicant was amenable to this number.

Chair Goracke stated he visited this property today and noted the landlord had to do something to remove the large piles of snow onsite.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0014 based on the following conditions:

Case 23-0014:

1. Events are limited to 58 occupants and one staff person. If additional staff people are utilized in the future, or for separate events, the number of attendees shall be reduced by two for each staff person.
2. Applicant shall install a sign stating “Conditional Use Permit Occupancy: 59” immediately under the occupancy limit sign required by the building code prior to issuance of a Certificate of Occupancy.
3. The eight additional parking spaces shall be constructed by August 31, 2023 and shall meet a 30-foot setback from the north property line.
4. An executed site improvement performance agreement and associated financial guarantee to guarantee completion of the proof of parking area shall be provided prior to issuance of a certificate of occupancy.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.5

Resolution Granting a Comprehensive Plan Amendment to Change the Current Land Use from HDR (High Density Residential) to MDR (Medium Density Residential) at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK)

Executive Summary

The applicant is requesting a comprehensive plan amendment to change the site from HDR (High Density Residential) to MDR (Medium Density Residential) for the development of 76 townhomes.

Background

Schedule of Actions

Planning Commission (Public Hearing)	03/14/23
City Council (Comp Plan Amendment)	04/03/23
Action Deadline	04/15/23

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

Zoning

The subject site is zoned DF (Development Flex).

Surrounding Zoning and Uses

The surrounding properties to the north and east are zoned DF. The Lakes development is located to the north and east and the subject sites are developed with townhomes. The site to the south has a land use of MDR and a FR (Farm Residential) zoning with one single family home located on the parcel. Radisson Road is adjacent on the west side of the property.

Existing Conditions

The site currently has a wetland in the middle of the site, trees and two existing single-family homes.

History

United Properties received a conditional use permit to construct an 88-unit 3 and 4-story senior (Age 62+) cooperative building on September 8, 2021.

The approval also included:

- A rezoning from FR (Farm Residential) to DF (Development Flex).
- A preliminary plat to combine two parcels into one parcel with right-of-way for 121st Avenue.
- A comprehensive plan amendment from MDR (Medium Density Residential) to HDR (High Density Residential).

The proposed density of the multi-family building was approximately 12.46 units per acre. The amendment was requested because apartments/cooperatives are not listed in the MDR definition in the 2040 Comprehensive Plan and are solely listed in the HDR definition.

Comments at the public hearing for the proposed senior cooperative building were related to wildlife being impacted, increased traffic, access from Radisson Road and 121st Avenue, height of the building, suggested townhomes or single family instead of the cooperative complex, the notion that it is not fair for non-contributors of The Lakes Homeowners Association using The Lakes roadways, crime in the underground parking garage, speed of traffic, tree preservation, value being preserved in the neighborhood, drainage, if the units could be converted to rentals, and security of the site.

The public road, 121st Avenue NE, is stubbed to the northeast corner of the property to provide access to these parcels as Anoka County had previously stated that no access to Radisson Road would be granted. United Properties approached Anoka County to discuss the proposed Applewood Pointe Senior Cooperative and to request a public road access that would function as a right-in/right-out only due to the existing median along Radisson Road. Anoka County granted an approval for the proposed public road connection to Radisson Road for the Applewood Pointe Development. There was a point during the approval process when Anoka County stated that the public road access was not going to be permitted, however, the approval was already received in writing. Therefore, it was noted that should the proposed development be altered, the approval of access to Radisson Road would be rescinded.

United Properties has indicated to staff that the construction market has caused prices of the

units to become too high for the market and they have abandoned the project.

The revised townhome proposal was reviewed at the January 4, 2023, council workshop. Council consensus was to support the proposed changes.

Comprehensive Plan Amendment

The applicant is requesting a change from High Density Residential to Medium Density Residential. This request would make the land use designation the same as it was prior to the Applewood Pointe proposal.

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan, or changes in conditions in the City.

When a change to a city's Comprehensive Guide Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons supportable by the facts which promote the general health, safety and welfare of the City.

Current Comp Plan Designation

The current land use designation is HDR. This designation is for townhome/apartment development at a density of 12-25 units an acre. The applicant is requesting an amendment to change to MDR to allow for townhomes at 6-12 units an acre for density. As proposed, the density is 9.04 units an acre.

The Proposed Designation Intent

The MDR is intended for residential purposes, including triplexes, quads, and townhomes. The proposed development is consistent with the MDR designation as there are 76 new townhome units proposed, reasons supportable by the facts which promote the general health, safety and welfare of the city.

Evaluation of Request

Plat

The applicant is proposing to develop approximately 8.41 acres into 76 townhome lots, and one outlot for common space and private drives. The DF zone does not have minimum lot sizes.

As proposed the lot sizes are as follows:

- Lots 1-76 range from .035 acres to .050 acres.
- Outlot A (common area and private drives): 4.925 acres.

Architecture

The proposed townhomes will have varying roof styles and exterior treatments. The front elevations exterior materials will include LP SmartSide lap siding, panels and trim. The side and rear elevations will include some vinyl lap siding and trim.

All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations presented with the CUP submittal. Included with the report are examples of the elevations and floor plans that were submitted by the applicant. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations, which is proposed.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes have a minimum front setback of 20 feet measured from the edge of curb on the private drive. Townhome buildings have a minimum of 15 feet between buildings.

Decks must be within the footprint of the lot.

Perimeter setbacks are as follows:

- Radisson Road setback – Building 50 feet and Parking 30 feet.
- North, South, and East setback – Building 30 feet and Parking 20 feet.

Parking

In addition to the two garage stalls per unit, there shall be one parking space for each three units for guest parking. Guest parking may include on-street parking spaces on private roads. The site plan has 32 guest parking stalls shown. The parking provided meets the Zoning Ordinance requirement.

Landscaping

The proposed landscape plan meets requirements with 228 trees being planted. The buildings were placed on the site to create an opportunity to preserve the existing trees along the north property line. Additional trees will be added to areas to create buffers along the site perimeter where there aren't existing trees. This would include the perimeter and adjacent to the pond and play area.

Tree Preservation

Approximately 8.02 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 64 trees would be required for tree replacement purposes. The developer has proposed a total of 228 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 76 new units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

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

The developer will also need to submit construction contract documents that include mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

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

For each row of townhomes proposed to be constructed, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

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

Trunk area charges for Sanitary Sewer District 6 will apply to this project. The upland area for this project contains 8 acres of upland at the district 6 area rate of \$6,853 per acre for a total charge of \$54,824.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

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

Developer shall explore water sources for landscape irrigation systems installed throughout the Development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

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

The proposed development is proposing to fill in the existing wetland that is within the middle of the property. Documentation of the TEP approval and that appropriate wetland credits were purchased is required.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from extending 121st Avenue NE from the existing stub end to the east property line of the development. A ghost plat has been provided to ensure that the proposed 121st Avenue NE extension can be connected to the existing end of Urbank Circle NE as that property develops.

As stated in the history section, the public road 121st Avenue NE is stubbed to the northeast corner of the property to provide access to these parcels as Anoka County had previously stated that no access to Radisson Road would be granted.

United Properties approached Anoka County to discuss the proposed Applewood Pointe Senior Cooperative and requested a public road access that would function as a right-in/right-out only due to the existing median along Radisson Road. Anoka County granted an approval for the proposed public road connection to Radisson Road for the Applewood Pointe Development. There was a point during the approval process that Anoka County stated that public road access was not going to be permitted, however, the approval was already received in writing. Therefore, it was noted that should the proposed development be altered, the approval of access to Radisson Road would be rescinded. Therefore, Anoka County is not willing to approve an access to Radisson Road for this project.

All local roads shall be constructed to 29-foot back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

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

As part of the street design, the development will be required to provide street lights along 121st Avenue NE and they shall be installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits

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

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

All local public streets require dedication of 60-feet of right-of-way. Any work performed within the Anoka County Right of Way for Radisson Road will require a permit from the Anoka County Highway Department.

Traffic

The applicant provided a trip generation memo. The assessment conclusion stated that the trips added at each intersection by this development are expected to have minimal impact on traffic operations.

Attachment List

Zoning and Location Map
Preliminary Plat
Site Plan
Grading
Landscape Plan
Elevations
Floor Plan
Tree Preservation Plan
View from Northwest
Cross-section
Trip Generation Memo

Narrative
Anoka County Highway Department Letter
Neighborhood Meeting Summary
5-Foot Maintenance Free and Non-Climbable Fence
Public Comments
Unapproved Planning Commission Minutes 3/14/23

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission recommended approval of the comprehensive land use plan amendment with a 4-0 vote. Several people spoke of concerns with traffic impact on Vermillion Street, 3-way stop at Vermillion and 121st Avenue, access to Radisson Road, and requested a fence on north property line.

The Planning Commission recommended a condition be added to the conditional use permit to require a 5-foot maintenance free and non-climbable fence be constructed on the north property line.

Financial Impact

Not Applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Neighborhood Meeting

As required by the adopted Neighborhood Meeting Policy, the Developer held a neighborhood meeting on March 8, 2023, at Blaine City Hall. Approximately 16 people attended. The concerns raised were related to traffic impact on Vermillion Street, 3-way stop at Vermillion and 121st Avenue, access to Radisson Road, drainage, sunlight reduction on north, fence on north property line, and traffic light at Cloud Drive and Radisson Road.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved Planning Commission Minutes 3/14/23



City of Blaine

Signature Copy

Resolution: R-53-2023

Resolution Granting a Comprehensive Plan Amendment to Change the Current Land Use from HDR (High Density Residential) to MDR (Medium Density Residential) at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK)

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on March 15, 2023, and recommended approval regarding the Comprehensive Plan amendment request for:

Parcel 1 (11967 Radisson Road NE):

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the West line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 486.56 feet; thence South 56 degrees 48 minutes East on said center line 17.02 feet; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet to the Point of Beginning of the land to be described; thence continuing South 42 degrees 48 minutes East 211.67 feet; thence South 41 degrees 40 minutes 44 seconds West 828.20 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to intersect a line drawn South 47 degrees 11 minutes 05 seconds West from the point of beginning; thence North 47 degrees 11 minutes 05 seconds East 896.84 feet to the Point of Beginning. The west line of said Southeast Quarter is assumed to bear due South for the purposes of this description.

EXCEPT that part embraced within Parcel 12, Anoka County Right-of-Way Plat No. 59 filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878. Abstract Property

Parcel 2 (11985 Radisson Road NE):

The part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the west line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line, 486.56 feet; thence South 56 degrees 48 minutes East on said center line, 17.02 feet to the Point of Beginning of land to be described; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet; thence South 47 Degrees 11 minutes 05 seconds West 896.84 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to the Point of Beginning.

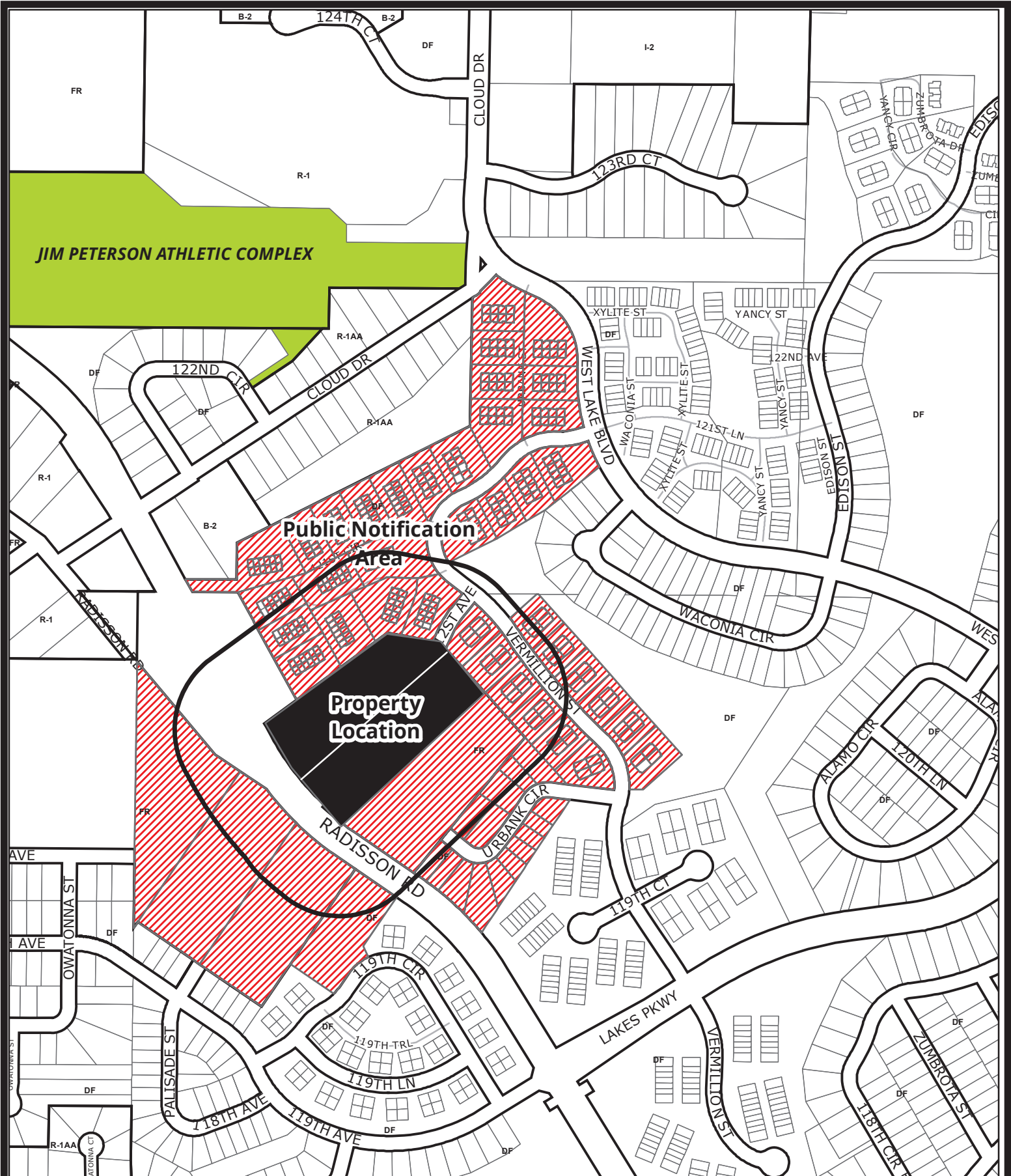
EXCEPT that part embraced within Parcels 11 and 11B, Anoka County Right-of-Way Plat No. 59, filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878. Abstract Property

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the Comprehensive Plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 23-0015 from HDR (High Density Residential) to MDR (Medium Density Residential) according to the following rationale:

1. The proposed land use meets the goals of the land use chapter to recognize varied housing densities as a means of accommodating community growth through the encouragement of appropriately designed and located townhomes and apartments, a variety of single-family detached homes with clustering varying lot sizes and shared open space.
2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities that meet the needs of all generations and income levels and supporting the development of housing that meets the needs of the population today as housing preferences change.
3. The proposed amendment is consistent with the existing land use of MDR on the parcels to the north, south, and east.

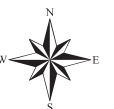
PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.



BlaineMN.gov

Case File No. 22-0015 Radisson Road Townhomes

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



CivilSite
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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V2.0



2.1.23

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

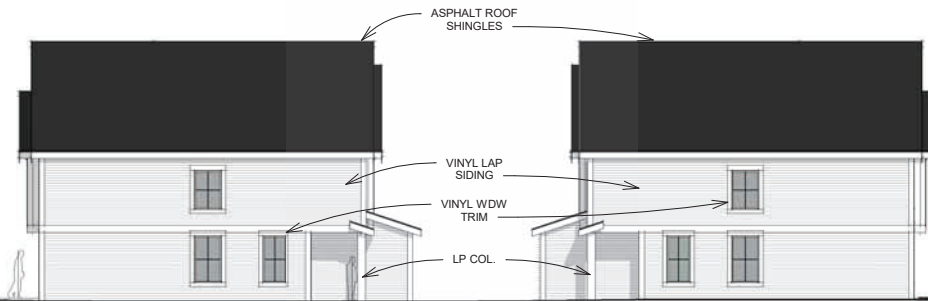
RON CLARK CONSTRUCTION



PERSPECTIVE VIEW
NO SCALE



FRONT ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



REAR ELEVATION
SCALE: 1/16"=1'-0"

TWO STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

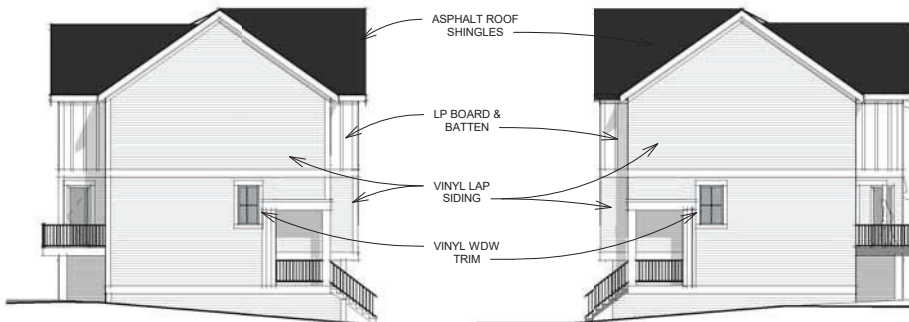
RON CLARK CONSTRUCTION



PERSPECTIVE VIEW
NO SCALE



FRONT ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"

SIDE ELEVATION
SCALE: 1/16"=1'-0"



REAR ELEVATION
SCALE: 1/16"=1'-0"

THREE STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION



INTERNAL STREET VIEW
NO SCALE



RADISSON ROAD VIEW
NO SCALE

1.18.22

WHITTEN ASSOCIATES, INC.

BLAINE, MN

RON CLARK CONSTRUCTION



THREE STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"



THREE STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"



TWO STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"

1.20.22

WHITTEN ASSOCIATES, INC.

BLAINE, MN

RON CLARK CONSTRUCTION



THREE STORY TOWNHOME REAR STREETSCAPE
SCALE: 1/16" = 1'-0"



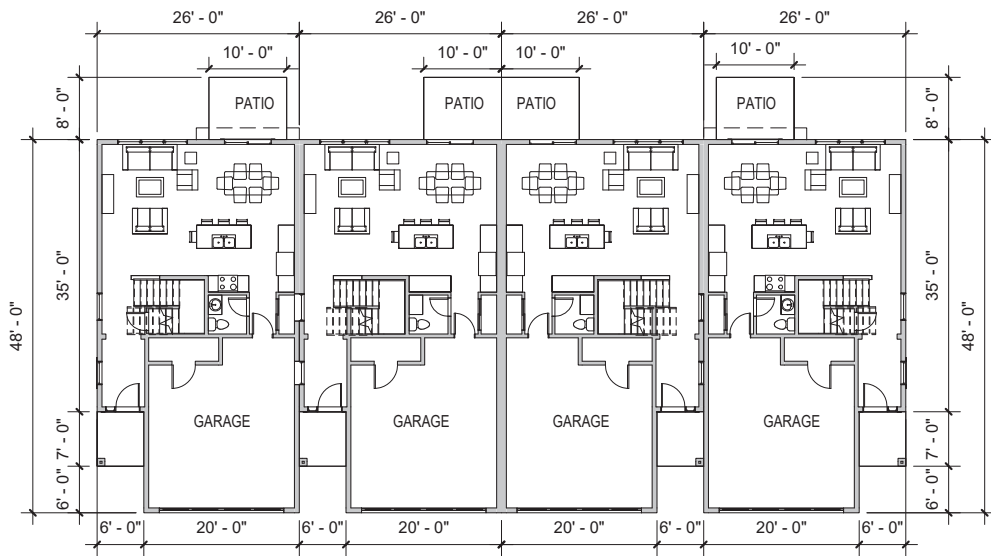
THREE STORY TOWNHOME REAR STREETSCAPE
SCALE: 1/16" = 1'-0"

1.18.22

WHITTEN ASSOCIATES, INC.

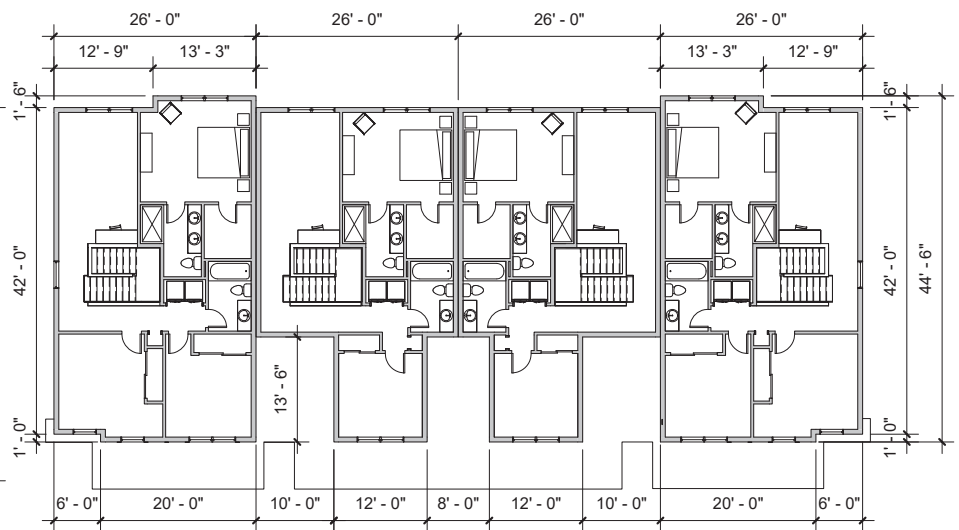
BLAINE, MN

RON CLARK CONSTRUCTION



LOWER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



MAIN LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"

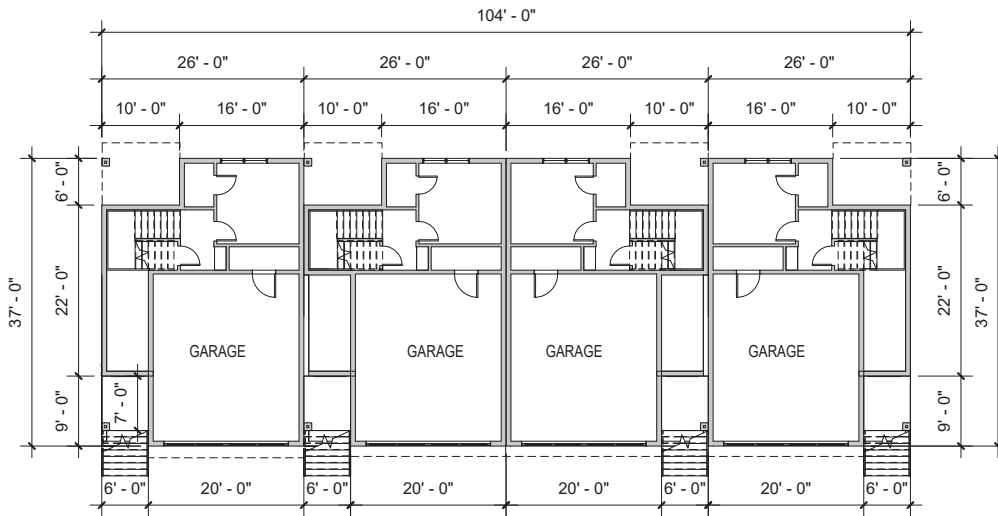
TWO STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

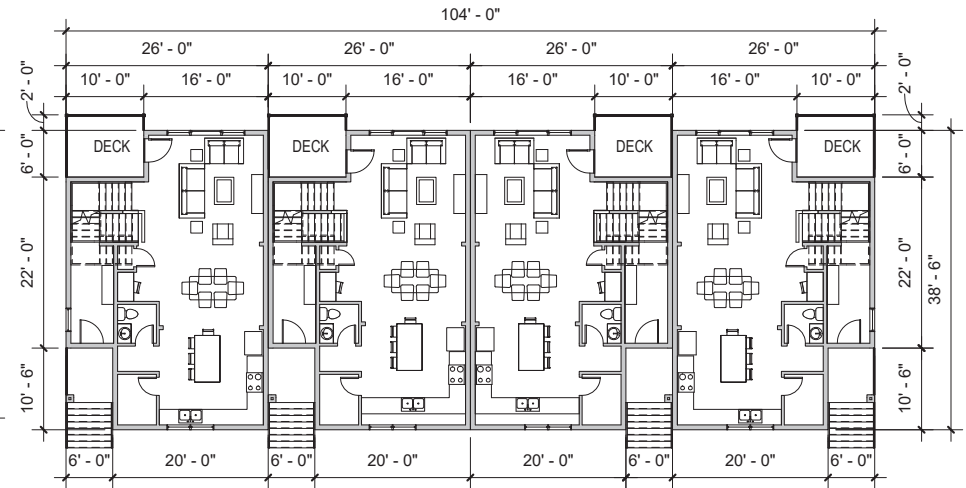
TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION



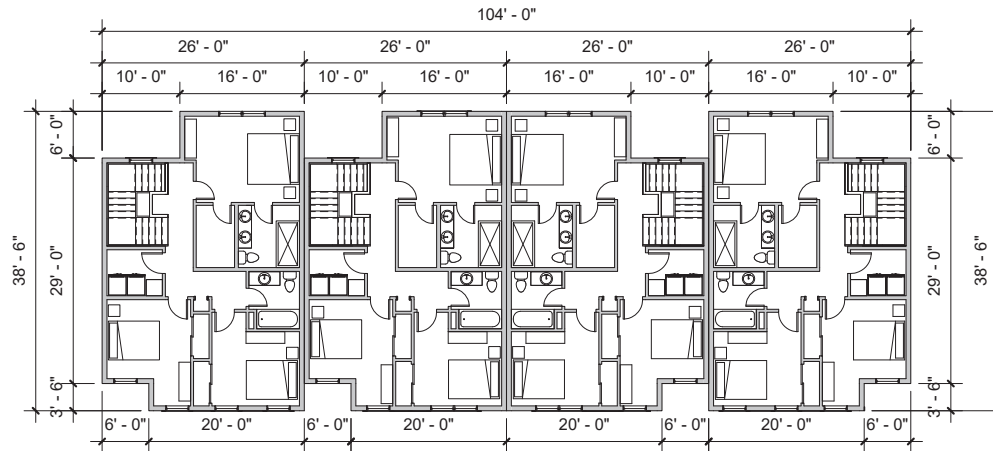
LOWER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



MAIN LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



UPPER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"

THREE STORY TOWNHOME

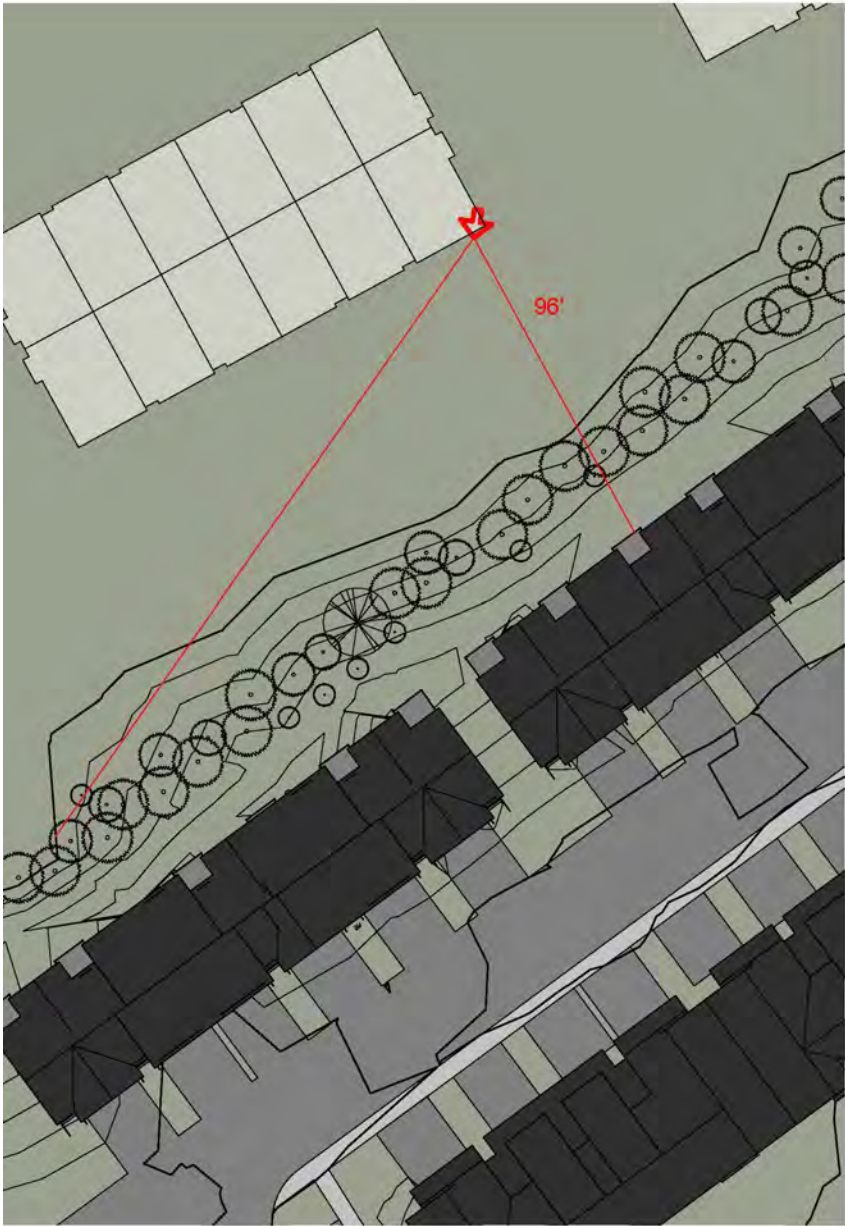
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WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION

View from Northwest

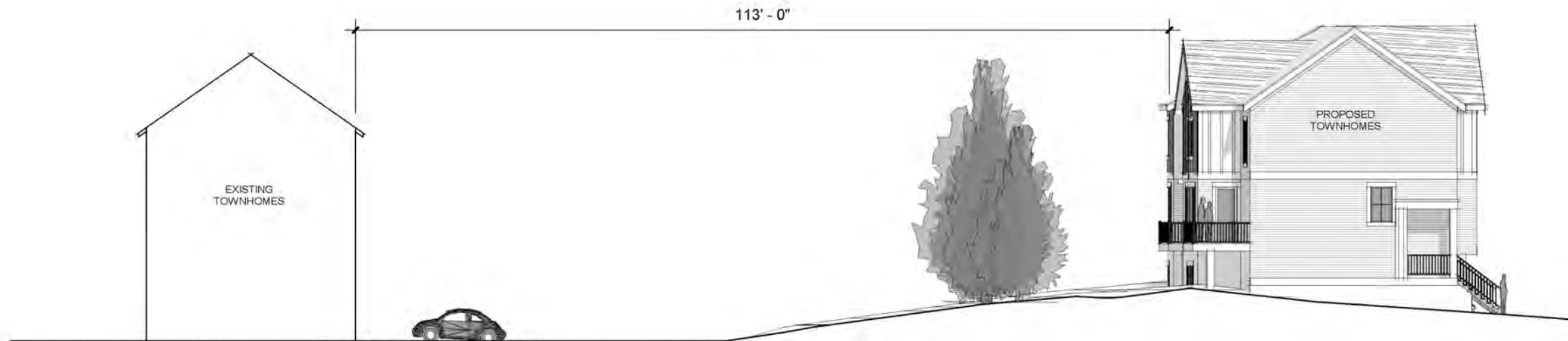


PARTIAL SITE PLAN AND VIEW LOCATION
SCALE: 1" = 50'-0"



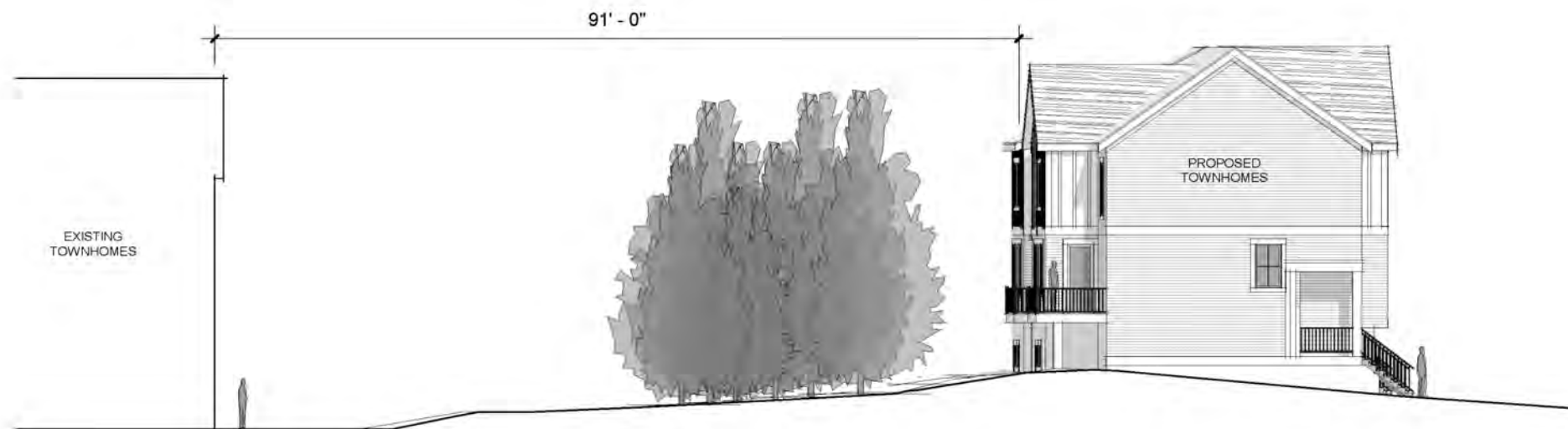
PERSPECTIVE VIEW
NO SCALE

Cross-section View from Northwest



SCHEMATIC SITE SECTION

SCALE: 1/16"=1'-0"



SCHEMATIC SITE SECTION

SCALE: 1/16"=1'-0"

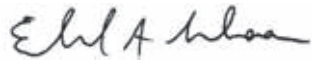
12.12.22

To: Mike Roebuck
Ron Clark Construction
File: 193806051

From: Ed Terhaar, PE
Date: February 7, 2023

Reference: Trip Generation Information for Raddison Road Townhouse Development in Blaine, MN

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



DATE: February 7, 2023

Edward Terhaar
License No. 24441

Purpose and Background

This memorandum presents trip generation information for proposed townhouses located at 11967 and 11985 Radisson Road NE in Blaine.

Existing Conditions

The project site is currently vacant.

Proposed Development Characteristics

The proposed project consists of constructing 76 new townhouse dwelling units. Access will be provided at one location on Vermillion Street at 121st Avenue. The proposed site plan is attached to this memo.

Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the eleventh edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The resultant trip generation estimates are shown in **Table 1**.

Table 1
Trip Generation for Proposed Project

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Townhouses (220)	76 DU	7	23	30	24	15	39	512

Notes: DU=dwelling unit

Trip Distribution

Trip distribution percentages for the subject development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are described below:

- 25 percent to/from the north on Radisson Road
- 6 percent to/from the north on Lake Boulevard
- 16 percent to/from the east on Lakes Parkway
- 46 percent to/from the south on Radisson Road
- 4 percent to/from the west on Lake Parkway
- 3 percent to/from the west on Cloud Drive

Using the preceding trip distribution percentages, trips were assigned to the following intersections:

- Radisson Road/Cloud Drive
- Radisson Road/Lakes Parkway
- Lakes Parkway/Vermillion Street
- Vermillion Street/121st Avenue

The resultant number of trips added at each intersection is shown below.

- Radisson Road/Cloud Drive
 - A.M. Peak Hour – 1 westbound through, 7 westbound right turns, 2 southbound left turns
 - P.M. Peak Hour – 4 westbound right turns, 1 eastbound through, 6 southbound left turns
- Radisson Road/Lakes Parkway
 - A.M. Peak Hour – 10 westbound left turns, 1 westbound through, 3 northbound right turns
 - P.M. Peak Hour – 7 westbound left turns, 1 westbound through, 1 eastbound through, 11 northbound right turns
- Lakes Parkway/Vermillion Street
 - A.M. Peak Hour – 3 eastbound left turns, 2 southbound left turns, 11 southbound right turns
 - P.M. Peak Hour – 12 eastbound left turns, 2 westbound right turns, 1 southbound left turn, 8 southbound right turns
- Vermillion Street/121st Avenue
 - A.M. Peak Hour – 10 eastbound left turns, 13 eastbound right turns, 3 northbound left turns, 4 southbound right turns
 - P.M. Peak Hour – 6 eastbound left turns, 9 eastbound right turns, 14 northbound left turns, 10 southbound right turns

The trips added at each intersection by this development are expected to have minimal impact on traffic operations.



7500 West 78th Street
Edina, MN 55439
(952) 947-3000

Tuesday, February 07, 2023

Sheila Sellman
City of Blaine
10801 Town Square Drive
Blaine, MN 55449

RE: Radisson Road Townhome project (formerly United Property's Applewood Cooperative)

Ron Clark Construction & Kaeding Development are proposing a 76-unit two- and three-story townhome neighborhood on the 2 properties located at 11967 and 11985 Radisson Road NE. This site previously received approval on September 8, 2021, for an 88-unit 3 and 4 Story senior Cooperative building but with the current market conditions the prior applicant has decide to sell the property instead of proceeding with the project.

The proposed townhome neighborhood would have 42 two story townhomes and 34 three story townhomes, the site will have walking trails along a newly constructed pond and a play area. Each home will have a 2-car garage and have room for an additional 2 cars in each driveway, we will also provide 13 extra parking stalls with access to the trail and playground, at both the entrance and also along the eastern side of the private drive.

It is proposed to have a mix of two-bedroom and three-bedroom townhomes, and we currently expect the unit rents to be between \$2,600 to \$3,500 per month. All the townhomes will be designed and built the same as a for sale home and would be able to be sold individually if at any point in the future that makes sense.

A City Council Workshop was held on 1/04/22. Some comments from the City Council included:

- 1) Land Use: General support was noted as it was consistent with prior land use
- 2) General Comments/Questions:
 - a. Access to site is all provided on Public Streets
 - b. The internal street will be private and maintained by the Management team
 - c. Site density will be less than what was previously approved for the site
 - d. School Impact: the site will revert to the original comp plan and zoning density for the site which is what the school will have planned for so there should be no unplanned effects on the school.



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- e. Buildings will include 4-sided Architecture – LP SmartSide siding on the front, vinyl on the backs and sides but all 4 sides are treated with similar architecture, exterior colors, and trim.
- f. The Management company will be responsible for maintaining the site, plowing the private streets, driveways and maintaining all lawns, landscaping, and site amenities.

Comp Plan Amendment: The change in use from the Coop to townhomes, requires that the project request a change in the City’s Comprehensive Guide Plan from HDR-High Density Residential to MDR-Medium Density residential, which was the sites land use prior to the September 2021 change. The medium density residential comprehensive plan re-guidance would align with the zoning density of 9 units/acre. (76 units/8.41 acre)

Zoning: The proposed residential project area is currently zoned DF-Development Flex, which allows for the proposed townhome project. As part of this approval we will submit for a Conditional Use Permit as required by the Zoning Code

Building Design: The proposed 2 and 3 story Townhomes are designed with varying roof styles and exterior treatments. We have included perspective renderings of the section of the streetscape along with views from Radisson Road showing the landscaping and new trees at various stages of their growth.

The front elevations exterior materials will include LP SmartSide lap siding, panels and trim. The sides and rear elevations will include vinyl lap siding, panels and trim and the architectural elements will be consistent on all 4 sides.

Each unit will include a concrete patio or deck depending on the home style. The proposed building’s scale and density will be consistent with the existing adjacent townhomes to the north.

Site Design: The buildings are being placed on the property to create an opportunity to preserve a majority of existing trees along the NW property line. Additional trees will be added to areas to create buffers along the site perimeter where there aren’t existing trees, within the neighborhood and along the perimeter of the new pond and play area.

Stormwater Management: Stormwater runoff from the site will be collected and routed to the new biofiltration basin created in the middle of the site as both a functional and esthetic amenity to store and filter water into the soils below it. The system will be designed to meet the requirements of both the City of Blaine and the Coon Creek Watershed District.



7500 West 78th Street
Edina, MN 55439
(952) 947-3000

The Coon County Watershed District (CCWD) wetland application is in process. Initial review was conducted and we responded to their comments and questions and resubmitted on 1/25/23.

We received email concurrence from the CCWD on 2/3/23 and also received confirmation on 2/3/23 from the City that is correspondence is acceptable to the City for our application.

Professional Management: Steven Scott Management will provide our onsite management. They are a highly respected local company whom we currently do business with. Management will hire a caretaker who lives on the site to assist in the maintenance of the site, this is an important element to the neighborhood. They to the will assign three corporate employees to the Property: Regional Portfolio Manager; a Marketing Director; and Property/Leasing Manager. These employees are selected based on experience in working on similar projects with Kaeding/Clark development team and will assure the project remains high quality neighborhood throughout its lifetime

Development team: We are excited to bring another quality neighbor to the city of Blaine and our team looks forward to continuing to work with city staff and your elected officials to achieve that goal.

Project Architect – Whitten Associates, Inc. – Tim Whitten and Heather Maanum

Project Engineer – Civil Site Group, Inc. – David Knaeble

Landscape Architect – Civil Site Group, Inc. – Jordan Lockman

Developers – Ron Clark Construction – Mike Waldo - mwaldo@ronclark.com 952-947-3037
Kaeding Development – Carl Kaeding - carl@kaeding-group.com



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Anoka County
TRANSPORTATION DIVISION
Highway

Pat Robinson
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

February 28, 2023

RE: Preliminary Plat – Radisson Road Townhomes

Dear Pat,

We have reviewed the Preliminary Plat for Radisson Road Townhomes to be located east of CSAH 52 (Radisson Road NE) and south of Cloud Drive NE within the City of Blaine, and I offer the following comments:

- The existing right of way along CSAH 52 varies from 60 to 70 feet east of centerline. We request an additional 10 feet of ROW where necessary (for a total of 70 ft) along the property line for future reconstruction purposes.
- As proposed, the plat will not introduce any new access points onto CSAH 52. The existing access points onto CSAH 52 are to be removed, the right of way restored to match adjacent inslopes, ditches, turf etc...and the right of access should be dedicated to Anoka County along CSAH 52.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits are issued by Anoka County and any other agencies with jurisdiction.
- If there will be any utility relocation on CSAH 52, it will be required to be coordinated and completed by the developer as a part of the ACHD Engineering Plan Review process.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 52.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 52 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 52 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer I, Brandon.Ulvenes@co.anoka.mn.us (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$150.00)

Following completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for Work within the County Right of Way (\$150.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3142 or via email at HighwayPermits@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CSAH 52/Plats+Developments/2023
Jerry Auge, Assistant County Engineer
Jorge Bernal, Traffic Engineering Manager
David Zieglmeier, County Surveyor
Sean Thiel, Signals Manager
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I

Ron Clark Construction/Kaeding Development

Neighborhood Meeting 3/8/2023

Meeting was held from about 4:35 to 6:00 on March 8 at City Hall

There were about 16 residents that attended

We discussed the requested change from the United properties Cooperative plan that was approved in 2021 and us now requesting to convert back to a townhome project as was originally expected in the Comp plan and was also brought up many times during the UP approval as being the preferred use for the site.

Tim our Architect then review the PowerPoint slides (attached) and discussed the site plan, perspectives, elevations, relationship to the neighboring homes and our amenities.

We then opened it up to questions and below is a list of the items discussed and our responses:

- Why not include the property to the south – we stated the owner is not interested in selling
- Reviewed access to Vermilion Street from 121st – there was much concern over the traffic impact on Vermilion and many people requested a 3-way stop be added at the intersection of 121st and Vermillion as a traffic calming method – we would be supportive of that change.
- Why not access to Radisson Road, we stated with the conversion back to Townhomes the county has said they will not allow a right in/right out onto Radisson, plus the counties is concerned this would become a major cut through when they prefer traffic to go to the main access points of either Lakes Parkway or Cloud Drive.
- Concerns over drainage between our property and the property to the north was brought up – our engineer has kept the rear yard drainage on our site and no increase in runoff to the north will occur
- Again, a question related to traffic on Vermillion and the ability for parking on both sides of the road to continue was a concern, discussions about maybe reducing it to one side only parking, Vermillion does have a sidewalk on one side which is good for the pedestrian movement.
- A question about the potential sunlight reduction on the property to the north was asked – we showed them the cross section showing we are 90-115 feet away, along with the property line being angled and that our buildings are at about the same height as theirs, so it will have limited, if any affect on their light coming in
- We were asked about construction schedule – we stated that if the project was approved, we are planning to start construction in early June and hoped to start the first homes in September and wrap up all home construction in late 2024

- We were asked if we will be part of the Lakes HOA – we stated we will not be, as this parcel wasn't included on the original Lakes HOA additional property allowed to be brought in.
- A representative of the townhome HOA just to the north of us, asked if we would consider a fence along the common property line with them – we are reviewing this and will also discuss with staff before the next meeting
- Questions about the timing of the stoplight being added at Cloud Dr/Radisson intersection were asked, we don't know this timeframe and will ask for update from city staff
- Overall, we felt the attendees were supportive of the change back to townhomes, but still had traffic and safety concerns related to Vermillion – we have reviewed our traffic memo and we are only increasing the traffic on Vermillion by about 12%, but we would be very supportive of the city allowing us to install a three way stop signs at 121st/Vermillion intersection.

HARBOR TOWNE



MIDWEST FENCE

est. 1947

Patricia Robinson

From: Mike Waldo <Mwaldo@ronclark.com>
Sent: Monday, March 13, 2023 2:47 PM
To: Brittany Sammons
Cc: Patricia Robinson
Subject: RE: Case 23-0015 Proposed Development - Requesting Fence

Brittany

Thanks for the email,

we will be discussing this further internally and then with city staff

Thanks

Mike Waldo

7500 West 78th St.
Edina, MN 55439
952.947.3037 Direct
952.947.3035 Direct Fax
mwaldo@ronclark.com
www.ronclark.com

RonClark Construction & Design

Ron Clark Construction & Design is the proud recipient of the MN Business Ethics Award!

From: Brittany Sammons <Brittany.Sammons@associaminnesota.com>
Sent: Monday, March 13, 2023 12:15 PM
To: Mike Waldo <Mwaldo@ronclark.com>
Cc: PRobinson@BlaineMN.gov
Subject: Case 23-0015 Proposed Development - Requesting Fence

Good Afternoon,

On behalf of the Gables at Waterstone Bay Association (2401 – 2495 121st Cir NE, Blaine MN 55449), the Board of Directors is requesting a five foot or taller fence be put in by the developer on the northern border of the proposed development at 11967 and 11985 Radisson Road NE.



We are concerned that residents of the proposed development will regularly cross into the Gables at Waterstone Bay Association property to access:

- The commercial property (2310-2330 Cloud Dr NE, Blaine, MN 55449) which contains amenities such as a liquor store, restaurant, & gas station
- Our private guest parking spots & to park on our roads



The proposed development will have 76 2–3-bedroom units. This will likely equate to well over 100 – 200+ residents before factoring in their guests. If even a fraction of these residents finds it convenient to cross into the Gables at Waterstone Bay Association property on their northern border, we will see damage on parts of our property not designed for heavy foot traffic and will be forced to pay for those repairs.

Additionally, the Gables at Waterstone Bay property has a similar two car garage & two car driveway set up with additional guest parking as seen on the proposed development. We know first-hand that there is never enough parking. There are going to be times when residents/guests of the proposed development find it more convenient (or have no choice since all available parking to them is full) to park on the Gables at Waterstone Bay Association property. We would like to avoid this situation by having a barrier to deter the proposed development residents/guest against this action.

The Gables at Waterstone Bay Association Board of Directors appreciates your time and consideration regarding this request. If you would like to reach out to us, please contact our property manager Brittany Sammons at Brittany.Sammons@associaminnesota.com.

Respectfully,
Board of Directors
Gables at Waterstone Bay Condominium Association

Please let me know if I can be of further assistance.
Thank you, have a great day!

[If you were happy with my service, please leave a review.](#)

Brittany Sammons
Community Association Manager

Associa Minnesota

7100 Northland Circle N. Suite 300, Brooklyn Park, MN 55428

Main: 763-225-6400

Direct: 763-353-1370

Customer Service: 763-746-1188

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**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.4 – Case File No. 23-0015 – Public Hearing – The applicant is requesting the following:

1. Comprehensive plan amendment to change the current land use from HDR (High Density Residential) to MDR (Medium Density Residential).
2. Preliminary plat to subdivide 8.41 acres into 76 townhome lots and one outlot.
3. Conditional use permit amendment to allow 76 townhomes in a DF (Development Flex) zoning district.

RADISSON ROAD TOWNHOMES (RON CLARK CONSTRUCTION), 11967 AND 11985 RADISSON ROAD NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0015 was opened at 7:59PM.

Shirley Tresler, 12046 Vermilion St NE, Unit C, explained she objected to the proposed access for this townhome development. She recommended the development have access to Radisson Road.

Nicole Voit, 2423 121st Circle, Unit B, commented on the need for a fence to keep trespassers from her property, but rather that pedestrians use the sidewalk. She discussed the concerns she had with traffic. She recommended a right-in, right-out on Radisson Road be pursued with the Anoka County. She recommended an all way stop also be installed at 121st Avenue and Vermillion.

Justin Korman, 12009 Urbank Circle NE, explained he had concerns with traffic. He requested a stop sign be installed at Urbank Circle and Vermillion for safety purposes.

The public hearing was closed at 8:07PM.

Chair Goracke stated he was pleased this application had come back with less density. He asked if staff had any information regarding the requested right-in, right-out along Radisson Road.

Project Engineer Teresa Barnes explained Radisson Road was a county-maintained road and therefore they determined access to the road. She indicated the more points of access the more points of conflict that are created. She reported Applewood Pointe had requested a right-in, right-out and she understood there was division at the county on this issue. She commented another request has been made to the county and the city has been told there would be no access granted to Radisson Road. She stated even if access had been granted to Radisson Road, a second access point would be required onto 121st. She discussed how a second access point would be created for this site once the property to the south develops.

Project Engineer Teresa Barnes addressed the stop sign concerns. She reported the city does not install stop signs without meeting traffic warrants. She explained a stop sign would be installed where 121st t's into Vermillion. She noted traffic counts would have to be met in order to install additional stop signs.

Chair Goracke requested further comment from the applicant regarding the fence request.

Mike Waldo, Ron Clark Construction, commented he was trying to figure out what the height of the fence would be and what the fence material would be. He agreed the fence was the right thing to do and was a reasonable request. He stated he would support additional traffic calming measures along 121st.

Chair Goracke questioned how the traffic would be impacted by the townhouses versus Applewood Pointe.

Project Engineer Barnes explained the townhouses would have a higher traffic count than the senior housing apartment complex.

Mr. Waldo discussed how traffic patterns were changing since COVID and more people were able to work from home.

Commissioner Olson supported the city advocating for a right-in, right-out from Radisson Road.

Project Engineer Barnes commented staff has spoken to the county, but noted the final decision rests with them.

Commissioner Olson questioned if the proposed fence was made a condition for approval.

Planner Kaye stated this was not a condition for approval, but the commission could add this recommendation.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015A a comprehensive plan amendment to change the current land use from High Density Residential to Medium Density Residential according to the following rationale:

Case 23-0015A:

1. The proposed land use meets the goals of the land use chapter to recognize varied housing densities as a means of accommodating community growth through the encouragement of appropriately designed and located townhomes and apartments, a variety of single-family detached homes with clustering varying lot sizes and shared open space.
2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities that meet the needs of all generations and income levels and supporting the development of housing that meets the needs of the population today as housing preferences change.
3. The proposed amendment is consistent with the existing land use of MDR on the parcels to the north, south, and east.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015B a preliminary plat to subdivide 8.41 acres into 76 townhomes and one outlot with the following conditions:

Case 23-0015B:

1. Park dedication is required for the 76 units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.

3. The developer must meet the City's tree preservation requirements by planting 64 replacement trees for the 8.02 disturbed acres. This is part of the overall landscape plan that includes 228 trees be planted.
4. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
5. Plans and specifications must be approved by the City prior to start of construction.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Anoka County Highway Department permit for work in the right of way is required prior to approval of construction plans and specifications.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
10. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
11. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
12. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
13. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
14. All streets will follow the Anoka County street name grid system.

15. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
16. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.
17. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
18. Hydrant locations must be reviewed and approved by the Fire Department.
19. Developer is responsible to pay for the trunk area charges for Sanitary Sewer District 6. The upland area for this project contains 8 acres of upland at the district 6 area rate of \$6,853 per acre for a total charge of \$54,824.
20. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
21. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
22. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
24. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
25. The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

26. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015C a conditional use permit amendment to allow 76 townhomes in a DF (Development Flex) zoning district with the following conditions:

Case 23-0015C:

1. The construction of all townhomes to be generally guided by the approved CUP resolution and consistent with the depictions, drawings and information on the plans attached to the staff report.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
3. No detached accessory structures are allowed except if needed to house underground irrigation controls.
4. All homes within 500 feet of 125th Avenue NE, to incorporate the Noise Abatement Standards with central air conditioning to mitigate noise impacts.
5. Townhomes must be setback at least 20 feet from private drive.
6. Decks must be located within the townhome lot.
7. Approval is contingent upon the Metropolitan Council review and approval of the requested comprehensive plan amendment.
8. The following trees are required onsite: 1 overstory deciduous, 1 coniferous, and 1 ornamental per unit, for a total of 228 trees.
9. Underground irrigation must be used for all landscaped areas.
10. Sod shall be required on all disturbed areas.
11. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
12. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking. Guest parking may include on

street parking spaces on private roads if the width of the street meets the public road on street parking requirements.

13. Perimeter setbacks are as follows:
 - a. Radisson Road setback - Building 50 feet and Parking 30 feet.
 - b. North, South, and East property line setbacks - Building 30 feet and Parking 20 feet.
14. Requiring the applicant to install a five-foot maintenance free and non-climbable fence.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.6

Resolution Granting Preliminary Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Blaine Townhomes located at 11967 and 11985 Radisson Road NE. Ron Clark Construction (Case File No. 23-0015/SLK)

Executive Summary

The applicant is requesting a preliminary plat to develop the site into 76 townhome lots and one outlot for common space.

Background

Schedule of Actions

Planning Commission Public Hearing	03/14/23
City Council (Preliminary Plat)	04/03/23
City Council (Final Plat)	TBD
Action Deadline	04/15/23

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

Zoning

The subject site is zoned DF (Development Flex).

Surrounding Zoning and Uses

The surrounding properties to the north and east are zoned DF. The Lakes development is located to the north and east and the subject sites are developed with townhomes. The site to the south has a land use of MDR and a FR (Farm Residential) zoning with one single family home located on the parcel. Radisson Road is adjacent on the west side of the property.

Existing Conditions

There is currently a wetland in the middle of the site, trees and two existing single-family homes.

History

United Properties received a conditional use permit to construct an 88-unit 3 and 4-story senior (Age 62+) cooperative building on September 8, 2021.

The approval also included:

- A rezoning from FR (Farm Residential) to DF (Development Flex).
- A preliminary plat to combine two parcels into one parcel with right-of-way for 121st Avenue.
- A comprehensive plan amendment from MDR (Medium Density Residential) to HDR (High Density Residential).

The proposed density of the multi-family building was approximately 12.46 units per acre. The amendment was requested because apartments/cooperatives are not listed in the MDR definition in the 2040 Comprehensive Plan and are solely listed in the HDR definition.

Comments at the public hearing for the proposed senior cooperative building were related to wildlife being impacted, increased traffic, access from Radisson Road and 121st Avenue, height of the building, suggested townhomes or single family instead of the cooperative complex, the notion that it is not fair for non-contributors of The Lakes Homeowners Association using The Lakes roadways, crime in the underground parking garage, speed of traffic, tree preservation, value being preserved in the neighborhood, drainage, if the units could be converted to rentals, and security of the site.

The public road, 121st Avenue NE, is stubbed to the northeast corner of the property to provide access to these parcels as Anoka County had previously stated that no access to Radisson Road would be granted. United Properties approached Anoka County to discuss the proposed Applewood Pointe Senior Cooperative and to request a public road access that would function as a right-in/right-out only due to the existing median along Radisson Road. Anoka County granted an approval for the proposed public road connection to Radisson Road for the Applewood Pointe Development. There was a point during the approval process when Anoka County stated that the public road access was not going to be permitted, however, the approval was already received in writing. It was noted that should the proposed development be altered, the approval of access to Radisson Road would be rescinded.

United Properties has indicated to staff that the construction market has caused prices of the units to become too high for the market and have abandoned the project.

The revised townhome proposal was reviewed at the January 4, 2023, council workshop. Council consensus was to support the proposed changes.

Preliminary Plat Standards of Review

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Plat

The applicant is proposing to develop approximately 8.41 acres into 76 townhome lots, and one outlot for common space and private drives. The DF zone does not have minimum lot sizes.

As proposed the lot sizes are as follows:

- Lots 1-76 range from .035 acres to .050 acres.
- Outlot A (common area and private drives): 4.925 acres.

Architecture

The proposed townhomes will have varying roof styles and exterior treatments. The front elevations exterior materials will include LP SmartSide lap siding, panels and trim. The side and rear elevations will include some vinyl lap siding and trim.

All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations presented with the CUP submittal. Included with the report are examples of the elevations and floor plans that were submitted by the applicant. Use of premium

materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations, which is proposed.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes have a minimum front setback of 20 feet measured from the edge of curb on the private drive. Townhome buildings have a minimum of 15 feet between buildings.

Decks must be within the footprint of the lot.

Perimeter setbacks are as follows:

- Radisson Road setback – Building 50 feet and Parking 30 feet.
- North, South, and East setback – Building 30 feet and Parking 20 feet.

Parking

In addition to the two garage stalls per unit, there shall be one parking space for each three units for guest parking. Guest parking may include on-street parking spaces on private roads. The site plan has 32 guest parking stalls shown. The parking provided meets the Zoning Ordinance requirement.

Landscaping

The proposed landscape plan meets requirements with 228 trees being planted. The buildings were placed on the site to create an opportunity to preserve the existing trees along the north property line. Additional trees will be added to areas to create buffers along the site perimeter where there aren't existing trees, this would include the perimeter and adjacent to the pond and play area.

Tree Preservation

Approximately 8.02 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 64 trees would be required for tree replacement purposes. The developer has proposed a total of 228 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 76 new units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

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

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

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

For each row of townhomes proposed to be constructed, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

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

Trunk area charges for Sanitary Sewer District 6 will apply to this project. The upland area for this project contains 8 acres of upland at the District 6 area rate of \$6,853 per acre for a total charge of \$54,824.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

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

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

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

The proposed development is proposing to fill in the existing wetland that is within the middle

of the property. Documentation of the TEP approval and that appropriate wetland credits were purchased is required.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from extending 121st Avenue NE from the existing stub end to the east property line of the development. A ghost plat has been provided to ensure that the proposed 121st Avenue NE extension can be connected to the existing end of Urbank Circle NE as that property develops.

As stated in the history section, the public road 121st Avenue NE is stubbed to the Northeast corner of the property to provide access to these parcels as Anoka County had previously stated that no access to Radisson Road would be granted.

United Properties approached Anoka County to discuss the proposed Applewood Pointe Senior Cooperative and requested a public road access that would function as a right-in/right-out only due to the existing median along Radisson Road. Anoka County granted an approval for the proposed public road connection to Radisson Road for the Applewood Pointe Development. There was a point during the approval process that Anoka County stated that the public road access was not going to be permitted, however, the approval was already received in writing. It was noted that should the proposed development be altered, the approval of access to Radisson Road would be rescinded. Therefore, Anoka County is not willing to approve an access to Radisson Road for this project.

All local roads shall be constructed to 29-foot back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

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

As part of the street design, the development will be required to provide street lights along 121st Avenue NE and they shall be installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits

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

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

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

Any work performed within the Anoka County Right of Way for Radisson Road will require a permit from the Anoka County Highway Department.

Traffic

The applicant provided a trip generation memo. The assessment conclusion stated that the trips added at each intersection by this development are expected to have minimal impact on traffic operations.

Attachment List

Zoning and Location Map
Preliminary Plat
Site Plan
Grading
Landscape Plan
Elevations
Floor Plan
Tree Preservation Plan
View from Northwest
Cross-section
Trip Generation Memo
Narrative
Anoka County Highway Department Letter
Neighborhood Meeting Summary
5-Foot Maintenance Free and Non-Climbable Fence
Public Comments
Unapproved Planning Commission Minutes 3/14/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission recommended approval of the preliminary plat with a 4-0 vote. Several people spoke of concerns with traffic impact on Vermillion Street, 3-way stop at Vermillion and 121st Avenue, access to Radisson Road, and fence on the north property line.

The Planning Commission recommended a condition be added to the Conditional Use Permit to require a 5-foot maintenance free and non-climbable fence be constructed on the north property line.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Neighborhood Meeting

As required by the adopted Neighborhood Meeting Policy, the Developer held a neighborhood meeting on March 8, 2023, at Blaine City Hall. Approximately 16 people attended. The concerns raised were related to traffic impact on Vermillion Street, 3-way stop at Vermillion Street and 121st Avenue, access to Radisson Road, drainage, sunlight reduction on north, fence on north property line, and traffic light at Cloud Drive and Radisson Road.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved Planning Commission Minutes 3/14/23



City of Blaine

Signature Copy

Resolution: R-54-2023

Resolution Granting Preliminary Plat Approval to Subdivide 8.41 Acres into 76 Townhome Lots and One Outlot to be Known as Blaine Townhomes located at 11967 and 11985 Radisson Road NE. Ron Clark Construction (Case File No. 23-0015/SLK)

WHEREAS, an application has been filed by Radissons Road Townhomes (Ron Clark Construction) Case File No. 23-0015 for a preliminary plat known as Blaine Townhomes; and

WHEREAS, said case involves the division of land described as follows:

Parcel 1 (11967 Radisson Road NE):

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the West line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 486.56 feet; thence South 56 degrees 48 minutes East on said center line 17.02 feet; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet to the Point of Beginning of the land to be described; thence continuing South 42 degrees 48 minutes East 211.67 feet; thence South 41 degrees 40 minutes 44 seconds West 828.20 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to intersect a line drawn South 47 degrees 11 minutes 05 seconds West from the point of beginning; thence North 47 degrees 11 minutes 05 seconds East 896.84 feet to the Point of Beginning. The west line of said Southeast Quarter is assumed to bear due South for the purposes of this description.

EXCEPT that part embraced within Parcel 12, Anoka County Right-of-Way Plat No. 59 filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878. Abstract Property

Parcel 2 (11985 Radisson Road NE):

The part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the west line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line, 486.56 feet; thence South 56 degrees 48 minutes East on said center line, 17.02 feet to the Point of Beginning of land to be described; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet; thence South 47 Degrees 11 minutes 05 seconds West 896.84 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to the Point of Beginning.

EXCEPT that part embraced within Parcels 11 and 11B, Anoka County Right-of-Way Plat No. 59, filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878. Abstract Property

WHEREAS, the Blaine Planning Commission has reviewed said case file on March 14, 2023; and

WHEREAS, the preliminary plat meets the general requirements of section 75-32 of the Blaine Zoning Code; and

WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023 and recommend approval regarding said plat with conditions; and

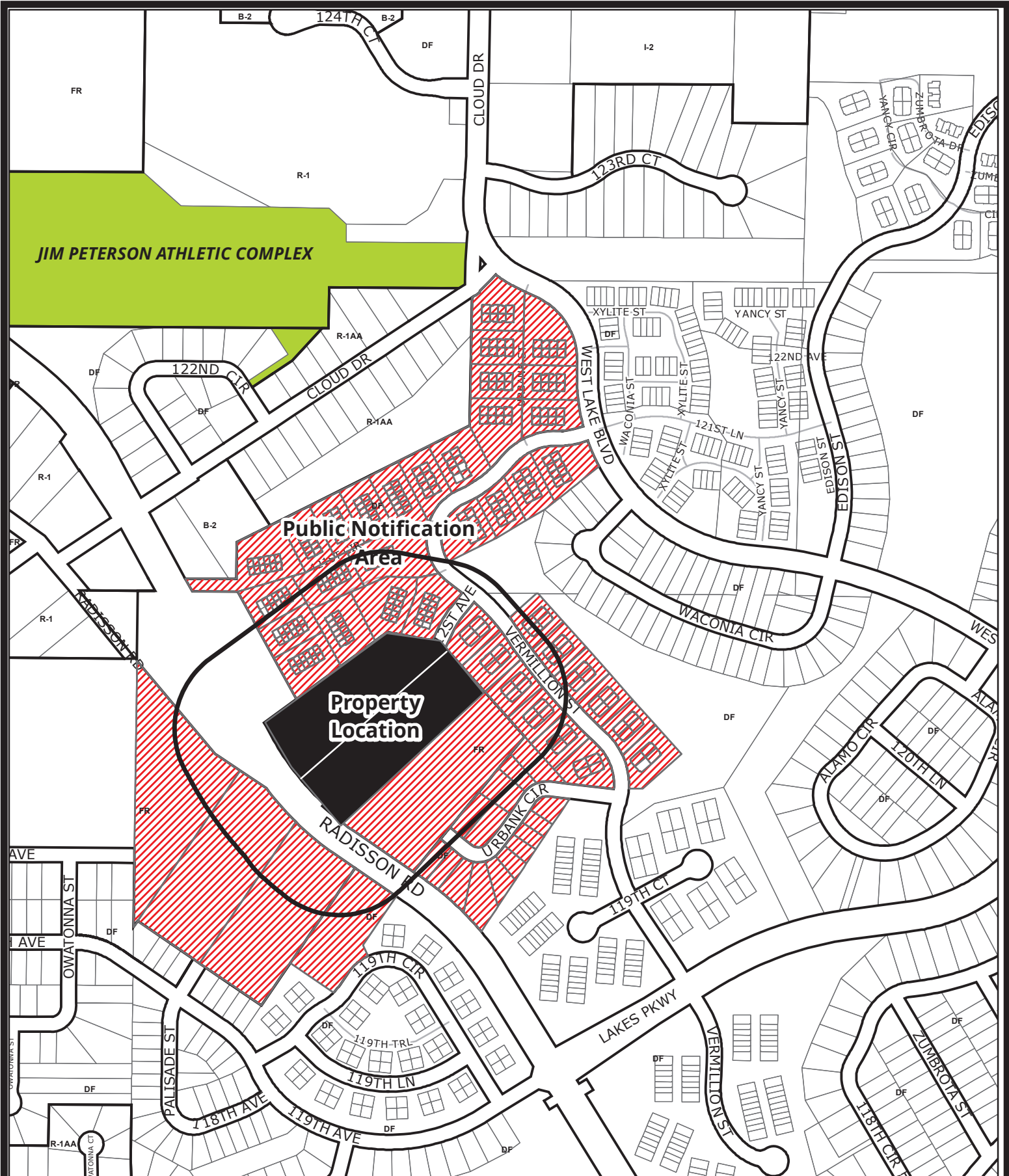
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 75-32 of the subdivision regulations is hereby granted for Blaine Townhomes permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

1. Park dedication is required for the 76 units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.
3. The Developer must meet the City's tree preservation requirements by planting 64 replacement trees for the 8.02 disturbed acres. This is part of the overall landscape plan that includes 228 trees be planted.
4. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
5. Plans and specifications must be approved by the City prior to start of construction.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Anoka County Highway Department permit for work in the right of way is required prior to approval of construction plans and specifications.

8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
10. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
11. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
12. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
13. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
14. All streets will follow the Anoka County street name grid system.
15. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
16. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.
17. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
18. Hydrant locations must be reviewed and approved by the Fire Department.
19. Developer is responsible to pay for the trunk area charges for Sanitary Sewer District 6. The upland area for this project contains 8 acres of upland at the district 6 area rate of \$6,853 per acre for a total charge of \$54,824.
20. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
21. Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.
22. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.

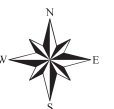
23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
24. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
25. The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
26. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

PASSED by City Council of the City of Blaine this 3rd day of April, 2023.



Case File No. 22-0015 Radisson Road Townhomes

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



PRELIMINARY PLAT: BLAINE TOWNHOMES

Area Table

Parcel	Area (Sq. Ft. +/-)	Area (Acres +/-)	Parcel	Area (Sq. Ft. +/-)	Area (Acres +/-)	Parcel	Area (Sq. Ft. +/-)	Area (Acres +/-)
Block 1			Block 5			Block 9		
Lot 1	1829	0.042	Lot 1	2170	0.050	Lot 1	1798	0.041
Lot 2	1534	0.035	Lot 2	1820	0.042	Lot 2	1508	0.035
Lot 3	1534	0.035	Lot 3	1820	0.042	Lot 3	1508	0.035
Lot 4	1534	0.035	Lot 4	1820	0.042	Lot 4	1508	0.035
Lot 5	1534	0.035	Lot 5	2170	0.050	Lot 5	1508	0.035
Lot 6	1534	0.035	Block 6			Lot 6	1508	0.035
Lot 7	1534	0.035	Lot 1	2170	0.050	Lot 7	1798	0.041
Lot 8	1829	0.042	Lot 2	1820	0.042	Block 10		
Block 2			Lot 3	1820	0.042	Lot 1	1798	0.041
Lot 1	1829	0.042	Lot 4	1820	0.042	Lot 2	1508	0.035
Lot 2	1534	0.035	Block 7			Lot 3	1508	0.035
Lot 3	1534	0.035	Lot 1	2170	0.050	Lot 4	1508	0.035
Lot 4	1534	0.035	Lot 2	1820	0.042	Lot 5	1508	0.035
Lot 5	1534	0.035	Lot 3	1820	0.042	Lot 6	1508	0.035
Lot 6	1829	0.042	Lot 4	1820	0.042	Lot 7	1798	0.041
Block 3			Lot 5	1820	0.042	Block 11		
Lot 1	1829	0.042	Lot 6	1820	0.042	Lot 1	2170	0.050
Lot 2	1534	0.035	Lot 7	2170	0.050	Lot 2	1820	0.042
Lot 3	1534	0.035	Block 8			Lot 3	1820	0.042
Lot 4	1534	0.035	Lot 1	2170	0.050	Lot 4	1820	0.042
Lot 5	1534	0.035	Lot 2	1820	0.042	Lot 5	1820	0.042
Lot 6	1829	0.042	Lot 3	1820	0.042	Lot 6	1820	0.042
Block 4			Lot 4	1820	0.042	Lot 7	2170	0.050
Lot 1	2170	0.050	Lot 5	1820	0.042	Block 12		
Lot 2	1820	0.042	Lot 6	1820	0.042	Lot 1	2170	0.050
Lot 3	1820	0.042	Lot 7	1820	0.042	Lot 2	1820	0.042
Lot 4	2170	0.050	Lot 8	2170	0.050	Lot 3	1820	0.042
Outlet A						Lot 4	1820	0.042
Right of Way	214553	4.923				Lot 5	1820	0.042
	15760	0.362				Lot 6	1820	0.042
TOTAL	366373	8.431				Lot 7	2170	0.050

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1 (11857 Radisson Road NE)

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey
Radisson, Anoka County, Minnesota, described as follows:
Commencing at the intersection of the West line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 485.56 feet; thence South 56 degrees 48 minutes East on said center line 17.52 feet to the Point of Beginning and to be described; thence South 42 degrees 48 minutes East 540.43 feet; thence South 80 degrees 40 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 46.22 feet to the Point of Beginning of the land to be described; thence continuing South 62 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 46.22 feet; thence South 47 degrees 11 minutes 55 seconds West 180.00 feet; north or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 309 feet to intersect a line Street South 47 degrees 12 minutes 09 seconds West from the point of beginning; thence North 47 degrees 12 minutes 09 seconds East 894.54 feet to the Point of Beginning. The west line of said Southeast Quarter is assumed to bear due South for the purposes of this description.

EXCEPT that part embraced within Parcel 12, Anoka County Right-of-Way Plat No. 59, filed December 18, 2020, as Document No. 1248232, which was taken by Anoka County in Final Certificate dated July 7, 2024, filed July 13, 2024, as Document No. 1259876.

Parcel 2 (11985 Radisson Road NE)

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey
Radisson, Anoka County, Minnesota, described as follows:
Commencing at the intersection of the west line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 485.56 feet; thence South 56 degrees 48 minutes East on said center line 17.52 feet to the Point of Beginning and to be described; thence South 52 degrees 20 minutes East 840.43 feet; thence South 80 degrees 40 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 46.22 feet; thence South 47 degrees 11 minutes 55 seconds West 180.00 feet; north or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 309 feet to the Point of Beginning.

EXCEPT that part embraced within Parcel 12 and 12B, Anoka County Right-of-Way Plat No. 59, filed December 18, 2020, as Document No. 1248232, which was taken by Anoka County in Final Certificate dated July 7, 2024, filed July 13, 2024, as Document No. 1259876.

Please note that the description above is per a Commitment for Title Insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance Company as agent for Chicago Title Insurance Company, File No. CP71224, dated November 29, 2022, provided to us by the client.

DATE OF PREPARATION:

1-26-2023

Please note background survey information is per a survey by S.G. Rod & Sons, Inc., dated 4/27/2021 provided to us by the client.

APPLICANT:

Ron Clark Construction
7500 West 78th Street
Edina, MN 55439
Contact: Mike Webb
mwebb@ronclark.com
952-947-3037

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27083C0329E, effective date of December 15, 2015.



Linetype & Symbol Legend

- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE (RECORD)
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER (RECORD)
- STORM SEWER (RECORD)
- TELEPHONE LINE (RECORD)
- WATERMAIN (RECORD)
- WOODEN FENCELINE
- GUARDRAIL
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BRILLIARD
- FUEL PILE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SSGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT

CivilSite

5000 Glenwood Avenue
Golden Valley, MN 55402
civilsitegroup.com 612-615-0985

Blaine Townhomes

11987 & 11985 Radisson Road NE, Blaine, Anoka County, Minnesota 55449

Ron Clark Construction

7500 West 78th Street, Edina, Minnesota 55439

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

RORY L. SWISTELLEN
DATE: 1-26-2023 LICENSE NO. 44695

QA/QC
FIELD CREW
DRAWN BY
REVIEWED BY
UPDATED BY



REVISION SUMMARY	
DATE	DESCRIPTION
3-3-2023	Title Commitment Description

PROJECT NO. 202301-01

PRELIMINARY PLAT

V2.0



2.1.23

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

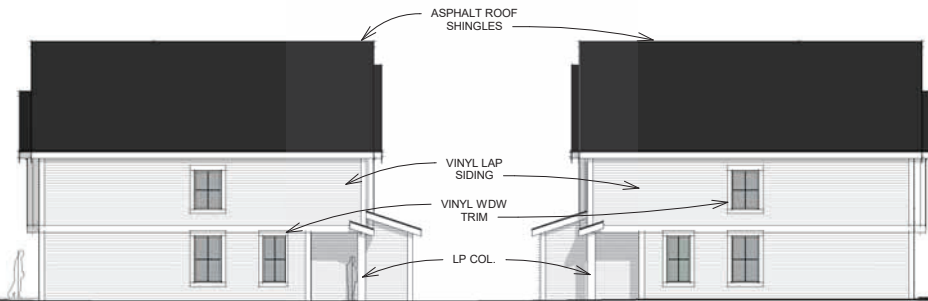
RON CLARK CONSTRUCTION



PERSPECTIVE VIEW
NO SCALE



FRONT ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



REAR ELEVATION
SCALE: 1/16"=1'-0"

TWO STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

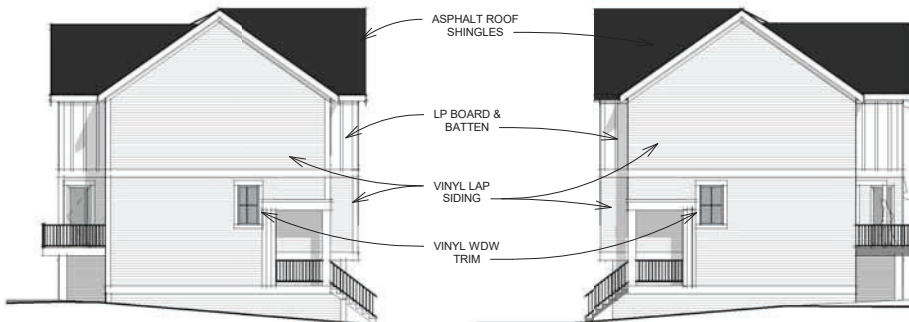
RON CLARK CONSTRUCTION



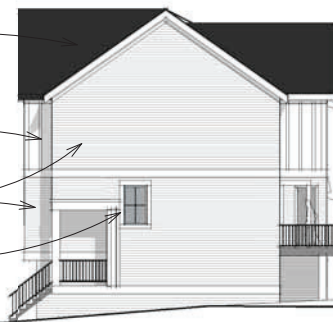
PERSPECTIVE VIEW
NO SCALE



FRONT ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



REAR ELEVATION
SCALE: 1/16"=1'-0"

THREE STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION



INTERNAL STREET VIEW
NO SCALE



RADISSON ROAD VIEW
NO SCALE

1.18.22

WHITTEN ASSOCIATES, INC.

BLAINE, MN

RON CLARK CONSTRUCTION



THREE STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"



THREE STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"



TWO STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"

1.20.22

WHITTEN ASSOCIATES, INC.

BLAINE, MN

RON CLARK CONSTRUCTION



THREE STORY TOWNHOME REAR STREETSCAPE
SCALE: 1/16" = 1'-0"



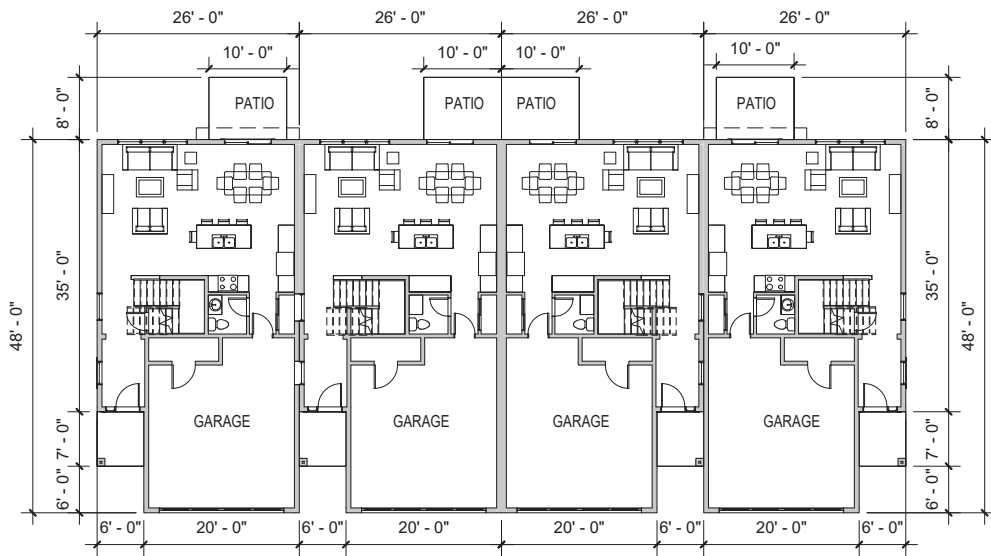
THREE STORY TOWNHOME REAR STREETSCAPE
SCALE: 1/16" = 1'-0"

1.18.22

WHITTEN ASSOCIATES, INC.

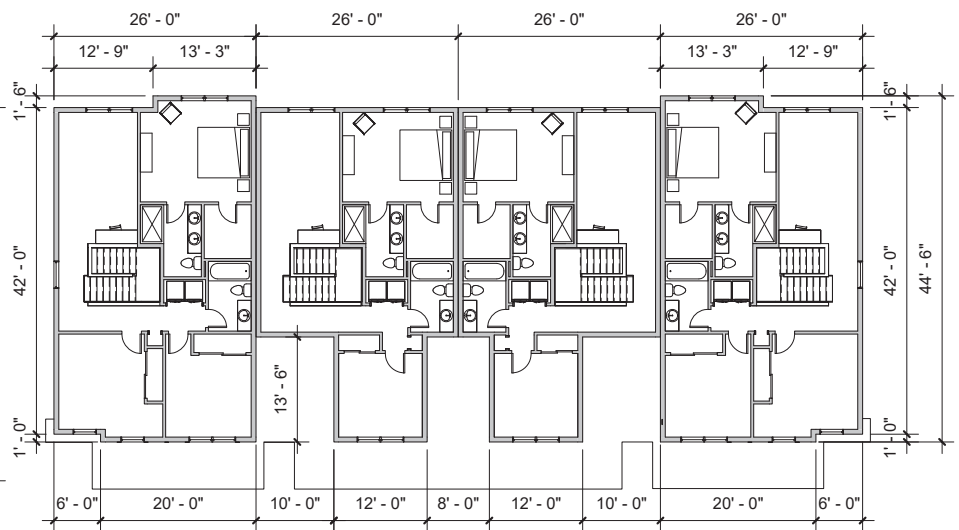
BLAINE, MN

RON CLARK CONSTRUCTION



LOWER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



MAIN LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"

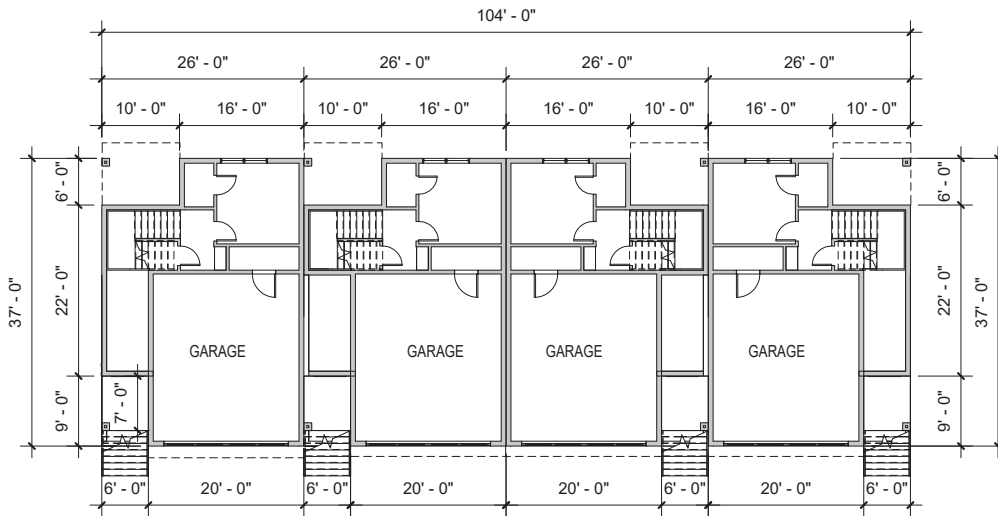
TWO STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

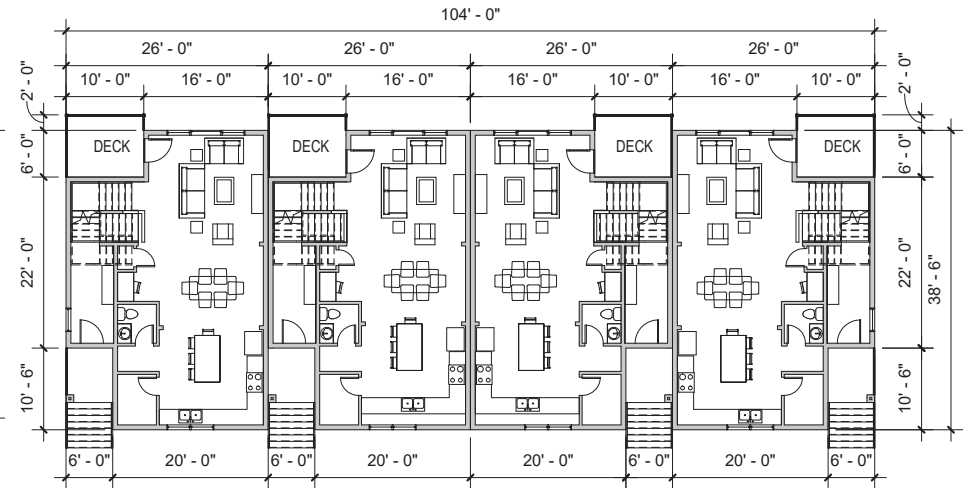
TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION



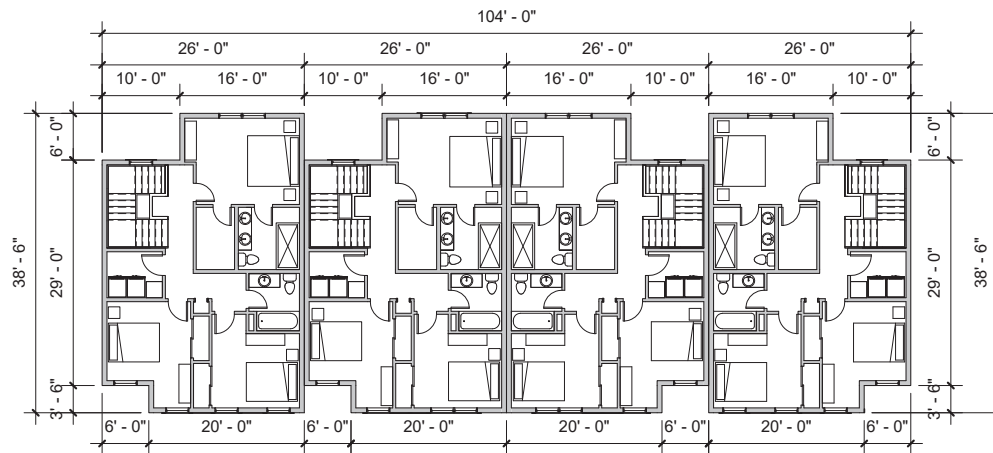
LOWER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



MAIN LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



UPPER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"

THREE STORY TOWNHOME

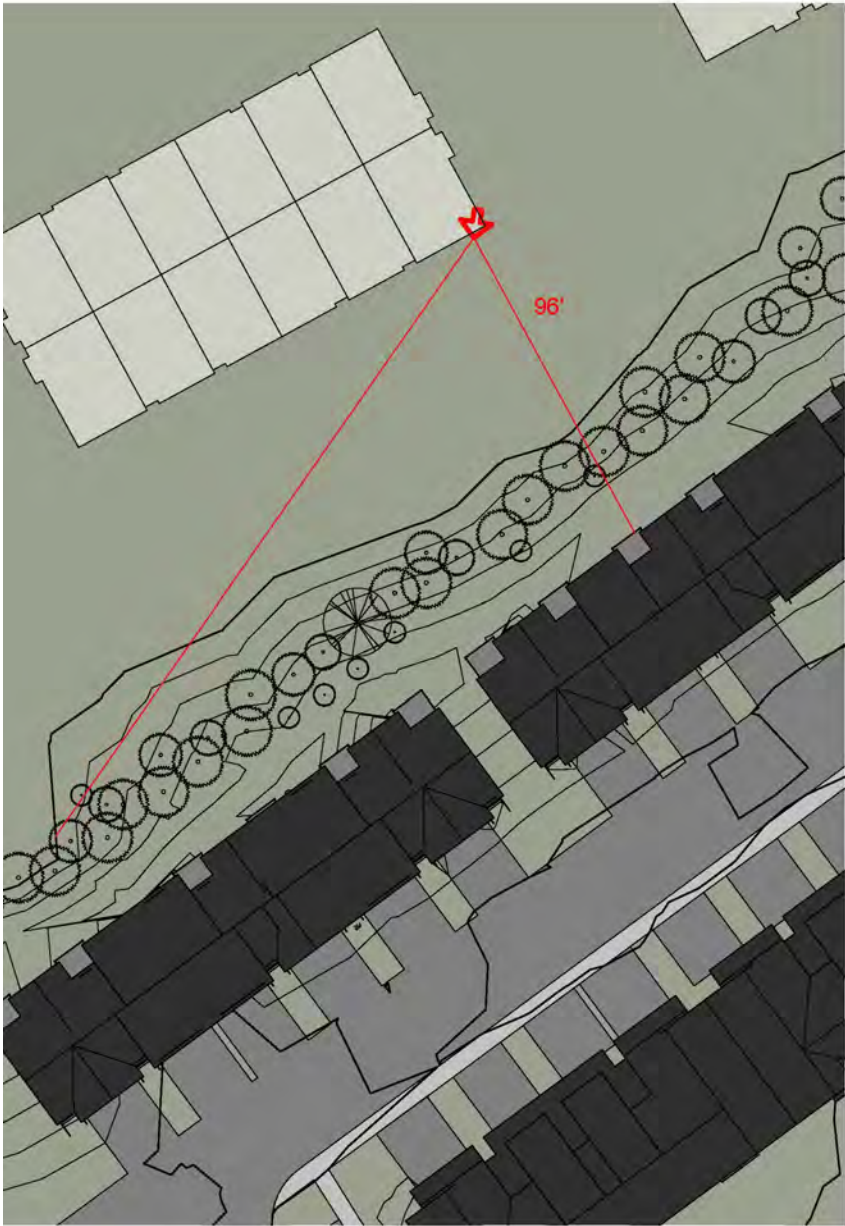
1.26.22

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION

View from Northwest

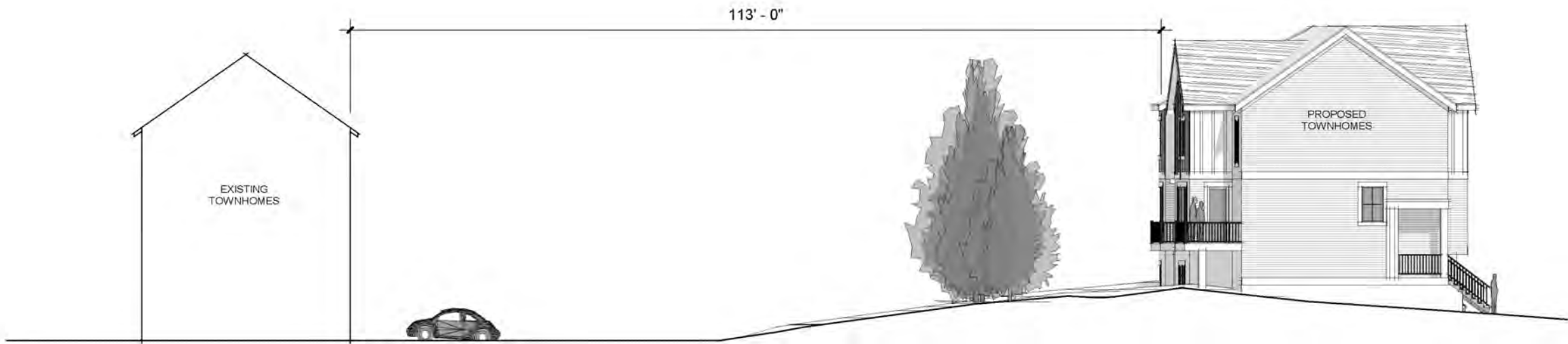


PARTIAL SITE PLAN AND VIEW LOCATION
SCALE: 1" = 50'-0"

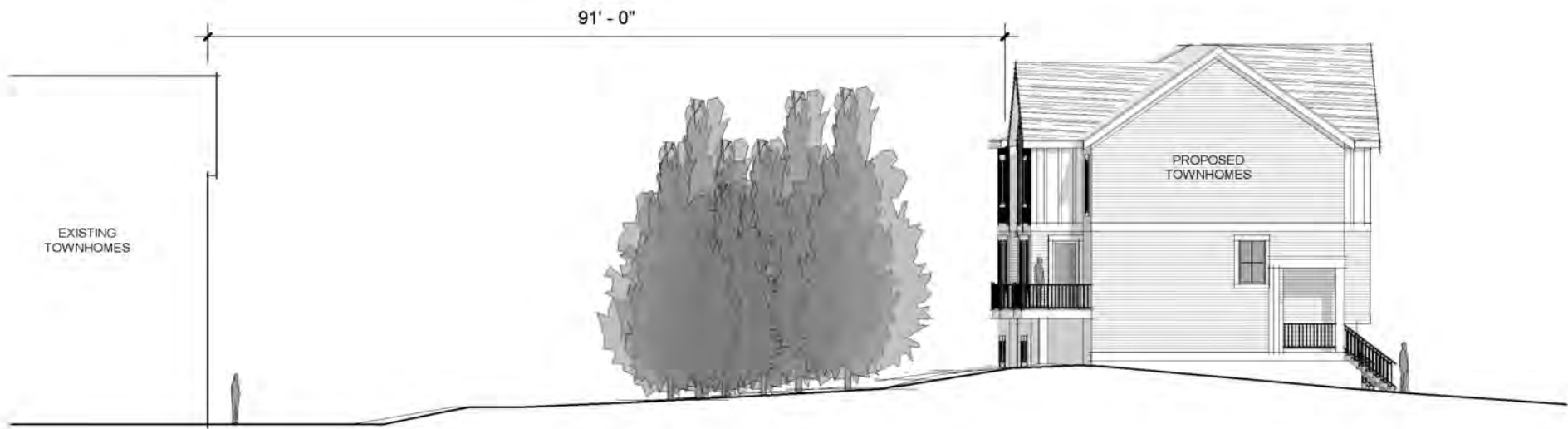


PERSPECTIVE VIEW
NO SCALE

Cross-section View from Northwest



SCHEMATIC SITE SECTION
SCALE: 1/16"=1'-0"



SCHEMATIC SITE SECTION
SCALE: 1/16"=1'-0"

12.12.22

To: Mike Roebuck
Ron Clark Construction
File: 193806051

From: Ed Terhaar, PE
Date: February 7, 2023

Reference: Trip Generation Information for Raddison Road Townhouse Development in Blaine, MN

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



DATE: February 7, 2023

Edward Terhaar
License No. 24441

Purpose and Background

This memorandum presents trip generation information for proposed townhouses located at 11967 and 11985 Radisson Road NE in Blaine.

Existing Conditions

The project site is currently vacant.

Proposed Development Characteristics

The proposed project consists of constructing 76 new townhouse dwelling units. Access will be provided at one location on Vermillion Street at 121st Avenue. The proposed site plan is attached to this memo.

Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the eleventh edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The resultant trip generation estimates are shown in **Table 1**.

Table 1
Trip Generation for Proposed Project

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Townhouses (220)	76 DU	7	23	30	24	15	39	512

Notes: DU=dwelling unit

Trip Distribution

Trip distribution percentages for the subject development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are described below:

- 25 percent to/from the north on Radisson Road
- 6 percent to/from the north on Lake Boulevard
- 16 percent to/from the east on Lakes Parkway
- 46 percent to/from the south on Radisson Road
- 4 percent to/from the west on Lake Parkway
- 3 percent to/from the west on Cloud Drive

Using the preceding trip distribution percentages, trips were assigned to the following intersections:

- Radisson Road/Cloud Drive
- Radisson Road/Lakes Parkway
- Lakes Parkway/Vermillion Street
- Vermillion Street/121st Avenue

The resultant number of trips added at each intersection is shown below.

- Radisson Road/Cloud Drive
 - A.M. Peak Hour – 1 westbound through, 7 westbound right turns, 2 southbound left turns
 - P.M. Peak Hour – 4 westbound right turns, 1 eastbound through, 6 southbound left turns
- Radisson Road/Lakes Parkway
 - A.M. Peak Hour – 10 westbound left turns, 1 westbound through, 3 northbound right turns
 - P.M. Peak Hour – 7 westbound left turns, 1 westbound through, 1 eastbound through, 11 northbound right turns
- Lakes Parkway/Vermillion Street
 - A.M. Peak Hour – 3 eastbound left turns, 2 southbound left turns, 11 southbound right turns
 - P.M. Peak Hour – 12 eastbound left turns, 2 westbound right turns, 1 southbound left turn, 8 southbound right turns
- Vermillion Street/121st Avenue
 - A.M. Peak Hour – 10 eastbound left turns, 13 eastbound right turns, 3 northbound left turns, 4 southbound right turns
 - P.M. Peak Hour – 6 eastbound left turns, 9 eastbound right turns, 14 northbound left turns, 10 southbound right turns

The trips added at each intersection by this development are expected to have minimal impact on traffic operations.



7500 West 78th Street
Edina, MN 55439
(952) 947-3000

Tuesday, February 07, 2023

Sheila Sellman
City of Blaine
10801 Town Square Drive
Blaine, MN 55449

RE: Radisson Road Townhome project (formerly United Property's Applewood Cooperative)

Ron Clark Construction & Kaeding Development are proposing a 76-unit two- and three-story townhome neighborhood on the 2 properties located at 11967 and 11985 Radisson Road NE. This site previously received approval on September 8, 2021, for an 88-unit 3 and 4 Story senior Cooperative building but with the current market conditions the prior applicant has decide to sell the property instead of proceeding with the project.

The proposed townhome neighborhood would have 42 two story townhomes and 34 three story townhomes, the site will have walking trails along a newly constructed pond and a play area. Each home will have a 2-car garage and have room for an additional 2 cars in each driveway, we will also provide 13 extra parking stalls with access to the trail and playground, at both the entrance and also along the eastern side of the private drive.

It is proposed to have a mix of two-bedroom and three-bedroom townhomes, and we currently expect the unit rents to be between \$2,600 to \$3,500 per month. All the townhomes will be designed and built the same as a for sale home and would be able to be sold individually if at any point in the future that makes sense.

A City Council Workshop was held on 1/04/22. Some comments from the City Council included:

- 1) Land Use: General support was noted as it was consistent with prior land use
- 2) General Comments/Questions:
 - a. Access to site is all provided on Public Streets
 - b. The internal street will be private and maintained by the Management team
 - c. Site density will be less than what was previously approved for the site
 - d. School Impact: the site will revert to the original comp plan and zoning density for the site which is what the school will have planned for so there should be no unplanned effects on the school.



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- e. Buildings will include 4-sided Architecture – LP SmartSide siding on the front, vinyl on the backs and sides but all 4 sides are treated with similar architecture, exterior colors, and trim.
- f. The Management company will be responsible for maintaining the site, plowing the private streets, driveways and maintaining all lawns, landscaping, and site amenities.

Comp Plan Amendment: The change in use from the Coop to townhomes, requires that the project request a change in the City’s Comprehensive Guide Plan from HDR-High Density Residential to MDR-Medium Density residential, which was the sites land use prior to the September 2021 change. The medium density residential comprehensive plan re-guidance would align with the zoning density of 9 units/acre. (76 units/8.41 acre)

Zoning: The proposed residential project area is currently zoned DF-Development Flex, which allows for the proposed townhome project. As part of this approval we will submit for a Conditional Use Permit as required by the Zoning Code

Building Design: The proposed 2 and 3 story Townhomes are designed with varying roof styles and exterior treatments. We have included perspective renderings of the section of the streetscape along with views from Radisson Road showing the landscaping and new trees at various stages of their growth.

The front elevations exterior materials will include LP SmartSide lap siding, panels and trim. The sides and rear elevations will include vinyl lap siding, panels and trim and the architectural elements will be consistent on all 4 sides.

Each unit will include a concrete patio or deck depending on the home style. The proposed building’s scale and density will be consistent with the existing adjacent townhomes to the north.

Site Design: The buildings are being placed on the property to create an opportunity to preserve a majority of existing trees along the NW property line. Additional trees will be added to areas to create buffers along the site perimeter where there aren’t existing trees, within the neighborhood and along the perimeter of the new pond and play area.

Stormwater Management: Stormwater runoff from the site will be collected and routed to the new biofiltration basin created in the middle of the site as both a functional and esthetic amenity to store and filter water into the soils below it. The system will be designed to meet the requirements of both the City of Blaine and the Coon Creek Watershed District.



7500 West 78th Street
Edina, MN 55439
(952) 947-3000

The Coon County Watershed District (CCWD) wetland application is in process. Initial review was conducted and we responded to their comments and questions and resubmitted on 1/25/23.

We received email concurrence from the CCWD on 2/3/23 and also received confirmation on 2/3/23 from the City that is correspondence is acceptable to the City for our application.

Professional Management: Steven Scott Management will provide our onsite management. They are a highly respected local company whom we currently do business with. Management will hire a caretaker who lives on the site to assist in the maintenance of the site, this is an important element to the neighborhood. They to the will assign three corporate employees to the Property: Regional Portfolio Manager; a Marketing Director; and Property/Leasing Manager. These employees are selected based on experience in working on similar projects with Kaeding/Clark development team and will assure the project remains high quality neighborhood throughout its lifetime

Development team: We are excited to bring another quality neighbor to the city of Blaine and our team looks forward to continuing to work with city staff and your elected officials to achieve that goal.

Project Architect – Whitten Associates, Inc. – Tim Whitten and Heather Maanum

Project Engineer – Civil Site Group, Inc. – David Knaeble

Landscape Architect – Civil Site Group, Inc. – Jordan Lockman

Developers – Ron Clark Construction – Mike Waldo - mwaldo@ronclark.com 952-947-3037
Kaeding Development – Carl Kaeding - carl@kaeding-group.com



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Anoka County
TRANSPORTATION DIVISION
Highway

Pat Robinson
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

February 28, 2023

RE: Preliminary Plat – Radisson Road Townhomes

Dear Pat,

We have reviewed the Preliminary Plat for Radisson Road Townhomes to be located east of CSAH 52 (Radisson Road NE) and south of Cloud Drive NE within the City of Blaine, and I offer the following comments:

- The existing right of way along CSAH 52 varies from 60 to 70 feet east of centerline. We request an additional 10 feet of ROW where necessary (for a total of 70 ft) along the property line for future reconstruction purposes.
- As proposed, the plat will not introduce any new access points onto CSAH 52. The existing access points onto CSAH 52 are to be removed, the right of way restored to match adjacent inslopes, ditches, turf etc...and the right of access should be dedicated to Anoka County along CSAH 52.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits are issued by Anoka County and any other agencies with jurisdiction.
- If there will be any utility relocation on CSAH 52, it will be required to be coordinated and completed by the developer as a part of the ACHD Engineering Plan Review process.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 52.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 52 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 52 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer I, Brandon.Ulvenes@co.anoka.mn.us (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$150.00)

Following completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for Work within the County Right of Way (\$150.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3142 or via email at HighwayPermits@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CSAH 52/Plats+Developments/2023
Jerry Auge, Assistant County Engineer
Jorge Bernal, Traffic Engineering Manager
David Zieglmeier, County Surveyor
Sean Thiel, Signals Manager
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I

Ron Clark Construction/Kaeding Development

Neighborhood Meeting 3/8/2023

Meeting was held from about 4:35 to 6:00 on March 8 at City Hall

There were about 16 residents that attended

We discussed the requested change from the United properties Cooperative plan that was approved in 2021 and us now requesting to convert back to a townhome project as was originally expected in the Comp plan and was also brought up many times during the UP approval as being the preferred use for the site.

Tim our Architect then review the PowerPoint slides (attached) and discussed the site plan, perspectives, elevations, relationship to the neighboring homes and our amenities.

We then opened it up to questions and below is a list of the items discussed and our responses:

- Why not include the property to the south – we stated the owner is not interested in selling
- Reviewed access to Vermilion Street from 121st – there was much concern over the traffic impact on Vermilion and many people requested a 3-way stop be added at the intersection of 121st and Vermillion as a traffic calming method – we would be supportive of that change.
- Why not access to Radisson Road, we stated with the conversion back to Townhomes the county has said they will not allow a right in/right out onto Radisson, plus the counties is concerned this would become a major cut through when they prefer traffic to go to the main access points of either Lakes Parkway or Cloud Drive.
- Concerns over drainage between our property and the property to the north was brought up – our engineer has kept the rear yard drainage on our site and no increase in runoff to the north will occur
- Again, a question related to traffic on Vermillion and the ability for parking on both sides of the road to continue was a concern, discussions about maybe reducing it to one side only parking, Vermillion does have a sidewalk on one side which is good for the pedestrian movement.
- A question about the potential sunlight reduction on the property to the north was asked – we showed them the cross section showing we are 90-115 feet away, along with the property line being angled and that our buildings are at about the same height as theirs, so it will have limited, if any affect on their light coming in
- We were asked about construction schedule – we stated that if the project was approved, we are planning to start construction in early June and hoped to start the first homes in September and wrap up all home construction in late 2024

- We were asked if we will be part of the Lakes HOA – we stated we will not be, as this parcel wasn't included on the original Lakes HOA additional property allowed to be brought in.
- A representative of the townhome HOA just to the north of us, asked if we would consider a fence along the common property line with them – we are reviewing this and will also discuss with staff before the next meeting
- Questions about the timing of the stoplight being added at Cloud Dr/Radisson intersection were asked, we don't know this timeframe and will ask for update from city staff
- Overall, we felt the attendees were supportive of the change back to townhomes, but still had traffic and safety concerns related to Vermillion – we have reviewed our traffic memo and we are only increasing the traffic on Vermillion by about 12%, but we would be very supportive of the city allowing us to install a three way stop signs at 121st/Vermillion intersection.

HARBOR TOWNE



MIDWEST FENCE

est. 1947

Patricia Robinson

From: Mike Waldo <Mwaldo@ronclark.com>
Sent: Monday, March 13, 2023 2:47 PM
To: Brittany Sammons
Cc: Patricia Robinson
Subject: RE: Case 23-0015 Proposed Development - Requesting Fence

Brittany

Thanks for the email,

we will be discussing this further internally and then with city staff

Thanks

Mike Waldo

7500 West 78th St.
Edina, MN 55439
952.947.3037 Direct
952.947.3035 Direct Fax
mwaldo@ronclark.com
www.ronclark.com

RonClark Construction & Design

Ron Clark Construction & Design is the proud recipient of the MN Business Ethics Award!

From: Brittany Sammons <Brittany.Sammons@associaminnesota.com>
Sent: Monday, March 13, 2023 12:15 PM
To: Mike Waldo <Mwaldo@ronclark.com>
Cc: PRobinson@BlaineMN.gov
Subject: Case 23-0015 Proposed Development - Requesting Fence

Good Afternoon,

On behalf of the Gables at Waterstone Bay Association (2401 – 2495 121st Cir NE, Blaine MN 55449), the Board of Directors is requesting a five foot or taller fence be put in by the developer on the northern border of the proposed development at 11967 and 11985 Radisson Road NE.



We are concerned that residents of the proposed development will regularly cross into the Gables at Waterstone Bay Association property to access:

- The commercial property (2310-2330 Cloud Dr NE, Blaine, MN 55449) which contains amenities such as a liquor store, restaurant, & gas station
- Our private guest parking spots & to park on our roads



The proposed development will have 76 2–3-bedroom units. This will likely equate to well over 100 – 200+ residents before factoring in their guests. If even a fraction of these residents finds it convenient to cross into the Gables at Waterstone Bay Association property on their northern border, we will see damage on parts of our property not designed for heavy foot traffic and will be forced to pay for those repairs.

Additionally, the Gables at Waterstone Bay property has a similar two car garage & two car driveway set up with additional guest parking as seen on the proposed development. We know first-hand that there is never enough parking. There are going to be times when residents/guests of the proposed development find it more convenient (or have no choice since all available parking to them is full) to park on the Gables at Waterstone Bay Association property. We would like to avoid this situation by having a barrier to deter the proposed development residents/guest against this action.

The Gables at Waterstone Bay Association Board of Directors appreciates your time and consideration regarding this request. If you would like to reach out to us, please contact our property manager Brittany Sammons at Brittany.Sammons@associaminnesota.com.

Respectfully,
Board of Directors
Gables at Waterstone Bay Condominium Association

Please let me know if I can be of further assistance.
Thank you, have a great day!

[If you were happy with my service, please leave a review.](#)

Brittany Sammons
Community Association Manager

Associa Minnesota

7100 Northland Circle N. Suite 300, Brooklyn Park, MN 55428

Main: 763-225-6400

Direct: 763-353-1370

Customer Service: 763-746-1188

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**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.4 – Case File No. 23-0015 – Public Hearing – The applicant is requesting the following:

1. Comprehensive plan amendment to change the current land use from HDR (High Density Residential) to MDR (Medium Density Residential).
2. Preliminary plat to subdivide 8.41 acres into 76 townhome lots and one outlot.
3. Conditional use permit amendment to allow 76 townhomes in a DF (Development Flex) zoning district.

RADISSON ROAD TOWNHOMES (RON CLARK CONSTRUCTION), 11967 AND 11985 RADISSON ROAD NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0015 was opened at 7:59PM.

Shirley Tresler, 12046 Vermilion St NE, Unit C, explained she objected to the proposed access for this townhome development. She recommended the development have access to Radisson Road.

Nicole Voit, 2423 121st Circle, Unit B, commented on the need for a fence to keep trespassers from her property, but rather that pedestrians use the sidewalk. She discussed the concerns she had with traffic. She recommended a right-in, right-out on Radisson Road be pursued with the Anoka County. She recommended an all way stop also be installed at 121st Avenue and Vermillion.

Justin Korman, 12009 Urbank Circle NE, explained he had concerns with traffic. He requested a stop sign be installed at Urbank Circle and Vermillion for safety purposes.

The public hearing was closed at 8:07PM.

Chair Goracke stated he was pleased this application had come back with less density. He asked if staff had any information regarding the requested right-in, right-out along Radisson Road.

Project Engineer Teresa Barnes explained Radisson Road was a county-maintained road and therefore they determined access to the road. She indicated the more points of access the more points of conflict that are created. She reported Applewood Pointe had requested a right-in, right-out and she understood there was division at the county on this issue. She commented another request has been made to the county and the city has been told there would be no access granted to Radisson Road. She stated even if access had been granted to Radisson Road, a second access point would be required onto 121st. She discussed how a second access point would be created for this site once the property to the south develops.

Project Engineer Teresa Barnes addressed the stop sign concerns. She reported the city does not install stop signs without meeting traffic warrants. She explained a stop sign would be installed where 121st t's into Vermillion. She noted traffic counts would have to be met in order to install additional stop signs.

Chair Goracke requested further comment from the applicant regarding the fence request.

Mike Waldo, Ron Clark Construction, commented he was trying to figure out what the height of the fence would be and what the fence material would be. He agreed the fence was the right thing to do and was a reasonable request. He stated he would support additional traffic calming measures along 121st.

Chair Goracke questioned how the traffic would be impacted by the townhouses versus Applewood Pointe.

Project Engineer Barnes explained the townhouses would have a higher traffic count than the senior housing apartment complex.

Mr. Waldo discussed how traffic patterns were changing since COVID and more people were able to work from home.

Commissioner Olson supported the city advocating for a right-in, right-out from Radisson Road.

Project Engineer Barnes commented staff has spoken to the county, but noted the final decision rests with them.

Commissioner Olson questioned if the proposed fence was made a condition for approval.

Planner Kaye stated this was not a condition for approval, but the commission could add this recommendation.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015A a comprehensive plan amendment to change the current land use from High Density Residential to Medium Density Residential according to the following rationale:

Case 23-0015A:

1. The proposed land use meets the goals of the land use chapter to recognize varied housing densities as a means of accommodating community growth through the encouragement of appropriately designed and located townhomes and apartments, a variety of single-family detached homes with clustering varying lot sizes and shared open space.
2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities that meet the needs of all generations and income levels and supporting the development of housing that meets the needs of the population today as housing preferences change.
3. The proposed amendment is consistent with the existing land use of MDR on the parcels to the north, south, and east.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015B a preliminary plat to subdivide 8.41 acres into 76 townhomes and one outlot with the following conditions:

Case 23-0015B:

1. Park dedication is required for the 76 units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.

3. The developer must meet the City's tree preservation requirements by planting 64 replacement trees for the 8.02 disturbed acres. This is part of the overall landscape plan that includes 228 trees be planted.
4. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
5. Plans and specifications must be approved by the City prior to start of construction.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Anoka County Highway Department permit for work in the right of way is required prior to approval of construction plans and specifications.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
10. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
11. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
12. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
13. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
14. All streets will follow the Anoka County street name grid system.

15. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
16. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.
17. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
18. Hydrant locations must be reviewed and approved by the Fire Department.
19. Developer is responsible to pay for the trunk area charges for Sanitary Sewer District 6. The upland area for this project contains 8 acres of upland at the district 6 area rate of \$6,853 per acre for a total charge of \$54,824.
20. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
21. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
22. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
24. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
25. The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

26. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015C a conditional use permit amendment to allow 76 townhomes in a DF (Development Flex) zoning district with the following conditions:

Case 23-0015C:

1. The construction of all townhomes to be generally guided by the approved CUP resolution and consistent with the depictions, drawings and information on the plans attached to the staff report.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
3. No detached accessory structures are allowed except if needed to house underground irrigation controls.
4. All homes within 500 feet of 125th Avenue NE, to incorporate the Noise Abatement Standards with central air conditioning to mitigate noise impacts.
5. Townhomes must be setback at least 20 feet from private drive.
6. Decks must be located within the townhome lot.
7. Approval is contingent upon the Metropolitan Council review and approval of the requested comprehensive plan amendment.
8. The following trees are required onsite: 1 overstory deciduous, 1 coniferous, and 1 ornamental per unit, for a total of 228 trees.
9. Underground irrigation must be used for all landscaped areas.
10. Sod shall be required on all disturbed areas.
11. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
12. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking. Guest parking may include on

street parking spaces on private roads if the width of the street meets the public road on street parking requirements.

13. Perimeter setbacks are as follows:
 - a. Radisson Road setback - Building 50 feet and Parking 30 feet.
 - b. North, South, and East property line setbacks - Building 30 feet and Parking 20 feet.
14. Requiring the applicant to install a five-foot maintenance free and non-climbable fence.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.7

Resolution Granting a Conditional Use Permit Amendment to Allow 76 Townhomes in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK)

Executive Summary

The applicant is requesting a conditional use permit amendment to allow the development of 76 townhome units.

Background

Schedule of Actions

Planning Commission Public Hearing	03/14/23
City Council (Conditional Use Permit)	04/03/23
Action Deadline	04/15/23

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

Zoning

The subject site is zoned DF (Development Flex).

Surrounding Zoning and Uses

The surrounding properties to the north and east are zoned DF. The Lakes development is located to the north and east and the subject sites are developed with townhomes. The site to the south has a land use of MDR and a FR (Farm Residential) zoning with one single family home located on the parcel. Radisson Road is adjacent on the west side of the property.

Existing Conditions

The site currently has a wetland in the middle of the site, trees and two existing single-family homes.

History

United Properties received a conditional use permit to construct an 88-unit 3 and 4-story senior (Age 62+) cooperative building on September 8, 2021.

The approval also included:

- A rezoning from FR (Farm Residential) to DF (Development Flex).
- A preliminary plat to combine two parcels into one parcel with right-of-way for 121st Avenue.
- A comprehensive plan amendment from MDR (Medium Density Residential) to HDR (High Density Residential).

The proposed density of the multi-family building was approximately 12.46 units per acre. The amendment was requested because apartments/cooperatives are not listed in the MDR definition in the 2040 Comprehensive Plan and are solely listed in the HDR definition.

Comments at the public hearing for the proposed senior cooperative building were related to wildlife being impacted, increased traffic, access from Radisson Road and 121st Avenue, height of the building, suggested townhomes or single family instead of the cooperative complex, the notion that it is not fair for non-contributors of The Lakes Homeowners Association using The Lakes roadways, crime in the underground parking garage, speed of traffic, tree preservation, value being preserved in the neighborhood, drainage, if the units could be converted to rentals, and security of the site.

The public road, 121st Avenue NE, is stubbed to the northeast corner of the property to provide access to these parcels as Anoka County had previously stated that no access to Radisson Road would be granted. United Properties approached Anoka County to discuss the proposed Applewood Pointe Senior Cooperative and to request a public road access that would function as a right-in/right-out only due to the existing median along Radisson Road. Anoka County granted an approval for the proposed public road connection to Radisson Road for the Applewood Pointe Development. There was a point during the approval process when Anoka County stated that the public road access was not going to be permitted, however, the approval was already received in writing. It was noted that should the proposed development be altered, the approval of access to Radisson Road would be rescinded.

United Properties has indicated to staff that the construction market has caused prices of the units to become too high for the market and have abandoned the project.

The revised townhome proposal was reviewed at the January 4, 2023, council workshop. Council consensus was to support the proposed changes.

Evaluation of Request

Plat

The applicant is proposing to develop approximately 8.41 acres into 76 townhome lots, and one outlot for common space and private drives. The DF zone does not have minimum lot sizes.

As proposed the lot sizes are as follows:

- Lots 1-76 range from .035 acres to .050 acres.
- Outlot A (common area and private drives): 4.925 acres.

Architecture

The proposed townhomes will have varying roof styles and exterior treatments. The front elevations exterior materials will include LP SmartSide lap siding, panels and trim. The side and rear elevations will include some vinyl lap siding and trim.

All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations presented with the CUP submittal. Included with the report are examples of the elevations and floor plans that were submitted by the applicant. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations, which is proposed.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes have a minimum front setback of 20 feet measured from the edge of curb on the private drive. Townhome buildings have a minimum of 15 feet between buildings.

Decks must be within the footprint of the lot.

Perimeter setbacks are as follows:

- Radisson Road setback – Building 50 feet and Parking 30 feet.
- North, South, and East setback – Building 30 feet and Parking 20 feet.

Parking

In addition to the two garage stalls per unit, there shall be one parking space for each three units for guest parking. Guest parking may include on street parking spaces on private roads.

The site plan has 32 guest parking stalls shown. The parking provided meets the zoning ordinance requirement.

Landscaping

The proposed landscape plan meets requirements with 228 trees being planted. The buildings were placed on the site to create an opportunity to preserve the existing trees along the north property line. Additional trees will be added to areas to create buffers along the site perimeter where there aren't existing trees. This would include the perimeter and adjacent to the pond and play area.

Tree Preservation

Approximately 8.02 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 64 trees would be required for tree replacement purposes. The developer has proposed a total of 228 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 76 new units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

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

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

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

For each row of townhomes proposed to be constructed, as-built surveys shall be required to

verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

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

Trunk area charges for Sanitary Sewer District 6 will apply to this project. The upland area for this project contains 8 acres of upland at the district 6 area rate of \$6,853 per acre for a total charge of \$54,824.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

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

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

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

The proposed development is proposing to fill in the existing wetland that is within the middle of the property. Documentation of the TEP approval and that appropriate wetland credits were purchased is required.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from extending 121st Avenue NE from the existing stub end to the east property line of the development. A ghost plat has been provided to ensure that the proposed 121st Avenue NE extension can be connected to the existing end of Urbank Circle NE as that property develops.

As stated in the history section, the public road 121st Avenue NE is stubbed to the Northeast corner of the property to provide access to these parcels as Anoka County had previously stated that no access to Radisson Road would be granted.

United Properties approached Anoka County to discuss the proposed Applewood Pointe Senior Cooperative and requested a public road access that would function as a right-in/right-out only due to the existing median along Radisson Road. Anoka County granted an approval for the proposed public road connection to Radisson Road for the Applewood Pointe Development. There was a point during the approval process that Anoka County stated that the public road access was not going to be permitted, however, the approval was already received in writing. It was noted that should the proposed development be altered, the approval of access to Radisson Road would be rescinded. Therefore, Anoka County is not willing to approve an access to Radisson Road for this project.

All local roads shall be constructed to 29-feet back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

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

As part of the street design, the development will be required to provide street lights along 121st Avenue NE and they shall be installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits

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

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

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

Any work performed within the Anoka County Right of Way for Radisson Road will require a permit from the Anoka County Highway Department.

Traffic

The applicant provided a trip generation memo. The assessment conclusion stated that the trips added at each intersection by this development are expected to have minimal impact on traffic operations.

Conditional Use Permit

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

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - This area is currently guided by the Comprehensive Land Use Plan to allow up to 25 units per acre of density (HDR) and as amended up to 12 units per acre (MDR). The area with the proposal calculates to about 9.04 units per acre (previously approved for 12.46 units per acre). The school district staff meets with planning staff annually to receive updates on potential growth. The proposed use will not place an excessive burden on parks, schools, streets, or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The surrounding properties are guided MDR (Medium Density Residential). The proposed use is compatible.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use is townhomes, which is consistent with the MDR land use and existing townhomes of the surrounding properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The purpose of the DF (Development Flex) zoning district is to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The proposed land use of MDR allows 2.5-12 units per acre of townhomes. The development calculates to about 9.04 units per acre and is not in conflict with the Plan.
7. The use will not cause traffic hazard or congestion.
 - The proposed development will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.

- The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Attachment List

Zoning and Location Map
Preliminary Plat
Site Plan
Grading
Landscape Plan
Elevations
Floor Plan
Tree Preservation Plan
View from Northwest
Cross-section
Trip Generation Memo
Narrative
Anoka County Highway Department Letter
Neighborhood Meeting Summary
5-Foot Maintenance Free and Non-Climbable Fence
Public Comments
Unapproved Planning Commission Minutes 3/14/23

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission recommended approval of the conditional use permit amendment with a 4-0 vote. Several people spoke of concerns with traffic impact on Vermillion Street, 3-way stop at Vermillion Street and 121st Avenue, access to Radisson Road, and fence on north property line.

The Planning Commission recommended a condition be added to the Conditional Use Permit to require a 5-foot maintenance free and non-climbable fence be constructed on the north property line.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Neighborhood Meeting

As required by the adopted neighborhood meeting policy, the developer held a neighborhood meeting on March 8, 2023, at Blaine City Hall. Approximately 16 people attended. The concerns raised were related to traffic impact on Vermillion Street, 3-way stop at Vermillion Street and 121st Avenue, access to Radisson Road, drainage, sunlight reduction on north, fence on north property line, and traffic light at Cloud Drive and Radisson Road.

Submitted Information

One public comment letter was received on behalf of the Gables at Waterstone Bay Association, which is attached in your packet. A condition was included requiring a 5-foot, non-climbable fence along the north property line to address the pedestrian cut-through concerns that were mentioned in the letter.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved Planning Commission Minutes 3/14/23



City of Blaine

Signature Copy

Resolution: R-55-2023

Resolution Granting a Conditional Use Permit Amendment to Allow 76 Townhomes in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE. Radisson Road Townhomes (Ron Clark Construction) (Case File No. 23-0015/SLK)

..Body

WHEREAS, an application has been filed by Ron Clark Construction as Conditional Use Permit Case File No. 23-0015 for Radisson Road Townhomes; and

WHEREAS, said case involves the property described as follows:

Parcel 1 (11967 Radisson Road NE):

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the West line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 486.56 feet; thence South 56 degrees 48 minutes East on said center line 17.02 feet; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet to the Point of Beginning of the land to be described; thence continuing South 42 degrees 48 minutes East 211.67 feet; thence South 41 degrees 40 minutes 44 seconds West 828.20 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to intersect a line drawn South 47 degrees 11 minutes 05 seconds West from the point of beginning; thence North 47 degrees 11 minutes 05 seconds East 896.84 feet to the Point of Beginning. The west line of said Southeast Quarter is assumed to bear due South for the purposes of this description.

EXCEPT that part embraced within Parcel 12, Anoka County Right-of-Way Plat No. 59 filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878.

Abstract Property

Parcel 2 (11985 Radisson Road NE):

The part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey thereof, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the west line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line, 486.56 feet; thence South 56 degrees 48 minutes East on said center line, 17.02 feet to the Point of Beginning of land to be described; thence North 52 degrees 28 minutes East 840.43 feet; thence South 80 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet; thence South 47 Degrees 11 minutes 05 seconds West 896.84 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 300 feet to the Point of Beginning.

EXCEPT that part embraced within Parcels 11 and 11B, Anoka County Right-of-Way Plat No. 59, filed December 18, 2000, as Document No. 1540132, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1939878.

Abstract Property

WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on April 3, 2023; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 27.04 and 29.110 of the Zoning Ordinance to allow 76 townhomes in a DF (Development Flex) zoning district with the following conditions:

1. The construction of all townhomes shall be generally guided by the approved CUP resolution and consistent with the depictions, drawings and information on the plans attached to the staff report.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
3. No detached accessory structures are allowed except if needed to house underground irrigation controls.
4. All homes within 500 feet of 125th Avenue NE, shall incorporate Noise Abatement Standards with central air conditioning to mitigate noise impacts.
5. Townhomes must be setback at least 20 feet from private drive.
6. Decks must be located within the townhome lot.
7. Approval is contingent upon the Metropolitan Council review and approval of the requested comprehensive plan amendment.

8. The following trees are required onsite: 1 overstory deciduous, 1 coniferous, and 1 ornamental per unit, for a total of 228 trees.
9. Underground irrigation must be used for all landscaped areas.
10. Sod shall be required on all disturbed areas.
11. Developer shall require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
12. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking. Guest parking may include on street parking spaces on private roads if the width of the street meets the public road on street parking requirements.
13. Perimeter setbacks are as follows:
 - a. Radisson Road setback – Building 50 feet and Parking 30 feet.
 - b. North, South, and East property line setbacks – Building 30 feet and Parking 20 feet.
14. A 5-foot-high maintenance free non-climbable fence shall be installed by the developer on the north property line.

PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.



PRELIMINARY PLAT: BLAINE TOWNHOMES

Area Table

Parcel	Area (Sq. Ft. +/-)	Area (Acres +/-)	Parcel	Area (Sq. Ft. +/-)	Area (Acres +/-)	Parcel	Area (Sq. Ft. +/-)	Area (Acres +/-)
Block 1			Block 5			Block 9		
Lot 1	1829	0.042	Lot 1	2170	0.050	Lot 1	1798	0.041
Lot 2	1534	0.035	Lot 2	1820	0.042	Lot 2	1508	0.035
Lot 3	1534	0.035	Lot 3	1820	0.042	Lot 3	1508	0.035
Lot 4	1534	0.035	Lot 4	1820	0.042	Lot 4	1508	0.035
Lot 5	1534	0.035	Lot 5	2170	0.050	Lot 5	1508	0.035
Lot 6	1534	0.035	Block 6			Lot 6	1508	0.035
Lot 7	1534	0.035	Lot 1	2170	0.050	Lot 7	1798	0.041
Lot 8	1829	0.042	Lot 2	1820	0.042	Block 10		
Block 2			Lot 3	1820	0.042	Lot 1	1798	0.041
Lot 1	1829	0.042	Lot 4	1820	0.042	Lot 2	1508	0.035
Lot 2	1534	0.035	Block 7			Lot 3	1508	0.035
Lot 3	1534	0.035	Lot 1	2170	0.050	Lot 4	1508	0.035
Lot 4	1534	0.035	Lot 2	1820	0.042	Lot 5	1508	0.035
Lot 5	1534	0.035	Lot 3	1820	0.042	Lot 6	1508	0.035
Lot 6	1829	0.042	Lot 4	1820	0.042	Lot 7	1798	0.041
Block 3			Lot 5	1820	0.042	Block 11		
Lot 1	1829	0.042	Lot 6	1820	0.042	Lot 1	2170	0.050
Lot 2	1534	0.035	Lot 7	2170	0.050	Lot 2	1820	0.042
Lot 3	1534	0.035	Block 8			Lot 3	1820	0.042
Lot 4	1534	0.035	Lot 1	2170	0.050	Lot 4	1820	0.042
Lot 5	1534	0.035	Lot 2	1820	0.042	Lot 5	1820	0.042
Lot 6	1829	0.042	Lot 3	1820	0.042	Lot 6	1820	0.042
Block 4			Lot 4	1820	0.042	Lot 7	2170	0.050
Lot 1	2170	0.050	Lot 5	1820	0.042	Block 12		
Lot 2	1820	0.042	Lot 6	1820	0.042	Lot 1	2170	0.050
Lot 3	1820	0.042	Lot 7	1820	0.042	Lot 2	1820	0.042
Lot 4	2170	0.050	Lot 8	2170	0.050	Lot 3	1820	0.042
Outlet A						Lot 4	1820	0.042
Right of Way	214553	4.923				Lot 5	1820	0.042
	15760	0.362				Lot 6	1820	0.042
TOTAL	366373	8.431				Lot 7	2170	0.050

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1 (11857 Radisson Road NE)

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey
Radisson, Anoka County, Minnesota, described as follows:
Commencing at the intersection of the West line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 485.56 feet; thence South 56 degrees 48 minutes East on said center line 17.52 feet to the Point of Beginning and to be described; thence South 42 degrees 28 minutes East 540.43 feet; thence South 80 degrees 45 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 46.22 feet to the Point of Beginning of the land to be described; thence continuing South 62 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 46.22 feet; thence North 47 degrees 11 minutes West 89.84 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 309 feet to intersect a line Street South 47 degrees 12 minutes 09 seconds West from the point of beginning; thence North 47 degrees 12 minutes 09 seconds East 89.84 feet to the Point of Beginning. The west line of said Southeast Quarter is assumed to bear due South for the purposes of this description.

EXCEPT that part embraced within Parcel 12, Anoka County Right-of-Way Plat No. 59, filed December 18, 2020, as Document No. 1248232, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1039076.

Parcel 2 (11985 Radisson Road NE)

That part of the Southeast Quarter of Section 9, Township 31, Range 23, according to the United States Government Survey
Radisson, Anoka County, Minnesota, described as follows:
Commencing at the intersection of the west line of said Southeast Quarter and the center line of County Road No. 52 as the same is now laid out and traveled, said County Road also known as Radisson Road and said point of intersection being 281.40 feet South of the Northwest corner of said Southeast Quarter; thence South 40 degrees 53 minutes East on said center line 485.56 feet; thence South 56 degrees 48 minutes East on said center line 17.52 feet to the Point of Beginning and to be described; thence South 52 degrees 28 minutes East 540.43 feet; thence South 80 degrees 45 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 46.22 feet to the Point of Beginning of the land to be described; thence continuing South 62 degrees 48 minutes East 215.10 feet; thence South 42 degrees 48 minutes East 46.22 feet; thence North 47 degrees 11 minutes West 89.84 feet, more or less, to the center line of said County Road No. 52; thence North 56 degrees 46 minutes 48 seconds West along said center line 309 feet to intersect a line Street South 47 degrees 12 minutes 09 seconds West from the point of beginning; thence North 47 degrees 12 minutes 09 seconds East 89.84 feet to the Point of Beginning. The west line of said Southeast Quarter is assumed to bear due South for the purposes of this description.

EXCEPT that part embraced within Parcel 12, Anoka County Right-of-Way Plat No. 59, filed December 18, 2020, as Document No. 1248232, which was taken by Anoka County in Final Certificate dated July 7, 2004, filed July 13, 2004, as Document No. 1039076.

Please note that the description above is per a Commitment for Title Insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance Company as agent for Chicago Title Insurance Company, File No. CP71224, dated November 29, 2022, provided to us by the client.

DATE OF PREPARATION:

1-26-2023

Please note background survey information is per a survey by S.G. Rod & Sons, Inc. dated 4/27/2023 provided to us by the client.

APPLICANT:

Ron Clark Construction
7500 West 78th Street
Edina, MN 55439
Contact: Mike Webb
mwebb@ronclark.com
952-947-3037

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27083C0329E, effective date of December 15, 2015.



Linetype & Symbol Legend

- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE (RECORD)
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER (RECORD)
- STORM SEWER (RECORD)
- TELEPHONE LINE (RECORD)
- WATERMAIN (RECORD)
- WOODEN FENCELINE
- GUARDRAIL
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- CATCH BASIN
- FLARED END SECTION
- STORM SEWER (RECORD)
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BRILLIARD
- FUEL FLAG
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SSGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT

CivilSite

5000 Glenwood Avenue
Golden Valley, MN 55402
civilsitegroup.com 612-615-0961

Blaine Townhomes

11987 & 11985 Radisson Road NE, Blaine, Anoka County, Minnesota 55449

Ron Clark Construction

7500 West 78th Street, Edina, Minnesota 55439

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

RORY L. SWISTELLEN
DATE: 1-26-2023, LICENSE NO. 44695

FIELD CREW	GA/QC
DRAWN BY	
REVIEWED BY	
UPDATED BY	



REVISION SUMMARY
DATE DESCRIPTION
3-3-2023 Title Commitment Declaration

PROJECT NO. 202301-01

PRELIMINARY PLAT

V2.0



2.1.23

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

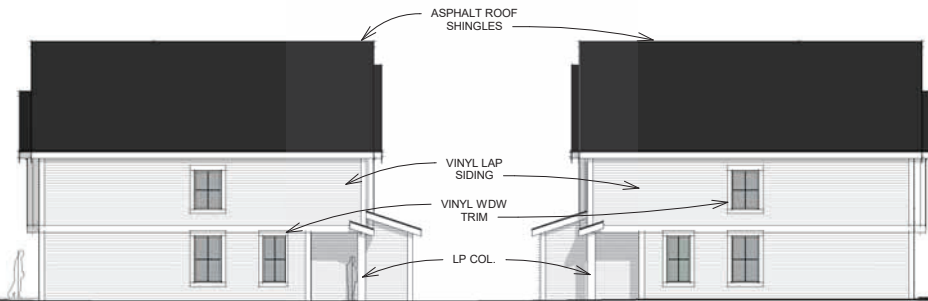
RON CLARK CONSTRUCTION



PERSPECTIVE VIEW
NO SCALE



FRONT ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"



REAR ELEVATION
SCALE: 1/16"=1'-0"

TWO STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

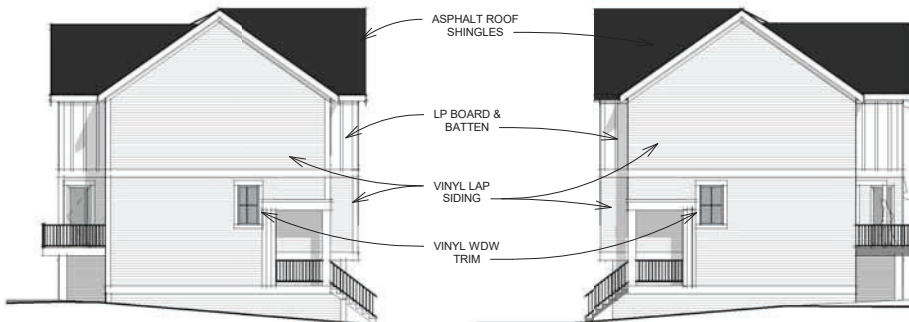
RON CLARK CONSTRUCTION



PERSPECTIVE VIEW
NO SCALE



FRONT ELEVATION
SCALE: 1/16"=1'-0"



SIDE ELEVATION
SCALE: 1/16"=1'-0"

SIDE ELEVATION
SCALE: 1/16"=1'-0"



REAR ELEVATION
SCALE: 1/16"=1'-0"

THREE STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION



INTERNAL STREET VIEW
NO SCALE



RADISSON ROAD VIEW
NO SCALE

1.18.22

WHITTEN ASSOCIATES, INC.

BLAINE, MN

RON CLARK CONSTRUCTION



THREE STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"



THREE STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"



TWO STORY TOWNHOME FRONT STREETScape
SCALE: 1/16" = 1'-0"

1.20.22

WHITTEN ASSOCIATES, INC.

BLAINE, MN

RON CLARK CONSTRUCTION



THREE STORY TOWNHOME REAR STREETSCAPE
SCALE: 1/16" = 1'-0"



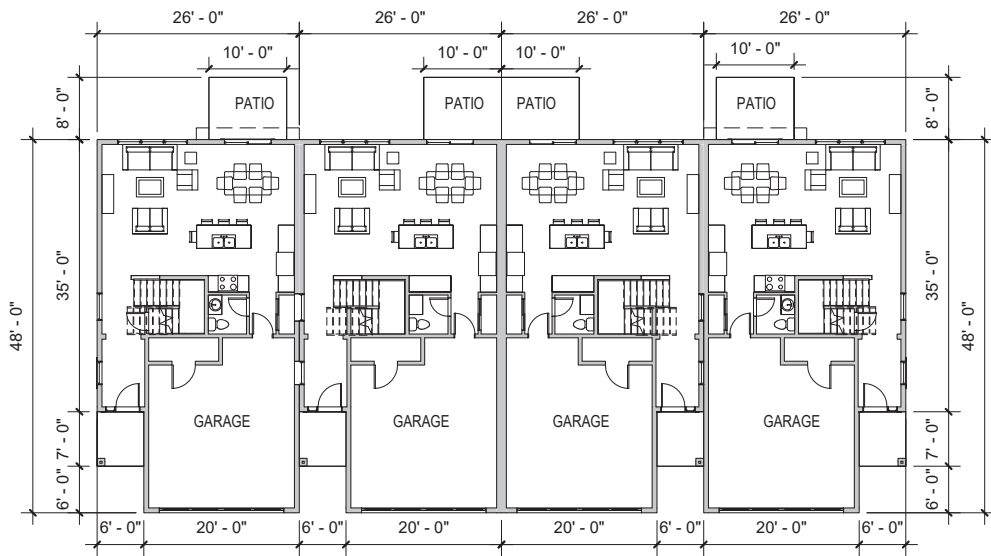
THREE STORY TOWNHOME REAR STREETSCAPE
SCALE: 1/16" = 1'-0"

1.18.22

WHITTEN ASSOCIATES, INC.

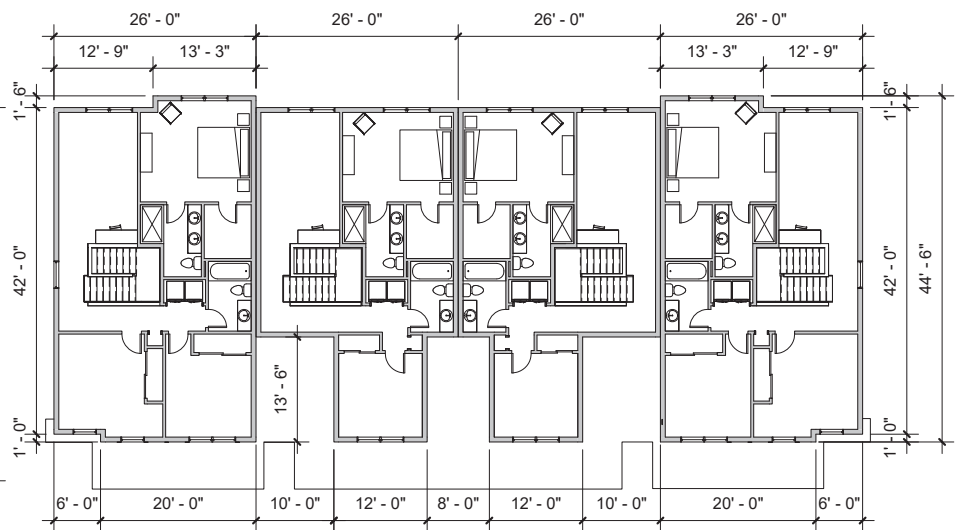
BLAINE, MN

RON CLARK CONSTRUCTION



LOWER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



MAIN LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"

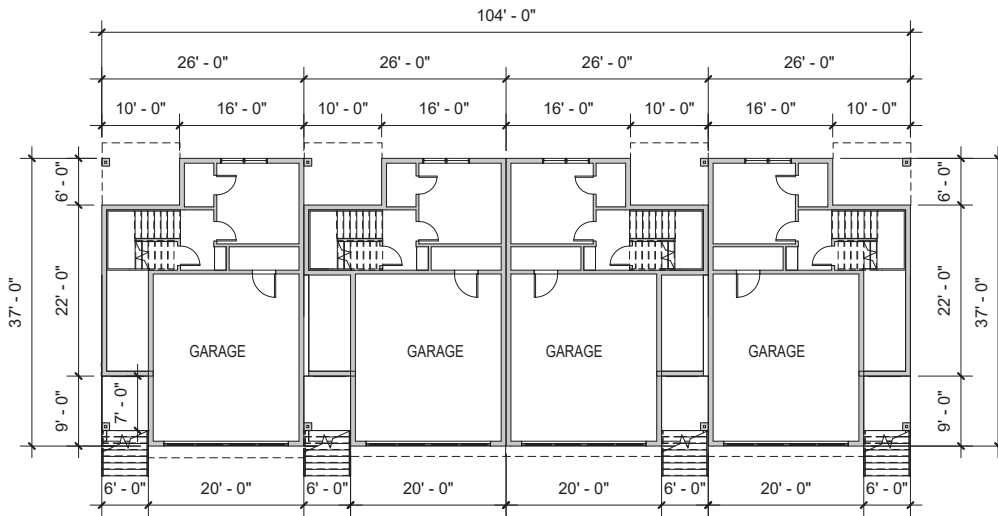
TWO STORY TOWNHOME

1.26.22

WHITTEN ASSOCIATES, INC.

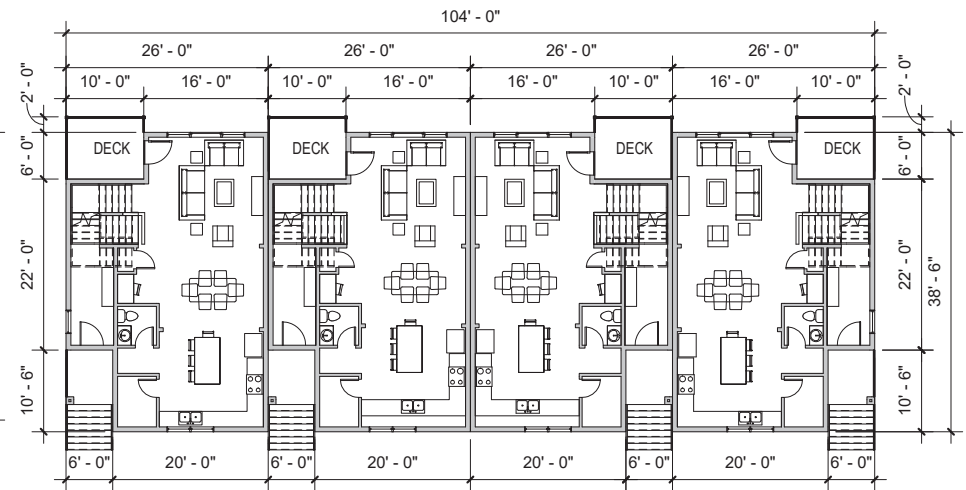
TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION



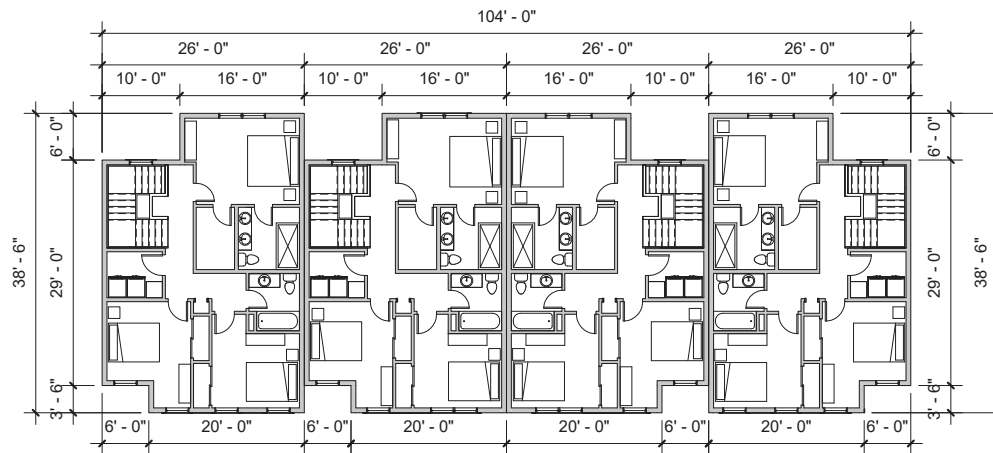
LOWER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



MAIN LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"



UPPER LEVEL BUILDING PLAN

SCALE: 1/16"=1'-0"

THREE STORY TOWNHOME

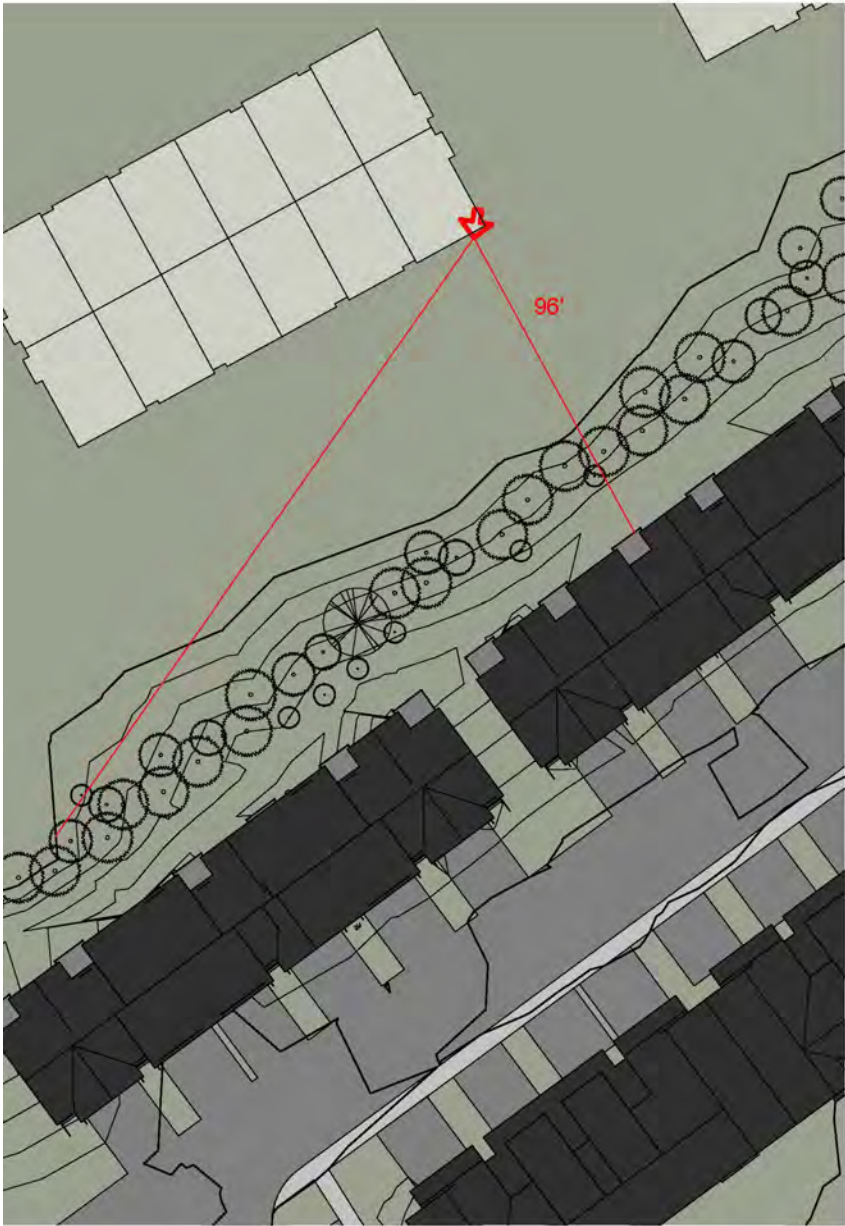
1.26.22

WHITTEN ASSOCIATES, INC.

TOWNHOMES, BLAINE, MN

RON CLARK CONSTRUCTION

View from Northwest

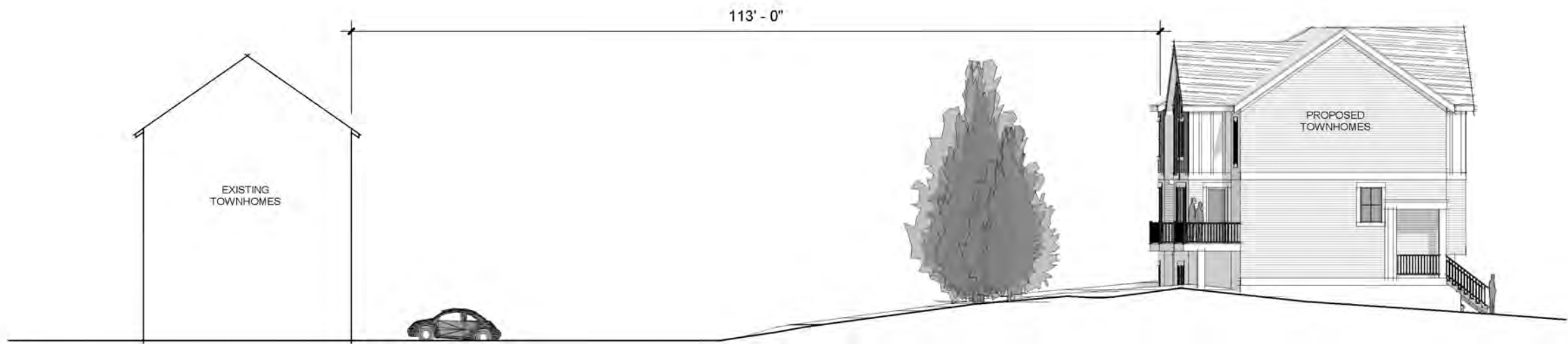


PARTIAL SITE PLAN AND VIEW LOCATION
SCALE: 1" = 50'-0"

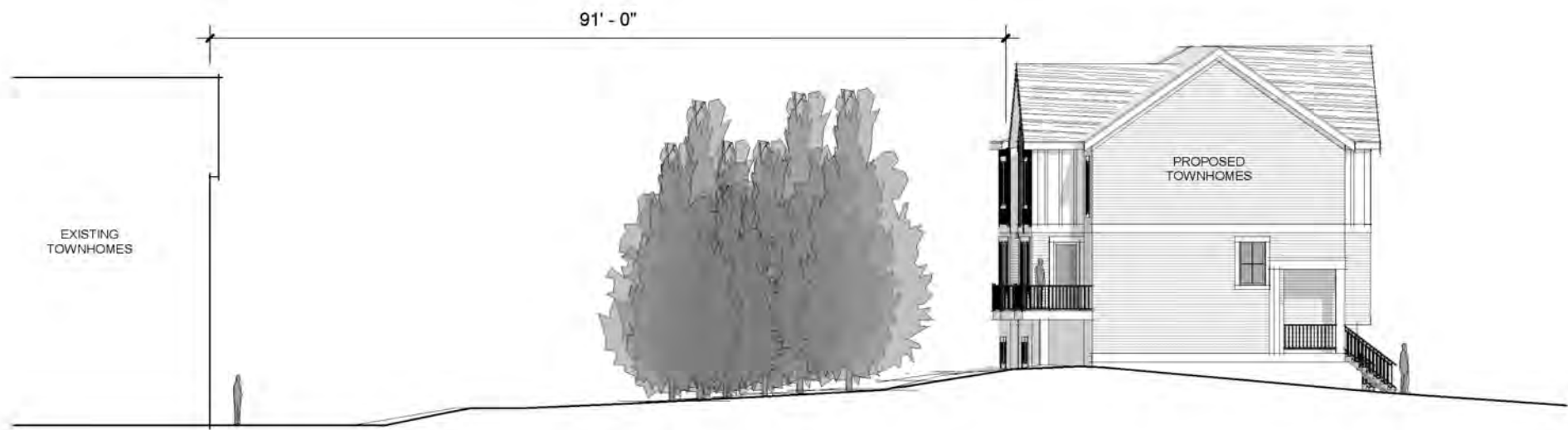


PERSPECTIVE VIEW
NO SCALE

Cross-section View from Northwest



SCHEMATIC SITE SECTION
SCALE: 1/16"=1'-0"



SCHEMATIC SITE SECTION
SCALE: 1/16"=1'-0"

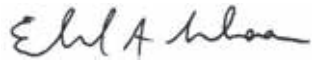
12.12.22

To: Mike Roebuck
Ron Clark Construction
File: 193806051

From: Ed Terhaar, PE
Date: February 7, 2023

Reference: Trip Generation Information for Raddison Road Townhouse Development in Blaine, MN

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



DATE: February 7, 2023

Edward Terhaar
License No. 24441

Purpose and Background

This memorandum presents trip generation information for proposed townhouses located at 11967 and 11985 Radisson Road NE in Blaine.

Existing Conditions

The project site is currently vacant.

Proposed Development Characteristics

The proposed project consists of constructing 76 new townhouse dwelling units. Access will be provided at one location on Vermillion Street at 121st Avenue. The proposed site plan is attached to this memo.

Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the eleventh edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The resultant trip generation estimates are shown in **Table 1**.

Table 1
Trip Generation for Proposed Project

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Townhouses (220)	76 DU	7	23	30	24	15	39	512

Notes: DU=dwelling unit

Trip Distribution

Trip distribution percentages for the subject development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are described below:

- 25 percent to/from the north on Radisson Road
- 6 percent to/from the north on Lake Boulevard
- 16 percent to/from the east on Lakes Parkway
- 46 percent to/from the south on Radisson Road
- 4 percent to/from the west on Lake Parkway
- 3 percent to/from the west on Cloud Drive

Using the preceding trip distribution percentages, trips were assigned to the following intersections:

- Radisson Road/Cloud Drive
- Radisson Road/Lakes Parkway
- Lakes Parkway/Vermillion Street
- Vermillion Street/121st Avenue

The resultant number of trips added at each intersection is shown below.

- Radisson Road/Cloud Drive
 - A.M. Peak Hour – 1 westbound through, 7 westbound right turns, 2 southbound left turns
 - P.M. Peak Hour – 4 westbound right turns, 1 eastbound through, 6 southbound left turns
- Radisson Road/Lakes Parkway
 - A.M. Peak Hour – 10 westbound left turns, 1 westbound through, 3 northbound right turns
 - P.M. Peak Hour – 7 westbound left turns, 1 westbound through, 1 eastbound through, 11 northbound right turns
- Lakes Parkway/Vermillion Street
 - A.M. Peak Hour – 3 eastbound left turns, 2 southbound left turns, 11 southbound right turns
 - P.M. Peak Hour – 12 eastbound left turns, 2 westbound right turns, 1 southbound left turn, 8 southbound right turns
- Vermillion Street/121st Avenue
 - A.M. Peak Hour – 10 eastbound left turns, 13 eastbound right turns, 3 northbound left turns, 4 southbound right turns
 - P.M. Peak Hour – 6 eastbound left turns, 9 eastbound right turns, 14 northbound left turns, 10 southbound right turns

The trips added at each intersection by this development are expected to have minimal impact on traffic operations.



7500 West 78th Street
Edina, MN 55439
(952) 947-3000

Tuesday, February 07, 2023

Sheila Sellman
City of Blaine
10801 Town Square Drive
Blaine, MN 55449

RE: Radisson Road Townhome project (formerly United Property's Applewood Cooperative)

Ron Clark Construction & Kaeding Development are proposing a 76-unit two- and three-story townhome neighborhood on the 2 properties located at 11967 and 11985 Radisson Road NE. This site previously received approval on September 8, 2021, for an 88-unit 3 and 4 Story senior Cooperative building but with the current market conditions the prior applicant has decide to sell the property instead of proceeding with the project.

The proposed townhome neighborhood would have 42 two story townhomes and 34 three story townhomes, the site will have walking trails along a newly constructed pond and a play area. Each home will have a 2-car garage and have room for an additional 2 cars in each driveway, we will also provide 13 extra parking stalls with access to the trail and playground, at both the entrance and also along the eastern side of the private drive.

It is proposed to have a mix of two-bedroom and three-bedroom townhomes, and we currently expect the unit rents to be between \$2,600 to \$3,500 per month. All the townhomes will be designed and built the same as a for sale home and would be able to be sold individually if at any point in the future that makes sense.

A City Council Workshop was held on 1/04/22. Some comments from the City Council included:

- 1) Land Use: General support was noted as it was consistent with prior land use
- 2) General Comments/Questions:
 - a. Access to site is all provided on Public Streets
 - b. The internal street will be private and maintained by the Management team
 - c. Site density will be less than what was previously approved for the site
 - d. School Impact: the site will revert to the original comp plan and zoning density for the site which is what the school will have planned for so there should be no unplanned effects on the school.



MN Builder License # 1220
www.RonClark.com

- e. Buildings will include 4-sided Architecture – LP SmartSide siding on the front, vinyl on the backs and sides but all 4 sides are treated with similar architecture, exterior colors, and trim.
- f. The Management company will be responsible for maintaining the site, plowing the private streets, driveways and maintaining all lawns, landscaping, and site amenities.

Comp Plan Amendment: The change in use from the Coop to townhomes, requires that the project request a change in the City’s Comprehensive Guide Plan from HDR-High Density Residential to MDR-Medium Density residential, which was the sites land use prior to the September 2021 change. The medium density residential comprehensive plan re-guidance would align with the zoning density of 9 units/acre. (76 units/8.41 acre)

Zoning: The proposed residential project area is currently zoned DF-Development Flex, which allows for the proposed townhome project. As part of this approval we will submit for a Conditional Use Permit as required by the Zoning Code

Building Design: The proposed 2 and 3 story Townhomes are designed with varying roof styles and exterior treatments. We have included perspective renderings of the section of the streetscape along with views from Radisson Road showing the landscaping and new trees at various stages of their growth.

The front elevations exterior materials will include LP SmartSide lap siding, panels and trim. The sides and rear elevations will include vinyl lap siding, panels and trim and the architectural elements will be consistent on all 4 sides.

Each unit will include a concrete patio or deck depending on the home style. The proposed building’s scale and density will be consistent with the existing adjacent townhomes to the north.

Site Design: The buildings are being placed on the property to create an opportunity to preserve a majority of existing trees along the NW property line. Additional trees will be added to areas to create buffers along the site perimeter where there aren’t existing trees, within the neighborhood and along the perimeter of the new pond and play area.

Stormwater Management: Stormwater runoff from the site will be collected and routed to the new biofiltration basin created in the middle of the site as both a functional and esthetic amenity to store and filter water into the soils below it. The system will be designed to meet the requirements of both the City of Blaine and the Coon Creek Watershed District.



7500 West 78th Street
Edina, MN 55439
(952) 947-3000

The Coon County Watershed District (CCWD) wetland application is in process. Initial review was conducted and we responded to their comments and questions and resubmitted on 1/25/23.

We received email concurrence from the CCWD on 2/3/23 and also received confirmation on 2/3/23 from the City that is correspondence is acceptable to the City for our application.

Professional Management: Steven Scott Management will provide our onsite management. They are a highly respected local company whom we currently do business with. Management will hire a caretaker who lives on the site to assist in the maintenance of the site, this is an important element to the neighborhood. They to the will assign three corporate employees to the Property: Regional Portfolio Manager; a Marketing Director; and Property/Leasing Manager. These employees are selected based on experience in working on similar projects with Kaeding/Clark development team and will assure the project remains high quality neighborhood throughout its lifetime

Development team: We are excited to bring another quality neighbor to the city of Blaine and our team looks forward to continuing to work with city staff and your elected officials to achieve that goal.

Project Architect – Whitten Associates, Inc. – Tim Whitten and Heather Maanum

Project Engineer – Civil Site Group, Inc. – David Knaeble

Landscape Architect – Civil Site Group, Inc. – Jordan Lockman

Developers – Ron Clark Construction – Mike Waldo - mwaldo@ronclark.com 952-947-3037
Kaeding Development – Carl Kaeding - carl@kaeding-group.com



MN Builder License # 1220
www.RonClark.com



Anoka County
TRANSPORTATION DIVISION
Highway

Pat Robinson
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

February 28, 2023

RE: Preliminary Plat – Radisson Road Townhomes

Dear Pat,

We have reviewed the Preliminary Plat for Radisson Road Townhomes to be located east of CSAH 52 (Radisson Road NE) and south of Cloud Drive NE within the City of Blaine, and I offer the following comments:

- The existing right of way along CSAH 52 varies from 60 to 70 feet east of centerline. We request an additional 10 feet of ROW where necessary (for a total of 70 ft) along the property line for future reconstruction purposes.
- As proposed, the plat will not introduce any new access points onto CSAH 52. The existing access points onto CSAH 52 are to be removed, the right of way restored to match adjacent inslopes, ditches, turf etc...and the right of access should be dedicated to Anoka County along CSAH 52.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits are issued by Anoka County and any other agencies with jurisdiction.
- If there will be any utility relocation on CSAH 52, it will be required to be coordinated and completed by the developer as a part of the ACHD Engineering Plan Review process.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 52.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 52 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 52 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer I, Brandon.Ulvenes@co.anoka.mn.us (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$150.00)

Following completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for Work within the County Right of Way (\$150.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3142 or via email at HighwayPermits@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CSAH 52/Plats+Developments/2023
Jerry Auge, Assistant County Engineer
Jorge Bernal, Traffic Engineering Manager
David Zieglmeier, County Surveyor
Sean Thiel, Signals Manager
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I

Ron Clark Construction/Kaeding Development

Neighborhood Meeting 3/8/2023

Meeting was held from about 4:35 to 6:00 on March 8 at City Hall

There were about 16 residents that attended

We discussed the requested change from the United properties Cooperative plan that was approved in 2021 and us now requesting to convert back to a townhome project as was originally expected in the Comp plan and was also brought up many times during the UP approval as being the preferred use for the site.

Tim our Architect then review the PowerPoint slides (attached) and discussed the site plan, perspectives, elevations, relationship to the neighboring homes and our amenities.

We then opened it up to questions and below is a list of the items discussed and our responses:

- Why not include the property to the south – we stated the owner is not interested in selling
- Reviewed access to Vermilion Street from 121st – there was much concern over the traffic impact on Vermilion and many people requested a 3-way stop be added at the intersection of 121st and Vermillion as a traffic calming method – we would be supportive of that change.
- Why not access to Radisson Road, we stated with the conversion back to Townhomes the county has said they will not allow a right in/right out onto Radisson, plus the counties is concerned this would become a major cut through when they prefer traffic to go to the main access points of either Lakes Parkway or Cloud Drive.
- Concerns over drainage between our property and the property to the north was brought up – our engineer has kept the rear yard drainage on our site and no increase in runoff to the north will occur
- Again, a question related to traffic on Vermillion and the ability for parking on both sides of the road to continue was a concern, discussions about maybe reducing it to one side only parking, Vermillion does have a sidewalk on one side which is good for the pedestrian movement.
- A question about the potential sunlight reduction on the property to the north was asked – we showed them the cross section showing we are 90-115 feet away, along with the property line being angled and that our buildings are at about the same height as theirs, so it will have limited, if any affect on their light coming in
- We were asked about construction schedule – we stated that if the project was approved, we are planning to start construction in early June and hoped to start the first homes in September and wrap up all home construction in late 2024

- We were asked if we will be part of the Lakes HOA – we stated we will not be, as this parcel wasn't included on the original Lakes HOA additional property allowed to be brought in.
- A representative of the townhome HOA just to the north of us, asked if we would consider a fence along the common property line with them – we are reviewing this and will also discuss with staff before the next meeting
- Questions about the timing of the stoplight being added at Cloud Dr/Radisson intersection were asked, we don't know this timeframe and will ask for update from city staff
- Overall, we felt the attendees were supportive of the change back to townhomes, but still had traffic and safety concerns related to Vermillion – we have reviewed our traffic memo and we are only increasing the traffic on Vermillion by about 12%, but we would be very supportive of the city allowing us to install a three way stop signs at 121st/Vermillion intersection.

HARBOR TOWNE



MIDWEST FENCE

est. 1947

Patricia Robinson

From: Mike Waldo <Mwaldo@ronclark.com>
Sent: Monday, March 13, 2023 2:47 PM
To: Brittany Sammons
Cc: Patricia Robinson
Subject: RE: Case 23-0015 Proposed Development - Requesting Fence

Brittany

Thanks for the email,

we will be discussing this further internally and then with city staff

Thanks

Mike Waldo

7500 West 78th St.
Edina, MN 55439
952.947.3037 Direct
952.947.3035 Direct Fax
mwaldo@ronclark.com
www.ronclark.com

RonClark Construction & Design

Ron Clark Construction & Design is the proud recipient of the MN Business Ethics Award!

From: Brittany Sammons <Brittany.Sammons@associaminnesota.com>
Sent: Monday, March 13, 2023 12:15 PM
To: Mike Waldo <Mwaldo@ronclark.com>
Cc: PRobinson@BlaineMN.gov
Subject: Case 23-0015 Proposed Development - Requesting Fence

Good Afternoon,

On behalf of the Gables at Waterstone Bay Association (2401 – 2495 121st Cir NE, Blaine MN 55449), the Board of Directors is requesting a five foot or taller fence be put in by the developer on the northern border of the proposed development at 11967 and 11985 Radisson Road NE.



We are concerned that residents of the proposed development will regularly cross into the Gables at Waterstone Bay Association property to access:

- The commercial property (2310-2330 Cloud Dr NE, Blaine, MN 55449) which contains amenities such as a liquor store, restaurant, & gas station
- Our private guest parking spots & to park on our roads



The proposed development will have 76 2–3-bedroom units. This will likely equate to well over 100 – 200+ residents before factoring in their guests. If even a fraction of these residents finds it convenient to cross into the Gables at Waterstone Bay Association property on their northern border, we will see damage on parts of our property not designed for heavy foot traffic and will be forced to pay for those repairs.

Additionally, the Gables at Waterstone Bay property has a similar two car garage & two car driveway set up with additional guest parking as seen on the proposed development. We know first-hand that there is never enough parking. There are going to be times when residents/guests of the proposed development find it more convenient (or have no choice since all available parking to them is full) to park on the Gables at Waterstone Bay Association property. We would like to avoid this situation by having a barrier to deter the proposed development residents/guest against this action.

The Gables at Waterstone Bay Association Board of Directors appreciates your time and consideration regarding this request. If you would like to reach out to us, please contact our property manager Brittany Sammons at Brittany.Sammons@associaminnesota.com.

Respectfully,
Board of Directors
Gables at Waterstone Bay Condominium Association

Please let me know if I can be of further assistance.
Thank you, have a great day!

[If you were happy with my service, please leave a review.](#)

Brittany Sammons
Community Association Manager

Associa Minnesota

7100 Northland Circle N. Suite 300, Brooklyn Park, MN 55428

Main: 763-225-6400

Direct: 763-353-1370

Customer Service: 763-746-1188

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**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.4 – Case File No. 23-0015 – Public Hearing – The applicant is requesting the following:

1. Comprehensive plan amendment to change the current land use from HDR (High Density Residential) to MDR (Medium Density Residential).
2. Preliminary plat to subdivide 8.41 acres into 76 townhome lots and one outlot.
3. Conditional use permit amendment to allow 76 townhomes in a DF (Development Flex) zoning district.

RADISSON ROAD TOWNHOMES (RON CLARK CONSTRUCTION), 11967 AND 11985 RADISSON ROAD NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0015 was opened at 7:59PM.

Shirley Tresler, 12046 Vermilion St NE, Unit C, explained she objected to the proposed access for this townhome development. She recommended the development have access to Radisson Road.

Nicole Voit, 2423 121st Circle, Unit B, commented on the need for a fence to keep trespassers from her property, but rather that pedestrians use the sidewalk. She discussed the concerns she had with traffic. She recommended a right-in, right-out on Radisson Road be pursued with the Anoka County. She recommended an all way stop also be installed at 121st Avenue and Vermillion.

Justin Korman, 12009 Urbank Circle NE, explained he had concerns with traffic. He requested a stop sign be installed at Urbank Circle and Vermillion for safety purposes.

The public hearing was closed at 8:07PM.

Chair Goracke stated he was pleased this application had come back with less density. He asked if staff had any information regarding the requested right-in, right-out along Radisson Road.

Project Engineer Teresa Barnes explained Radisson Road was a county-maintained road and therefore they determined access to the road. She indicated the more points of access the more points of conflict that are created. She reported Applewood Pointe had requested a right-in, right-out and she understood there was division at the county on this issue. She commented another request has been made to the county and the city has been told there would be no access granted to Radisson Road. She stated even if access had been granted to Radisson Road, a second access point would be required onto 121st. She discussed how a second access point would be created for this site once the property to the south develops.

Project Engineer Teresa Barnes addressed the stop sign concerns. She reported the city does not install stop signs without meeting traffic warrants. She explained a stop sign would be installed where 121st t's into Vermillion. She noted traffic counts would have to be met in order to install additional stop signs.

Chair Goracke requested further comment from the applicant regarding the fence request.

Mike Waldo, Ron Clark Construction, commented he was trying to figure out what the height of the fence would be and what the fence material would be. He agreed the fence was the right thing to do and was a reasonable request. He stated he would support additional traffic calming measures along 121st.

Chair Goracke questioned how the traffic would be impacted by the townhouses versus Applewood Pointe.

Project Engineer Barnes explained the townhouses would have a higher traffic count than the senior housing apartment complex.

Mr. Waldo discussed how traffic patterns were changing since COVID and more people were able to work from home.

Commissioner Olson supported the city advocating for a right-in, right-out from Radisson Road.

Project Engineer Barnes commented staff has spoken to the county, but noted the final decision rests with them.

Commissioner Olson questioned if the proposed fence was made a condition for approval.

Planner Kaye stated this was not a condition for approval, but the commission could add this recommendation.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015A a comprehensive plan amendment to change the current land use from High Density Residential to Medium Density Residential according to the following rationale:

Case 23-0015A:

1. The proposed land use meets the goals of the land use chapter to recognize varied housing densities as a means of accommodating community growth through the encouragement of appropriately designed and located townhomes and apartments, a variety of single-family detached homes with clustering varying lot sizes and shared open space.
2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities that meet the needs of all generations and income levels and supporting the development of housing that meets the needs of the population today as housing preferences change.
3. The proposed amendment is consistent with the existing land use of MDR on the parcels to the north, south, and east.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015B a preliminary plat to subdivide 8.41 acres into 76 townhomes and one outlot with the following conditions:

Case 23-0015B:

1. Park dedication is required for the 76 units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.

3. The developer must meet the City's tree preservation requirements by planting 64 replacement trees for the 8.02 disturbed acres. This is part of the overall landscape plan that includes 228 trees be planted.
4. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
5. Plans and specifications must be approved by the City prior to start of construction.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Anoka County Highway Department permit for work in the right of way is required prior to approval of construction plans and specifications.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
10. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
11. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
12. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
13. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
14. All streets will follow the Anoka County street name grid system.

15. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
16. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.
17. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
18. Hydrant locations must be reviewed and approved by the Fire Department.
19. Developer is responsible to pay for the trunk area charges for Sanitary Sewer District 6. The upland area for this project contains 8 acres of upland at the district 6 area rate of \$6,853 per acre for a total charge of \$54,824.
20. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
21. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
22. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
24. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
25. The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

26. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015C a conditional use permit amendment to allow 76 townhomes in a DF (Development Flex) zoning district with the following conditions:

Case 23-0015C:

1. The construction of all townhomes to be generally guided by the approved CUP resolution and consistent with the depictions, drawings and information on the plans attached to the staff report.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
3. No detached accessory structures are allowed except if needed to house underground irrigation controls.
4. All homes within 500 feet of 125th Avenue NE, to incorporate the Noise Abatement Standards with central air conditioning to mitigate noise impacts.
5. Townhomes must be setback at least 20 feet from private drive.
6. Decks must be located within the townhome lot.
7. Approval is contingent upon the Metropolitan Council review and approval of the requested comprehensive plan amendment.
8. The following trees are required onsite: 1 overstory deciduous, 1 coniferous, and 1 ornamental per unit, for a total of 228 trees.
9. Underground irrigation must be used for all landscaped areas.
10. Sod shall be required on all disturbed areas.
11. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
12. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking. Guest parking may include on

street parking spaces on private roads if the width of the street meets the public road on street parking requirements.

13. Perimeter setbacks are as follows:
 - a. Radisson Road setback - Building 50 feet and Parking 30 feet.
 - b. North, South, and East property line setbacks - Building 30 feet and Parking 20 feet.
14. Requiring the applicant to install a five-foot maintenance free and non-climbable fence.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.8

Resolution Granting Preliminary Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0016/SLK)

Executive Summary

The applicant is requesting to preliminary plat 10.31 acres (four existing parcels) into one lot for the development of a church addition and parking.

Background

Schedule of Actions

Planning Commission Public Hearing	03/14/23
City Council (Preliminary Plat)	04/03/23
City Council (Final Plat)	TBD
Action Deadline	04/15/23

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

Zoning

The parcel is zoned PBD (Planned Business District).

Land Use Designation

The existing church parcel and the northeast parcel have a land use of PC (Planned Commercial) and the parcel on the southeast corner of Lexington Avenue and 125th Avenue has a land use of CC (Community Commercial). Churches are permitted as a conditional use in the PBD district.

Surrounding Zoning and Uses

The properties to the east are zoned DF (Development Flex) and have detached villas. The property immediately to the south is zoned PBD and has a portion of the storm water pond and some vacant grassy land.

Existing Conditions

The property has an existing church and parking lot. The parcels to the north are undeveloped.

History

The church received Conditional Use Permit (CUP) approval in January 2020 to construct their building with seating for 479 people in the worship center. The parcel on the southeast corner of Lexington Avenue and 125th Avenue was the location of the previous Leezer's gas station, which has been removed. The parcel on the northwest corner of Fraizer Street and 124th Lane is a vacant parcel.

Preliminary Plat Standards of Review

Section 74-81 General requirements:

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Plat

The applicant is proposing to develop approximately 10.31 acres which includes four separate parcels being platted into one lot.

Site Plan

Renovation Church proposes to construct an approximately 23,576 square foot church addition to the existing 21,479 square foot building for a total of 45,055 square feet.

- North Addition: 9,920 sf
- South Addition: 10,353 sf
- East Addition: 3,303 sf

The church is proposing to add parking areas on the north and south side of the site. The parking analysis provided by the applicant is based on their existing operation. That review indicates that they have measured an average of one car per 1.9 people on a Sunday morning. The church has stated they have a capacity of 927 people in the worship center and children's classrooms. Therefore, 927 people would require 487 parking stalls for one car per 1.9 people. The church is proposing a total of 510 parking stalls on site. The existing site has a 214 parking stalls, the site will be more than doubling parking stalls on site. The Zoning Ordinance requires one parking stall for every four seats in accordance with design capacity of the main auditorium. The proposed 510 stalls are well above the 200 stalls (800 seats proposed in worship area) required by the zoning ordinance. The additional stalls also provide parking for volunteers that may come early or stay late. The parking provided on site appears to be adequate.

The applicant has provided information that a large group of volunteers at the church patrol the parking lot every Sunday. Currently, they have a minimum of three parking volunteers out at any given time to navigate parking. The amount of parking volunteers on site after the parking lot expansion will at least double, and probably increase to 6-8 parking volunteers to help patrol vehicles. They also mentioned church staff has received emails and handwritten letters from people in the neighborhood across from the church expressing gratitude for how well their parking team helps keep traffic moving safely and efficiently.

The church employs 20-39 people that will work at the church Monday – Friday, 7AM to 5PM. The facility will include seating for 800 people in the worship center. The building space also includes 14 classrooms, a common area with a café, and 18 staff offices.

The church currently has four Sunday services from 8AM -12:30PM. Mid-week programming for youth takes place on Wednesday evenings. There is some small group adult and children programming taking place Sunday – Thursday evenings.

Architecture

The church elevations have been attached and include the following materials:

- glass
- metal panel
- EIFS

The building elevations meet the requirements of the zoning ordinance.

Setbacks

The setbacks on the submitted site plan meet the PBD zoning requirements. The site has two front yards and two side yards. The frontage will be on Lexington Avenue and Frazier Street. The two side yards will be the north and south property lines.

Building

- Front: 50 feet
- Side: 15 feet

Parking

- Front: 30 feet
- Side: 10 feet

Landscaping

The proposed landscape plan meets requirements.

Overstory Trees: 34

Ornamental Trees: 22

Conifer Trees: 22

Park Dedication

Park dedication will be required for Outlot A Parkside North 12th (.93 acres) at the commercial rate of \$8,704 per unit (2023 rate), for a total park dedication fee of \$8,094. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

The existing church parcel paid park dedication for 6.53 acres in 2020. The parcel on the southeast corner of Lexington Avenue and 125th Avenue previously paid park dedication in 1994 with a waiver of platting.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD and City approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices

(BMPs), and temporary sediment control BMPs information for the site.

The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Water/Sanitary Sewer Services

The 2023 Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the additional lot acreage platted. There are three undeveloped lots that will be part of this proposed development with approximately 2.3 acres of upland for a total sewer area charge of \$16,778.

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

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

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-ft in width, surrounding all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD) review, approval and permits required prior to City plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development will continue to utilize the existing access points to Fraizer Street. No additional access to Fraizer Street will be granted.

The developer is working with Anoka County to receive approval for a right-in only with a right-drop lane access point from north bound Lexington Avenue. The exact location of this new access point is currently under negotiation with Anoka County. The site development will be required to accommodate to Anoka County approval.

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.

Additional easement of record will be required to be dedicated to Anoka County along Lexington Ave NE (CSAH 17). The overall amount necessary is currently under negotiation and the plat will be required to meet Anoka County Highway Department requirements.

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

Attachment List

Zoning and Location Map
Preliminary Plat
Site Plan
Grading Plan
Landscape Plan
Building Elevations
Floor Plan
Narrative
Anoka County Highway Department Letter
Unapproved Planning Commission Minutes 3/14/23

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission voted 4-0 to approve the preliminary plat. There were two residents that spoke at the public hearing. The residents stated the church is a great neighbor, requested no additional access points on Fraizer Street, requested no parking on Fraizer Street, and they were in support of the accesses off 125th Avenue and Lexington Avenue.

Financial Impact

Not Applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

4. Posted (sign) on the property with contact information for the Planning Department.

Neighborhood Meeting

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on March 6, 2023 at the church. One individual attended and was in favor of the project and specifically the additional parking.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

1. Attachments
2. Unapproved Planning Commission Minutes 3/14/23



City of Blaine

Signature Copy

Resolution: R-56-2023

Resolution Granting Preliminary Plat Approval to Develop 10.31 Acres into One Lot to be Known as Renovation Church 2nd Addition at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0016/SLK)

WHEREAS, an application has been filed by Renovation Church, Case File No. 23-0016 for a preliminary plat known as Renovation Church 2nd Addition; and

WHEREAS, said case involves the division of land described as follows:

The North 319 feet of the West 316 feet of the Northwest Quarter of the Northwest Quarter of Secion 12, Township 31, Range 23, Anoka County Minnesota.

EXCEPT Parcel 36, Anoka County Highway Right-of-Way Plat No 61.

and

EXCEPT Parcel 16, Anoka County Highway Right-of-Way Plat No 81.

and

EXCEPT Parcel 58, Anoka County Highway Right-of-Way Plat No 46.

and

Outlot A, PARKSIDE NORTH 9TH ADDITION, Anoka County, Minnesota.

and

Lot 1, Block 1, RENOVATION CHURCH 1ST ADDITION, Anoka County, Minnesota.

and

Outlot A, PARKSIDE NORTH 12TH ADDITION, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on March 14, 2023; and

WHEREAS, the preliminary plat meets the general requirements of section 75-32 of the Blaine Zoning Code; and

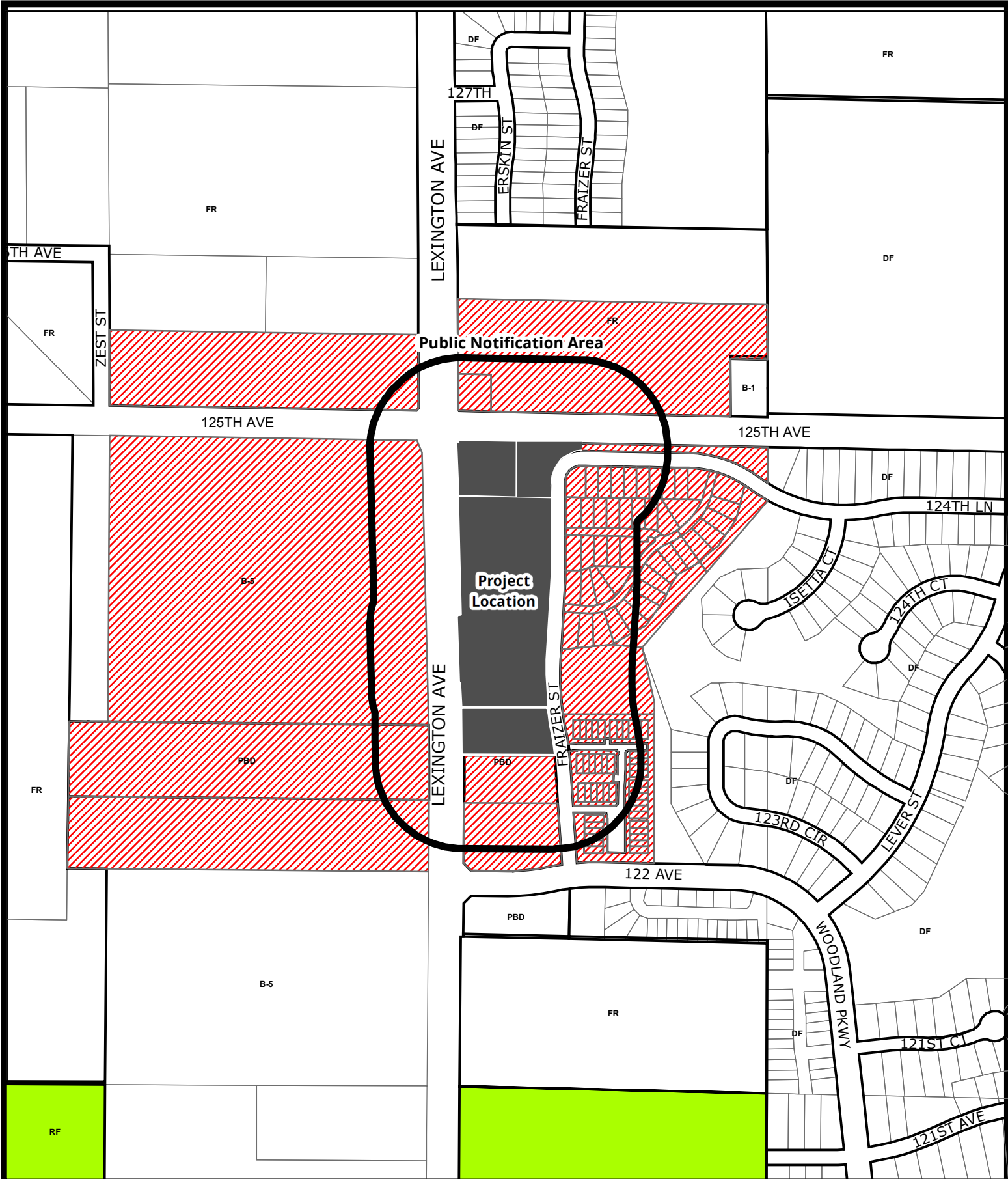
WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023 and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 75-32 of the subdivision regulations is hereby granted for

Renovation Church 2nd Addition permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

1. Park dedication will be required for Outlot A Parkside North 12th (.93 acres) at the commercial rate of \$8,704 per unit (2023 rate), for a total park dedication fee of \$8,094. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The 2023 Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the additional lot acreage platted. There are three undeveloped lots that will be part of this proposed development with approximately 2.3 acres of upland for a total sewer area charge of \$16,778.
3. Additional easement of record will be required to be dedicated to Anoka County along Lexington Avenue NE (CSAH 17). The plat will be required to meet Anoka County Highway Department requirements.
4. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

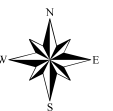
PASSED by City Council of the City of Blaine this 3rd day of April, 2023.



BlaineMN.gov

Case File No. 23-0016 Renovation Church

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



PRELIMINARY PLAT OF:

RENOVATION CHURCH 2ND ADDITION

~for~ RENOVATION CHURCH
12390 FRAIZER STREET NE
BLAINE, MN 55449

PROPERTY DESCRIPTION

The North 319 feet of the West 316 feet of the Northwest Quarter of the Northwest Quarter of Section 12, Township 31, Range 23, Anoka County, Minnesota.

EXCEPT Parcel 36, Anoka County Highway Right-of-Way Plat No. 61.

and
EXCEPT Parcel 16, Anoka County Highway Right-of-Way Plat No. 81.

and
EXCEPT Parcel 58, Anoka County Highway Right-of-Way Plat No. 46.

and
Outlot A, PARKSIDE NORTH 9TH ADDITION, Anoka County, Minnesota.

and
Lot 1, Block 1, RENOVATION CHURCH 1ST ADDITION, Anoka County, Minnesota.

and
Outlot A, PARKSIDE NORTH 12TH ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/21/2022.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 12-31-23-22-0004, 12-31-23-22-0073, 12-31-23-22-0077 and 12-31-23-22-0076.
- Total boundary area = 483,584 sq. ft. (11.10 acres)
Net area less right of way = 449,019 sq. ft. (10.31 acres)
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown herein. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Underground utility locates per Gopher State One Call Ticket No. 223180830 and 223180831.
- Proposed site plan by Station 19 Architects, Inc. Proposed ponding and utilities by Rehder and Associates.

ZONING AND DEVELOPMENT DATA

All surveyed parcels are currently zoned PBD (Planned Business Development). Per City of Blaine website the following are standards of PBD District:

Building Setbacks: Front = 50 feet
Side = 15 feet
Rear = 20 feet

Parking Setbacks: Front = 30 feet
Side = 15 feet
Rear = 20 feet

Minimum Building Area:
Industrial = 12,000 sq. ft.
Free standing commercial = 5,000 sq. ft. (except free standing restaurant = 4,000 sq. ft.)

Building Height:
There shall be no building height limitations, provided that all buildings are in compliance with Metropolitan Airport Commission regulations.

AREAS

Total boundary area = 483,584 sq. ft.
Proposed Lot 1, Block 1 = 446,422 sq. ft.
Proposed right-of-way dedication = 37,162 sq. ft.

LEGEND

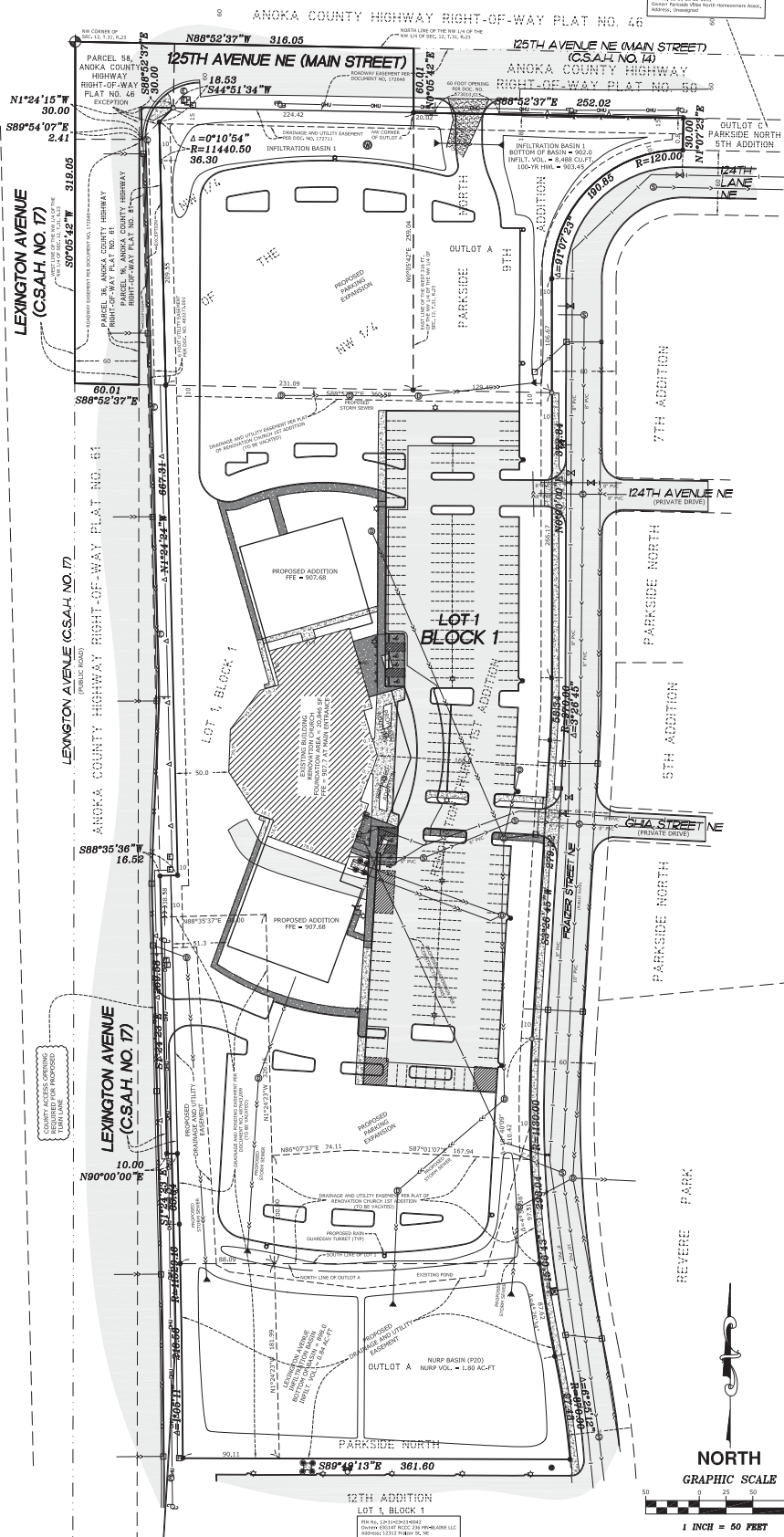
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES ELECTRIC MANHOLE HOLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES WELL
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES SEPTIC MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER ARRON
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATERMAIN
- DENOTES RESTRICTED ACCESS
- DENOTES FENCE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES,
UNLESS OTHERWISE SHOWN ON THIS PLAT.

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

C:\EGRUD\BVR\EGRUD\DESKTOP\PROJECTS\2022\220472\RENOVATION CHURCH



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON A. RUD
Date: 2/14/2023 License No. 41578

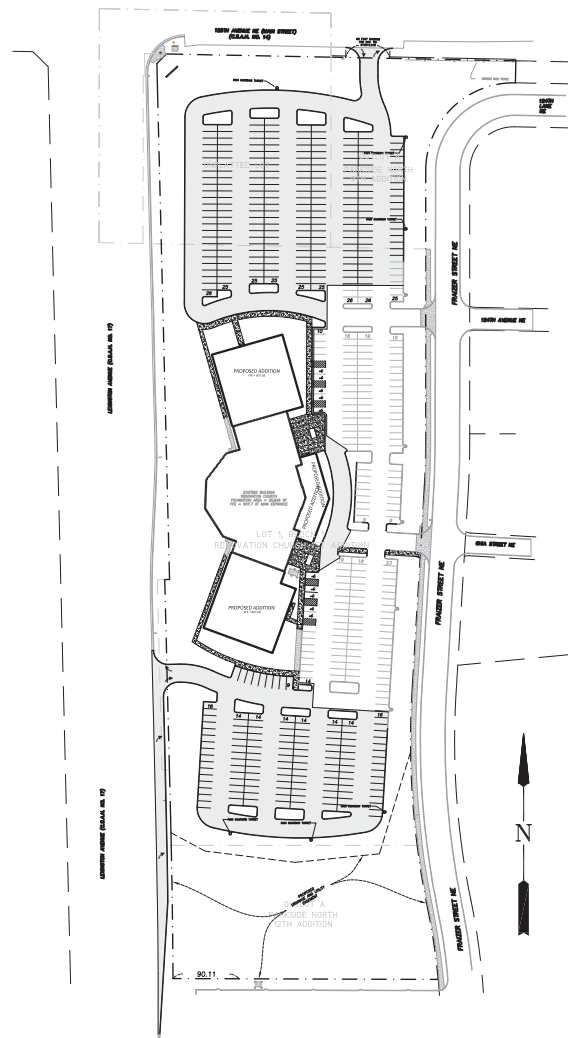
DRAWN BY:	CHKD BY:	DATE:
BAH	220472	1/17/2023
CHECK BY:	BAH	FIELD CREW: CB/NE
1	2/6/2023	UPDATED SITE PLAN
2	2/14/2023	ADDED PROPOSED AREAS
3		
NO.	DATE	BY

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2008
ELEVATION: 926.04 (NAVD 88 DATUM)

RENOVATION CHURCH

12390 FRAZIER STREET NE
BLAINE, MN 55449



SHEET INDEX	
TITLE	SHEET NO.
COVER SHEET	C0
SITE DEMOLITION PLAN	C1-C2
SITE DIMENSION PLAN	C3-C4
GRADING, DRAINAGE & EROSION CONTROL PLAN	C5-C6
UTILITY PLAN	C7-C8
DETAILS	C9

COVER SHEET
RENOVATION CHURCH
CITY OF BLAINE

SHEET NUMBER

C0

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

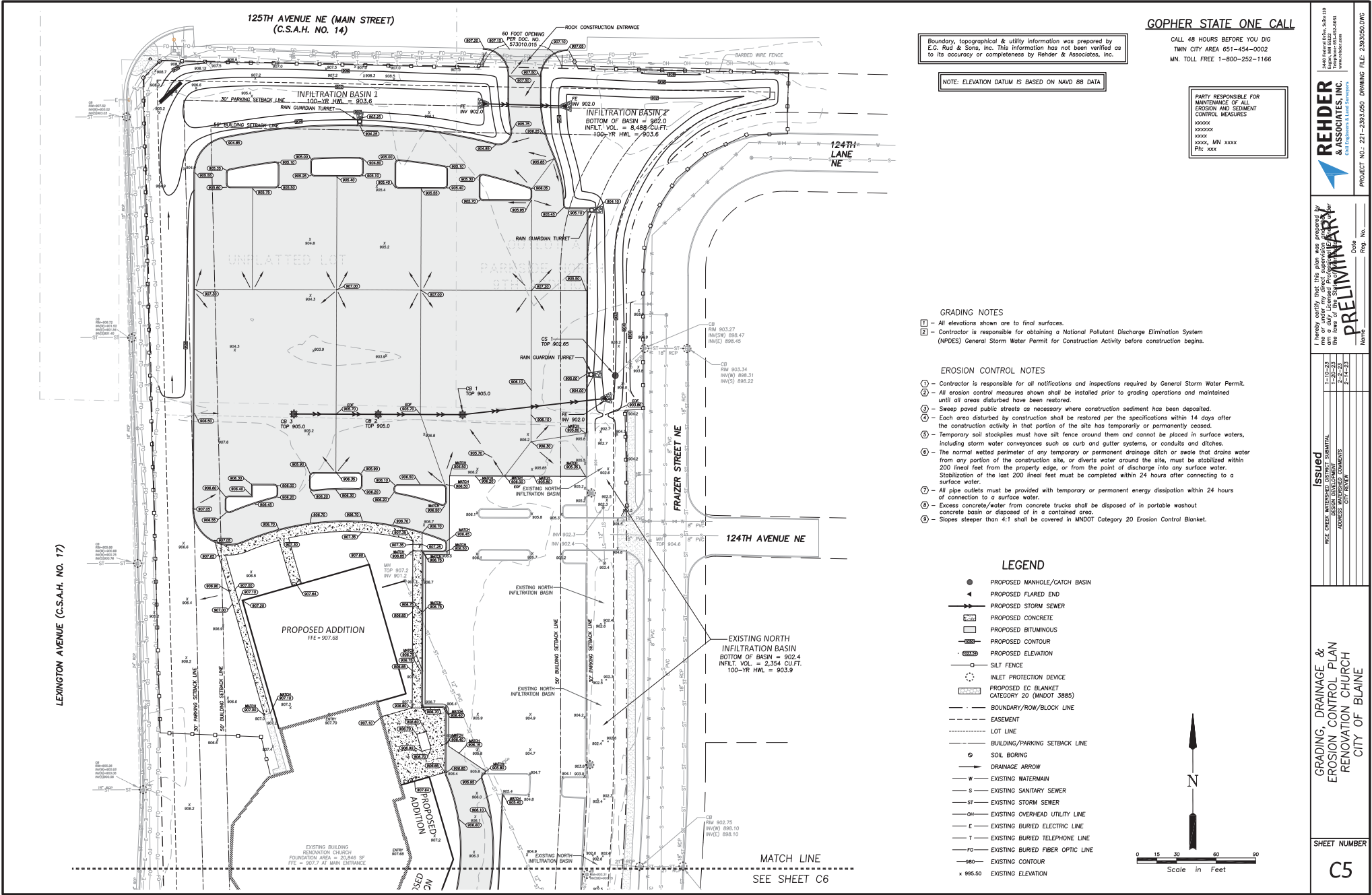
PRELIMINARY

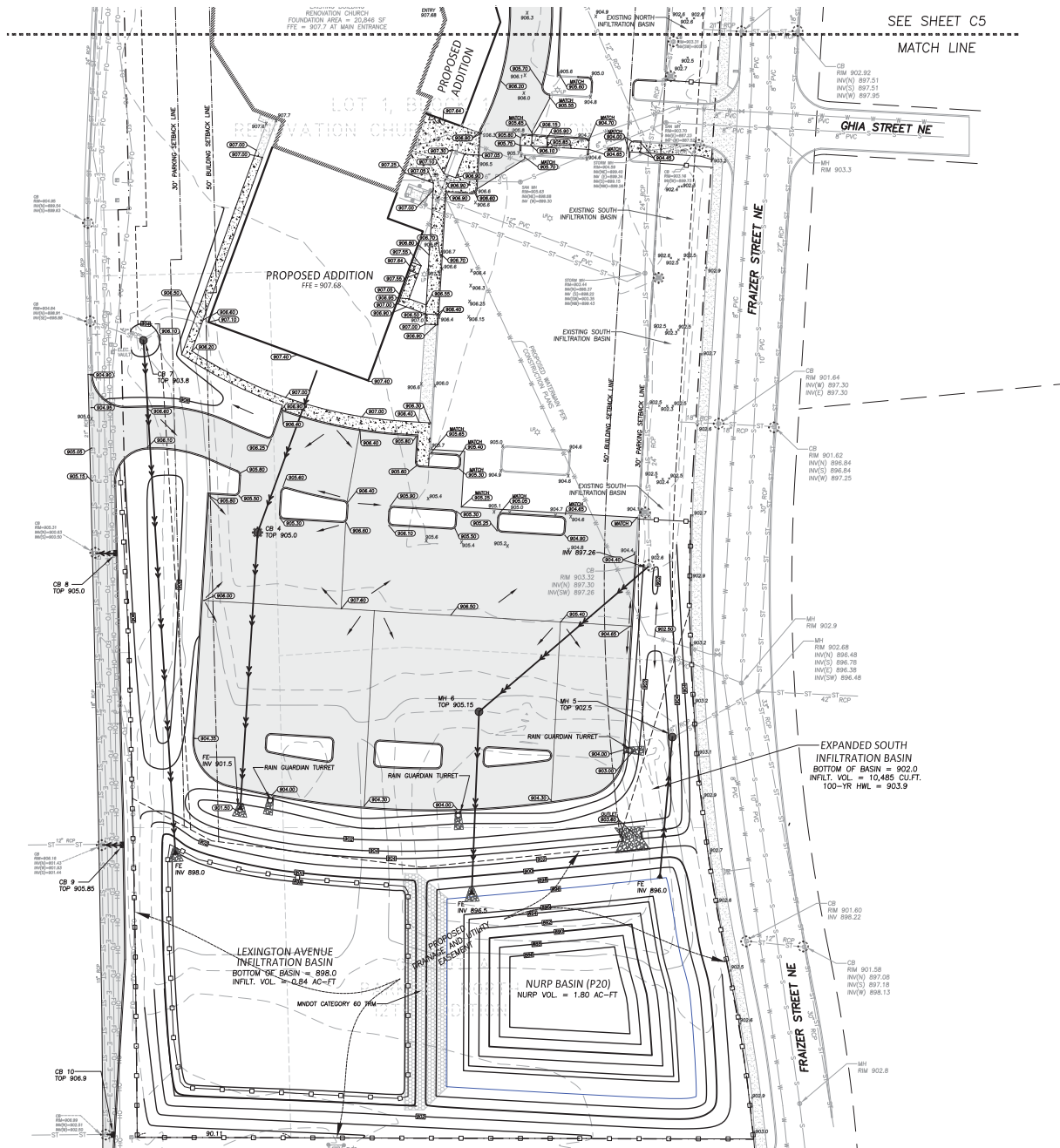
Name _____ Date _____
Reg. No. _____

Issued	
RISE CREEK WATERSHED DISTRICT SUBMITTAL	1-10-23
DESIGN DEVELOPMENT	1-20-23
ADDRESS WATERSHED COMMENTS	3-2-23
CITY REVIEW	2-14-23

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
 3440 Federal Drive, Suite 110
 Eden, NM 55723
 Telephone: 801-492-6061
 www.rehder.com

PROJECT NO.: 221-2393.050 DRAWING FILE: 2393050.DWG





URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS

RENOVATION CHURCH
12390 Fraizer St NE, Blaine, MN 55449



KEYNOTES	
KEY	CONTENT
01	STEEL EDGING (BORDER FLEX BLACK)
02	BENCH + LANDSCAPE FORMS NEOLIVANO 118" - BACKED - THERMALLY MODIFIED ASH FINISH

REVISIONS

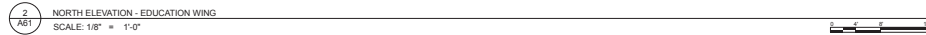
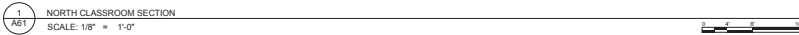
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DRAWN: DC
CHECKED: RH
APPROVED: RH
PROJECT
Q: N/A

Page 360 of 444

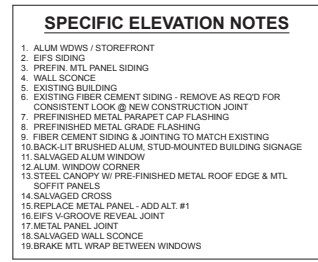


1. ALUM. WINDOWS/STOREFRONT
2. ACT CEILING
3. PAINTED EXPOSED STEEL STRUCTURE, PIPING, HVAC
4. REVEAL JOINT
5. GWB SOFFIT
6. STEEL CANOPY W/ PRE-FINISHED METAL ROOF EDGE & MTL SOFFIT PANELS

1. ALUM WDWs / STOREFRONT
2. EIFFS SIDING
3. PREFIN. MTL PANEL SIDING
4. WALL SCIENCE
5. EXISTING BUILDING
6. EXISTING FIBER CEMENT SIDING - REMOVE AS REQ'D FOR
CONSISTENT LOOK @ NEW CONSTRUCTION JOINT
7. PREFINISHED METAL PANEL - BRASS FLASHING
8. PREFINISHED METAL GRATE FLASHING
9. FIBER CEMENT SIDING & JOINTING TO MATCH EXISTING
10. BRASS FLUSH MOUNTED BUILDING SIGNAGE
11. SALVAGED ALUM WINDOW
12. ALUM. WINDOW CORNER
13. STEEL GATE WAY W/ PREFINISHED METAL ROOF EDGE & MTL
SOFFIT PANELS
14. SALVAGED CROSS
15. REFACE METAL PANEL - ADD ALT #1
16. EIFFS V-GROOVE REVEAL JOINT
17. MTL PANEL JOINT
18. SALVAGED WALL SCIENCE
19. BRAKE MTL WRAP BETWEEN WINDOWS



Page 362 of 444



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ARCHITECTS, INC.
STATION19.COM | 616.823.1888

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CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

SIGNATURE: _____

REGISTRATION #: _____

DATE: 1/20/2023

**RENOVATION
CHURCH**

12390 Fraizer St. NE Blaine MN 55449

PROJECT NO: 4599

DRAWN BY:

COPYRIGHT: 2023

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DESIGN DEVELOPMENT

WEST ELEVATIONS

A62

1. ALUM WDWs / STOREFRONT
2. EIFS SIDING
3. PREFIN. MTL PANEL SIDING
4. WALL SCONCE
5. EXISTING BUILDING
6. EXISTING FIBER CEMENT SIDING - REMOVE AS REQ'D FOR
CONSISTENT LOOK @ NEW CONSTRUCTION JOINT
7. PREFINISHED METAL PANEL - BRASS FLASHING
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SOFFIT PANELS
14. SALVAGED CROSS
15. REFACE METAL PANEL - ADD ALT #1
16. EIFS V-GROOVE REVEAL JOINT
17. MTL PANEL JOINT
18. SALVAGED WALL SCONCE
19. BRAKE MTL WRAP BETWEEN WINDOWS

STATION  **19**
ARCHITECTS, INC.

STATION19.COM | 813.823.1838

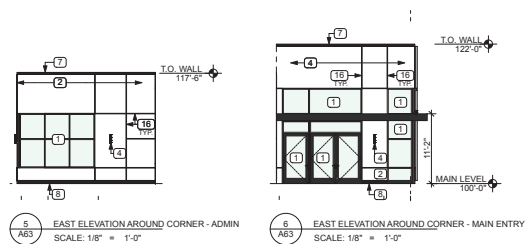
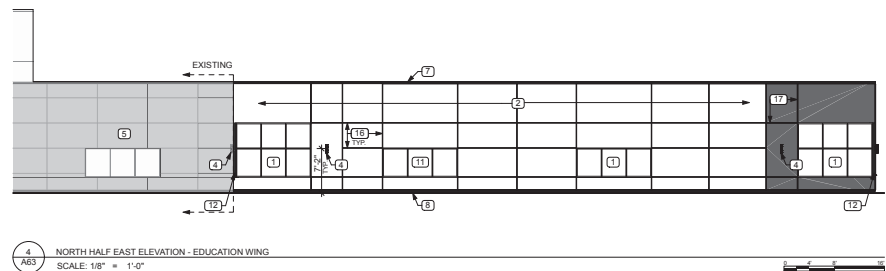
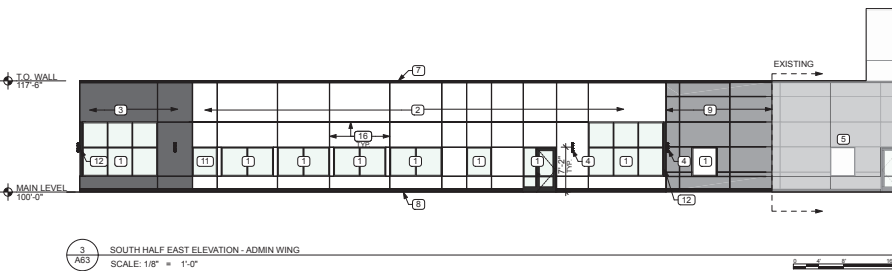
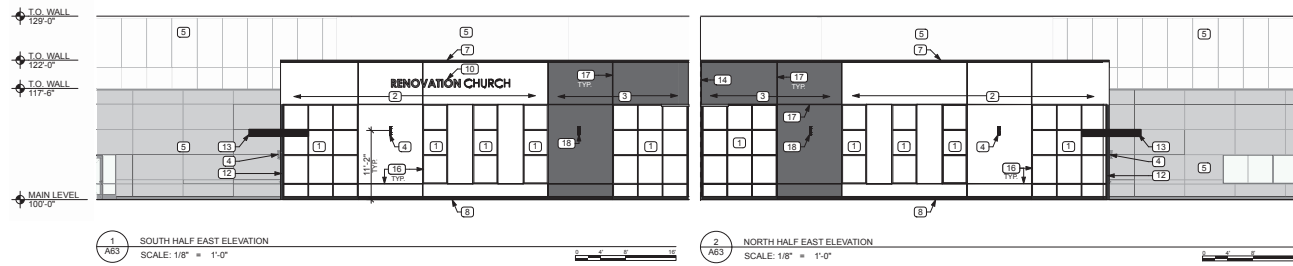
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**RENOVATION
CHURCH**

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[illegible]

A63



A. ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROTECTION PROVIDED.

B. AREAS SHOWN GREY ARE EXISTING TO REMAIN.

C. EXTEND AND MODIFY EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS FOR NEW WORK.

CH. 6 TYPE OF CONSTRUCTION: IB, FULLY SPRINKLERED		
T601 FIRE RESISTANCE RATING REQUIREMENTS	REQUIRED	PROVIDED
STRUCTURAL FRAME (COLUMNS, GIRDERS, TRUSSES)	0 HR	0 HR
BEARING WALLS - EXTERIOR	0 HR	0 HR
BEARING WALLS - INTERIOR	0 HR	0 HR
NONBEARING WALLS - EXTERIOR	0 HR	0 HR
NONBEARING WALLS - INTERIOR	0 HR	0 HR
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS & JOISTS)	0 HR	0 HR
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS & JOISTS)	0 HR	0 HR

ALLOWABLE HEIGHT AND BUILDING AREAS		
5504	ALLOWABLE HEIGHT PROPOSED/EXISTING HEIGHT	3 STORIES, 75 FT 29 FT
5506	ALLOWABLE AREA PER FLOOR ($A_h = A_h(NxHxI)$) BASE ALLOWABLE AREA (A): $N = 9.500$, $S = 38,000$ FRONTAGE INCREASE (I): ($I = (F - 0.25)/W30$) BUILDING PERMETER WHICH FRONTS A PUBLIC WAY (F) PERMETER OF ENTIRE BUILDING (F) WIDTH OF PUBLIC WAY OR OPEN SPACE (W) PROPOSED/EXISTING AREA MAIN LEVEL MEZZANINE	45,125 SF 1,164.5 F 1,164.5 F 30 FT 23,576 SF NEW 20,984 SF EXISTING 495 SF TOTAL 45,065 SF TOTAL

REQUIRED	PROVIDED	
4.04	10	DOESN'T INCLUDE UNISEX FIXTURES
3.03	5	
8.08	10	
3.03	5	
1	3	
2	2	
1	2	



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ARCHITECTS, INC.
STATION19.COM | 412.322.1888

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CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

SIGNATURE: _____

REGISTRATION #: _____

DATE: 1/20/2023

12390 Fraizer St. NE Blaine MN 55449

PROJECT NO:	4599
DRAWN BY:	
COPYRIGHT:	2023

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[illegible]

DESIGN DEVELOPMENT

MAIN LEVEL CODE PLAN

A10





Conditional Use Permit Narrative for Renovation Church

The main use of the Renovation Church building will occur on Sunday mornings during our services. Our service times will be between 8am – 12:30pm on Sunday mornings. Volunteers and staff will arrive by 6:30am on Sunday mornings and will leave the premises by 1:00pm.

We have measured our cars/people ratio often, and so we know that we currently average 1 car per 1.9 people on a Sunday morning. Based on our worship center capacity and children's rooms capacity, we can fit a max of 927 people on site per service in our expanded building. 927 people would require 487 parking spots at a 1.9 ratio. 510 parking spots allows us to have some overlap if volunteers come early for a service or others stay late. Having 510 spots is essential if we are going to avoid neighborhood disruption and not have a ton of cars along Fraizer Street!

We will have youth ministry programming for 100-200 junior and senior high school students on Wednesday nights from 7:00pm – 8:30pm.

On Sunday – Thursday nights, we will also provide children's programming for children of our adult participants in our House Groups from 6:45pm – 8:45pm. We are only anticipating 20-40 people on the premises for this.

In the summer, we provide Bible classes for students and adults, and will expect between 25-125 participants at classes on Sunday – Thursday nights from 7:00pm – 8:30pm.

We will host weddings and funerals at our facility. Funerals will most likely take place during normal hours during the work week, and weddings will most like be on Friday evenings or Saturday afternoons.

We will have 20-39 employees that will work at the church Monday – Friday from approximately 7:00am – 5:00pm.

We do offer our facility to be a polling site for any elections being held in our community.



Anoka County
TRANSPORTATION DIVISION
Highway

Pat Robinson
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

February 28, 2023

RE: Preliminary Plat – Renovation Church 2nd Addition

Dear Pat,

We have reviewed the Preliminary Plat for Renovation Church 2nd Addition to be located east and east of CSAH 17 (Lexington Avenue NE) and south of CSAH 14 (125th Avenue NE) within the City of Blaine, and I offer the following comments:

- The existing right of way along CSAH 14 is 60 feet south of centerline, which should be adequate for future reconstruction purposes. The existing right of way along CSAH 17 varies from 60 to 75 feet east of centerline. We request additional ROW where necessary (for a total of 75 ft east of centerline) along the property line for future reconstruction purposes.
- As proposed, the plat will introduce one new access point onto CSAH 17. This access point should be located approximately 110 feet north of the south lot line. This corresponds with the break in the dedicated access which was given to Anoka County in the Preliminary Plat for Renovation Church 1st Addition. The right of access should be dedicated to Anoka County along CSAH 17 with exception for the proposed access. The right of access along CSAH 14 should be dedicated to Anoka County.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits are issued by all agencies with jurisdiction.
- Any utility relocation on CSAH 14 or CSAH 17, will be required to be coordinated and completed by the developer as a part of the ACHD Engineering Plan Review process.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 14 or CSAH 17.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer I, Brandon.Ulvenes@co.anoka.mn.us (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Right turn lane construction plans
- Utility relocation plans
- Temporary Traffic Control plans
- Signing and striping plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$250.00)

Following completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for Work within the County Right of Way (\$150.00) and one Access Permit (\$175.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3142 or via email at HighwayPermits@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CSAH 17/Plats+Developments/2023
Jerry Auge, Assistant County Engineer
Jorge Bernal, Traffic Engineering Manager
David Zieglmeier, County Surveyor
Sean Thiel, Signals Manager
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.5 – Case File No. 23-0016 – Public Hearing – The applicant is requesting the following:

1. Preliminary plat to develop 10.31 acres (three existing parcels) into one lot.
2. Conditional use permit amendment to allow an expansion of a church and parking lot in a PBD (Planned Business District) zoning district.

RENOVATION CHURCH, 12390 FRAIZER STREET NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0016 was opened at 8:27PM.

Kathie Kelly, 4285 124th Avenue NE, stated she had trepidation when the church was built. She explained her two streets were private and she did not want church traffic spilling onto her roadways. She indicated the church has been a great neighbor and she has had no issues at all. She asked that the parking lot have no new additional entrance points. She reported Fraizer Street could handle no additional traffic.

Christine Kendall, 12356 Ghia Street NE, commented the church has been a great neighbor and she had no complaints. However, she agreed that Fraizer Street could handle no additional traffic. She discussed how the existing parking lot could not handle the number of patrons attending the church on Sundays. She requested the city consider posting a “No Parking” sign on Fraizer Street.

The public hearing was closed at 8:32PM.

Chair Goracke asked if the city could post “No Parking” signs on Fraizer Street.

Project Engineer Barnes explained the city received a letter from Anoka County and the access point to 125th has been approved. She noted the access point to Lexington Avenue was still being discussed. She indicated the city can discuss posting “No Parking” signs on Fraizer Street.

Commissioner Olson asked if access to Lexington Avenue was a condition for approval.

Planner Kaye reported the condition states the applicant was required to meet Anoka County highway department requirements.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0016A a preliminary plat to develop 10.31 acres (3 existing parcels) into one lot with the following conditions:

Case 23-0016A:

1. Park dedication will be required for Outlot A Parkside North 12th (.93 acres) at the Commercial rate of \$8,704 per unit (2023 rate), for a total park dedication fee of \$8,094. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The 2023 Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the additional lot acreage platted. There are three undeveloped lots that will be part of this proposed development with approximately 2.3 acres of upland for a total sewer area charge of \$16,778.
3. Anoka County Highway Department will require additional easement of record along a portion of the frontage along Lexington Ave NE (CSAH 17) to allow for future roadway maintenance and/or expansion. The plat will be required to meet Anoka County Highway Department requirements.
4. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0016B a conditional use permit amendment to allow an expansion of a church and parking lot in a PBD (Planned Business District) zoning district with the following conditions:

Case 23-0016B:

1. The City reserves the right to require the church to provide on-site traffic management.
2. A building permit will not be issued for the site until the parcel is platted into a lot and block.
3. The building is limited to the proposed use as a church as shown in the attached site plan. Other uses such as childcare, pre-school or school, exclusive of religious education classes, are not permitted by the CUP and would require subsequent CUP review and approval.
4. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
5. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
6. All signage requires a separate permit meeting the requirements of the zoning ordinance.
7. Temporary uses such as outdoor events, are not permitted without a specific Special Events License issued by the city.
8. All landscape areas will need to be provided with underground irrigation and sod.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Development Business -

Agenda Item # 10.9

Resolution Granting a Conditional Use Permit Amendment to Allow an Expansion of a Church and Parking Lot in a PBD (Planned Business District) Zoning District at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0016/SLK)

Executive Summary

The applicant is requesting to allow a 23,576 square foot church addition to an existing church and a parking lot expansion for a total of 510 parking spaces.

Background

Schedule of Actions

Planning Commission Public Hearing	03/14/23
City Council (Conditional Use Permit)	04/03/23
Action Deadline	04/15/23

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

Zoning

The parcel is zoned Planned Business District (PBD).

Land Use Designation

The existing church parcel and the northeast parcel have a land use of PC (Planned Commercial) and the parcel on the southeast corner of Lexington Avenue and 125th Avenue has a land use of CC (Community Commercial). Churches are permitted as a conditional use in the PBD district.

Surrounding Zoning and Uses

The properties to the east are zoned DF (Development Flex) and have detached villas. The property immediately to the south is zoned PBD and has a portion of the storm water pond and some vacant grassy land.

Existing Conditions

The property has an existing church and parking lot. The parcels to the north are undeveloped.

History

The church received Conditional Use Permit (CUP) approval in January 2020 to construct their building with seating for 479 people in the worship center. The parcel on the southeast corner of Lexington Avenue and 125th Avenue was the location of the previous Leezer's gas station, which has been removed. The parcel on the northwest corner of Fraizer Street and 124th Lane is a vacant parcel.

Evaluation of Request

Plat

The applicant is proposing to develop approximately 10.31 acres which includes four separate parcels being platted into one lot.

Site Plan

Renovation Church proposes to construct an approximately 23,576 square foot church addition to the existing 21,479 square foot building for a total of 45,055 square feet.

- North Addition: 9,920 sf
- South Addition: 10,353 sf
- East Addition: 3,303 sf

The church is proposing to add parking areas on the north and south side of the site. The parking analysis provided by the applicant is based on their existing operation. That review indicates that they have measured an average of one car per 1.9 people on a Sunday morning. The church has stated they have a capacity of 927 people in the worship center and children's classrooms. Therefore, 927 people would require 487 parking stalls for one car per 1.9 people. The church is proposing a total of 510 parking stalls on site. The existing site has a 214 parking stalls, the site will be more than doubling parking stalls on site. The Zoning Ordinance requires one parking stall for every four seats in accordance with design capacity of the main auditorium. The proposed 510 stalls are well above the 200 stalls (800 seats proposed in worship area) required by the zoning ordinance. The additional stalls also provide parking for volunteers that may come early or stay late. The parking provided on site appears to be adequate.

The applicant has provided information that a large group of volunteers at the church patrol the parking lot every Sunday. Currently, they have a minimum of three parking volunteers out

at any given time to navigate parking. The amount of parking volunteers on site after the parking lot expansion will at least double, and probably increase to 6-8 parking volunteers to help patrol vehicles. They also mentioned church staff has received emails and handwritten letters from people in the neighborhood across from the church expressing gratitude for how well their parking team helps keep traffic moving safely and efficiently.

The church employs 20-39 people that will work at the church Monday – Friday, 7AM to 5PM. The facility will include seating for 800 people in the worship center. The building space also includes 14 classrooms, a common area with a café, and 18 staff offices.

The church currently has four Sunday services from 8AM -12:30PM. Mid-week programming for youth takes place on Wednesday evenings. There is some small group adult and children programming taking place Sunday – Thursday evenings.

Architecture

The church elevations have been attached and include the following materials:

- glass
- metal panel
- EIFS

The building elevations meet the requirements of the zoning ordinance.

Setbacks

The setbacks on the submitted site plan meet the PBD zoning requirements. The site has two front yards and two side yards. The frontage will be on Lexington Avenue and Frazier Street. The two side yards will be the north and south property lines.

Building

- Front: 50 feet
- Side: 15 feet

Parking

- Front: 30 feet
- Side: 10 feet

Landscaping

The proposed landscape plan meets requirements.

Overstory Trees: 34
Ornamental Trees: 22
Conifer Trees: 22

Park Dedication

Park dedication will be required for Outlot A Parkside North 12th (.93 acres) at the commercial rate of \$8,704 per unit (2023 rate), for a total park dedication fee of \$8,094. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

The existing church parcel paid park dedication for 6.53 acres in 2020. The parcel on the southeast corner of Lexington Avenue and 125th Avenue previously paid park dedication in 1994 with a waiver of platting.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.

The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Water/Sanitary Sewer Services

The 2023 Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the additional lot acreage platted. There are three undeveloped lots that will be part of this proposed development with approximately 2.3 acres of upland for a total sewer area charge of \$16,778.

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

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

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred), shall surround all wetlands. This buffer strip shall be placed

in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD) review, approval and permits required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development will continue to utilize the existing access points to Fraizer Street. No additional access to Fraizer Street will be granted.

The developer is working with Anoka County to receive approval for a right-in only with a right-drop lane access point from north bound Lexington Avenue. The exact location of this new access point is currently under negotiation with Anoka County. The site development will be required to accommodate to Anoka County approval.

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.

Additional easement of record will be required to be dedicated to Anoka County along Lexington Avenue NE (CSAH 17). The overall amount necessary is currently under negotiation and the plat will be required to meet Anoka County Highway Department requirements.

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

Conditional Use Permit

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

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The church provides parking lot volunteers to move traffic efficiently and safely to and from the site. The church addition does not create an excessive burden on the PBD zoned property.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The PBD district is intended to provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The proposed church addition will meet all setbacks, building design and landscaping requirements. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The PBD district is intended to provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs. The use meets this intent.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is Community Commercial and Planned Commercial for retail and services that serve larger areas from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazard or congestion.
 - The proposed development will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Attachment List

Zoning and Location Map

Preliminary Plat

Site Plan

Grading Plan

Landscape Plan

Building Elevations
Floor Plan
Narrative
Anoka County Highway Department Letter
Unapproved Planning Commission Minutes 3/14/23

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission voted 4-0 to approve the conditional use permit. There were two residents that spoke at the public hearing. The residents stated the church is a great neighbor, requested no additional access points on Fraizer Street, requested no parking on Fraizer Street, and they were in support of the accesses off 125th Avenue and Lexington Avenue.

Financial Impact

Not Applicable.

Public Outreach/Input

Notices of a public hearing were:

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

Neighborhood Meeting:

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on March 6, 2023, at the church. One individual attended and was in favor of the project and specifically the additional parking.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

1. Attachments
2. Unapproved Planning Commission Minutes 3/14/23



City of Blaine

Signature Copy

Resolution: R-57-2023

Resolution Granting a Conditional Use Permit Amendment to Allow an Expansion of a Church and Parking Lot in a PBD (Planned Business District) Zoning District at 12390 Fraizer Street NE. Renovation Church (Case File No. 23-0016/SLK)

WHEREAS, an application has been filed by Renovation Church as Conditional Use Permit Case File No. 23-0016; and

WHEREAS, said case involves the property described as follows:

The North 319 feet of the West 316 feet of the Northwest Quarter of the Northwest Quarter of Secion 12, Township 31, Range 23, Anoka County Minnesota.

EXCEPT Parcel 36, Anoka County Highway Right-of-Way Plat No 61.

and

EXCEPT Parcel 16, Anoka County Highway Right-of-Way Plat No 81.

and

EXCEPT Parcel 58, Anoka County Highway Right-of-Way Plat No 46.

and

Outlot A, PARKSIDE NORTH 9TH ADDITION, Anoka County, Minnesota.

and

Lot 1, Block 1, RENOVATION CHURCH 1ST ADDITION, Anoka County, Minnesota.

and

Outlot A, PARKSIDE NORTH 12TH ADDITION, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission held a public hearing on March 14, 2023 and recommended approval regarding said Conditional Use Permit; and

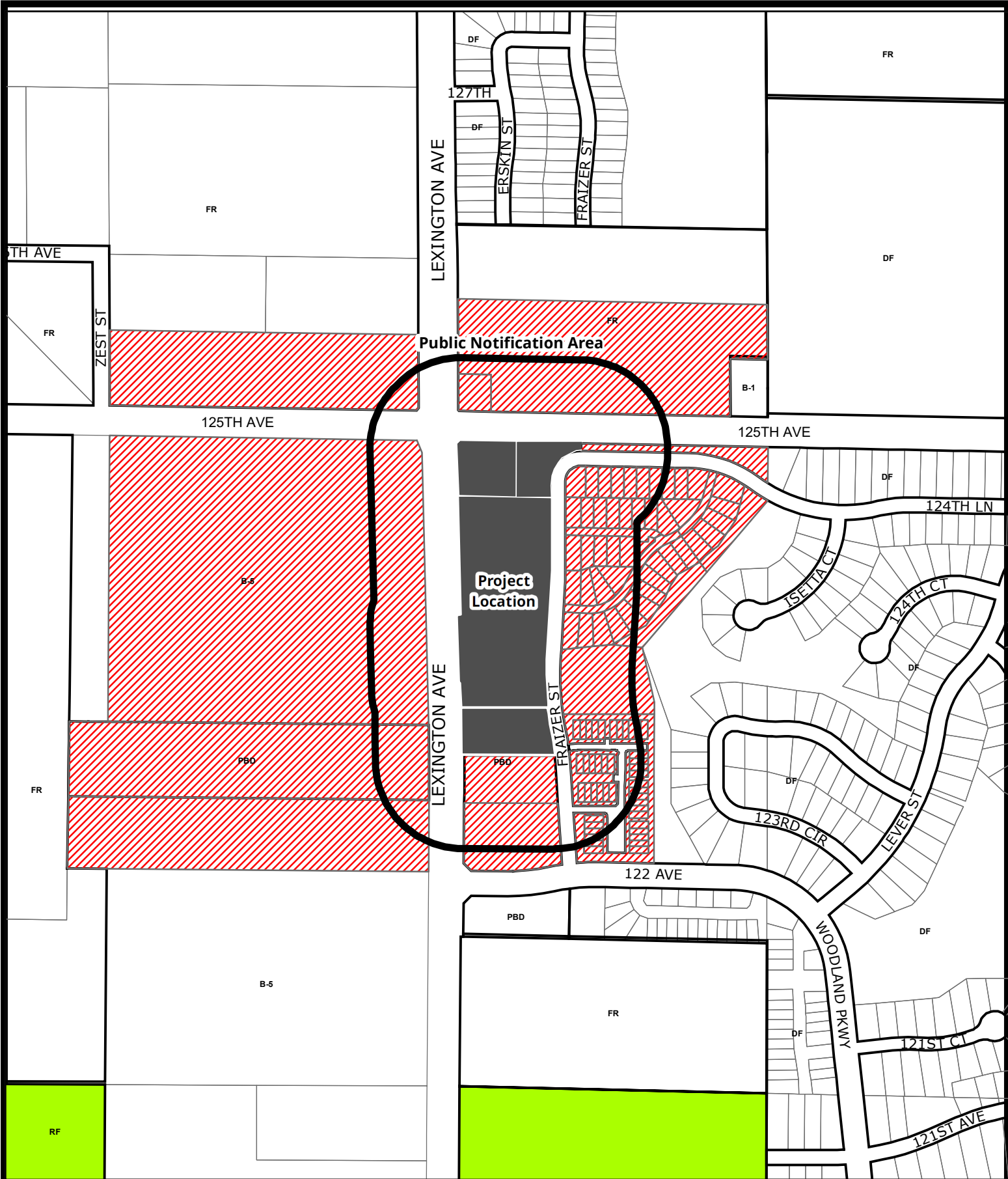
WHEREAS, the Blaine City Council has reviewed said case on April 3, 2023; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 30.50, and 27.04 of the Zoning Ordinance to allow an expansion of a church and parking lot in a PBD (Planned Business District) zoning district with the following conditions:

1. The City reserves the right to require the church to provide on-site traffic management.
2. A building permit will not be issued for the site until the parcel is platted into a lot and block.
3. The building is limited to the proposed use as a church as shown in the attached site plan. Other uses such as childcare, pre-school or school, exclusive of religious education classes, are not permitted by the CUP and would require subsequent CUP review and approval.
4. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
5. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
6. All signage requires a separate permit meeting the requirements of the zoning ordinance.
7. Temporary uses such as outdoor events, are not permitted without a specific Special Events License issued by the City.
8. All landscape areas will need to be provided with underground irrigation and sod or turf seed that is maintained and mowed.

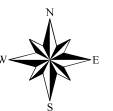
PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.



BlaineMN.gov

Case File No. 23-0016 Renovation Church

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



PRELIMINARY PLAT OF:

RENOVATION CHURCH 2ND ADDITION

~for~ RENOVATION CHURCH
12390 FRAIZER STREET NE
BLAINE, MN 55449

PROPERTY DESCRIPTION

The North 319 feet of the West 316 feet of the Northwest Quarter of the Northwest Quarter of Section 12, Township 31, Range 23, Anoka County, Minnesota.

EXCEPT Parcel 36, Anoka County Highway Right-of-Way Plat No 61.

and
EXCEPT Parcel 16, Anoka County Highway Right-of-Way Plat No 81.

and

EXCEPT Parcel 58, Anoka County Highway Right-of-Way Plat No 46.

and

Outlot A, PARKSIDE NORTH 9TH ADDITION, Anoka County, Minnesota.

and

Lot 1, Block 1, RENOVATION CHURCH 1ST ADDITION, Anoka County, Minnesota.

and

Outlot A, PARKSIDE NORTH 12TH ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/21/2022.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 12-31-23-22-0004, 12-31-23-22-0073, 12-31-23-22-0077 and 12-31-23-22-0076.
- Total boundary area = 483,584 sq. ft. (11.10 acres)
Net area less right of way = 449,019 sq. ft. (10.31 acres)
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Underground utility locates per Gopher State One Call Ticket No. 223180830 and 223180831.
- Proposed site plan by Station 19 Architects, Inc. Proposed ponding and utilities by Rehder and Associates.

ZONING AND DEVELOPMENT DATA

All surveyed parcels are currently zoned PBD (Planned Business Development). Per City of Blaine website the following are standards of PBD District:

Building Setbacks: Front = 50 feet
Side = 15 feet
Rear = 20 feet

Parking Setbacks: Front = 30 feet
Side = 15 feet
Rear = 20 feet

Minimum Building Area:
Industrial = 12,000 sq. ft.
Free standing commercial = 5,000 sq. ft. (except free standing restaurant = 4,000 sq. ft.)

Building Height:
There shall be no building height limitations, provided that all buildings are in compliance with Metropolitan Airport Commission regulations.

AREAS

Total boundary area = 483,584 sq. ft.
Proposed Lot 1, Block 1 = 446,422 sq. ft.
Proposed right-of-way dedication = 37,162 sq. ft.

LEGEND

- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES ELECTRIC MANHOLE HOLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES WELL
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES SEPTIC MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER ARRON
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATERMAIN
- DENOTES RESTRICTED ACCESS
- DENOTES FENCE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES,
UNLESS OTHERWISE SHOWN ON THIS PLAT.

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

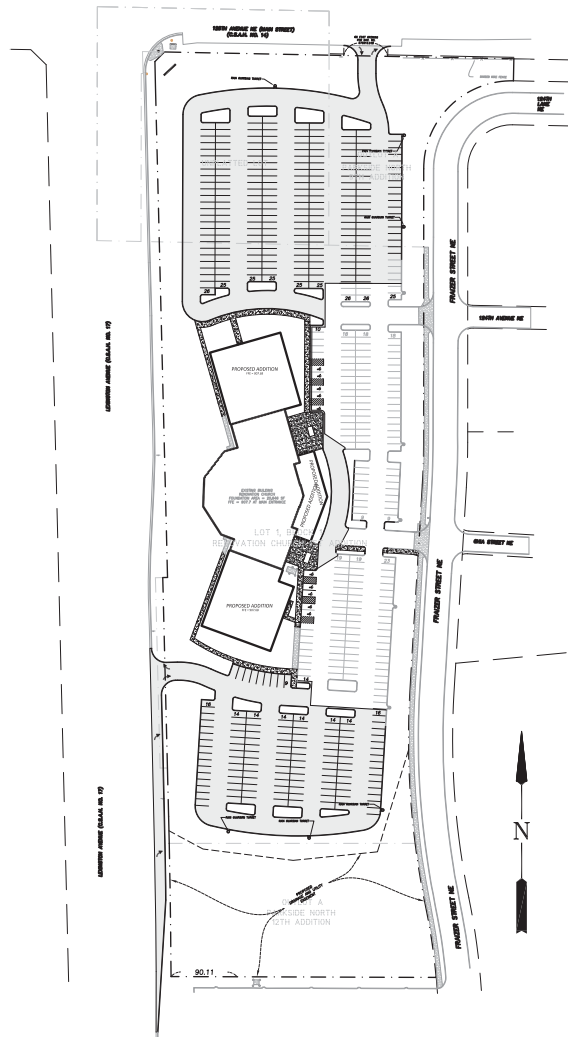
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON A. RUD
Date: 2/14/2023 License No. 41578

DRAWN BY:	DATE:	CHECK BY:	DATE:
BAH	1/17/2023	BAH	1/17/2023
BAH	1/17/2023	BAH	1/17/2023
BAH	1/17/2023	BAH	1/17/2023
BAH	1/17/2023	BAH	1/17/2023
BAH	1/17/2023	BAH	1/17/2023
BAH	1/17/2023	BAH	1/17/2023
BAH	1/17/2023	BAH	1/17/2023
BAH	1/17/2023	BAH	1/17/2023
BAH	1/17/2023	BAH	1/17/2023

RENOVATION CHURCH

12390 FRAZIER STREET NE
BLAINE, MN 55449



SHEET INDEX	
TITLE	SHEET NO.
COVER SHEET	C0
SITE DEMOLITION PLAN	C1-C2
SITE DIMENSION PLAN	C3-C4
GRADING, DRAINAGE & EROSION CONTROL PLAN	C5-C6
UTILITY PLAN	C7-C8
DETAILS	C9

COVER SHEET
RENOVATION CHURCH
CITY OF BLAINE

SHEET NUMBER
C0

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

PRELIMINARY

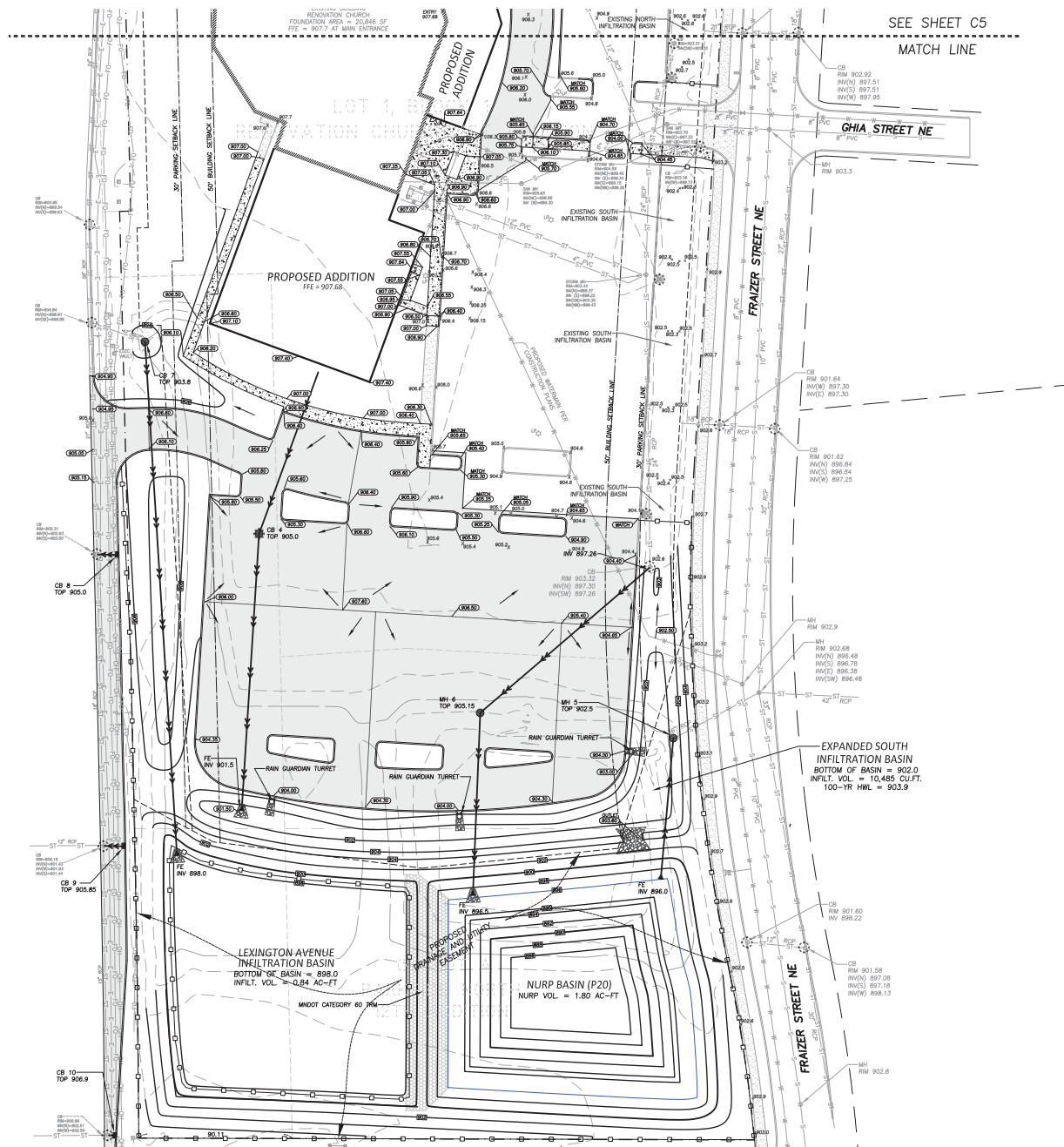
Name _____ Date _____
 Reg. No. _____

[illegible]

**REHDER
& ASSOCIATES, INC.**
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-0061
www.rehder.com

PROJECT NO.: 221-2393.050 DRAWING FILE: 2393050.DWG



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

REHDER
& ASSOCIATES, INC.
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-0651
www.rehder.com

PROJECT NO.: 221-239.3.050 DRAWING FILE: 239.3050.DWG

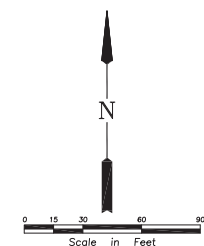
PRELIMINARY

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GRADING, DRAINAGE &
EROSION CONTROL PLAN
RENOVATION CHURCH
CITY OF BLAINE

C6

	PROPOSED MANHOLE/CATCH BASIN
	PROPOSED FLARED END
	PROPOSED STORM SEWER
	PROPOSED CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONTOUR
	PROPOSED ELEVATION
	SILT FENCE
	INLET PROTECTION DEVICE
	PROPOSED EC BLANKET CATEGORY 20 (BINNET 3885)
	BOUNDARY/ROW/BLOCK LINE
	EASEMENT
	LOT LINE
	BUILDING/PARKING SETBACK LINE
	SOIL BORING
	DRAINAGE ARROW
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING OVERHEAD UTILITY LINE
	EXISTING BURIED ELECTRIC LINE
	EXISTING BURIED TELEPHONE LINE
	EXISTING BURIED FIBER OPTIC LINE
	EXISTING CONTOUR
	EXISTING ELEVATION



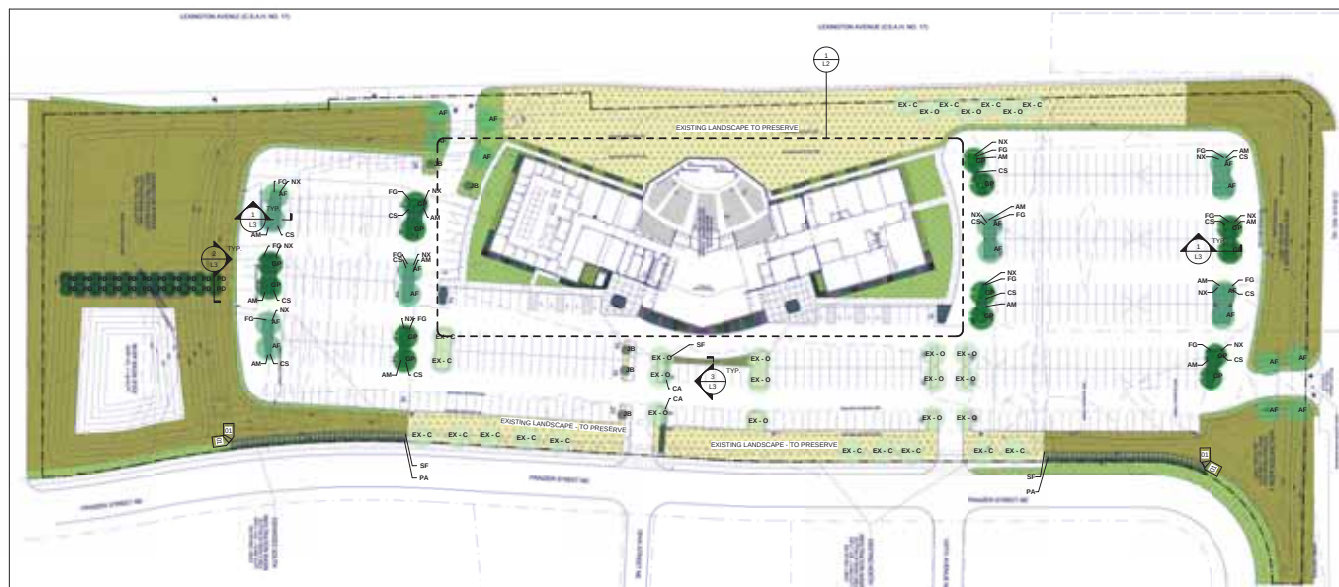
REVISIONS

CONCEPT
DESIGN

DATE: 2/19/23
DRAWN: DC
CHECKED: RH
APPROVED: RH
PROJECT
NO: N/A

SHEET:
L1

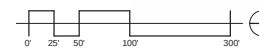
RENOVATION CHURCH - LANDSCAPE PLAN



1 OVERALL SITE PLAN
1" = 50'-0"

PLANT SCHEDULE					
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
SHRUBS					
185	PA	Prunella alba 'Nallomont'	BIRDS NEST SPRUCE	3 GAL	CONT
374	SF	Spiraea filicina	FERTICH SPIREA	3 GAL	CONT
PERENNIALS					
400	AM	Alum. millenium	ORNAMENTAL ONION	1 GAL	CONT
464	CA	Calamagrostis acutiflora	KARL FORSTER FEATHER REED GRASS	1 GAL	CONT
965	CS	Centaurea minima 'Vandenberg'	CORONILLA BLUE EDGE	1 GAL	CONT
1105	FG	Festuca glauca 'Frag Blue'	BLUE FESCUE	4L	CONT
380	NL	Nepeta x Nepeta 'Walker's Low'	RAVENSHEAD LOW CATMINT	1 GAL	CONT
OVERSTORY DECIDUOUS TREES					
20	AF	Aster x Freeman's 'Jefferson'	AUTUMN BLAZE MAPLE	2.5' CAL	B&B
34	OP	Opuntia missa 'Princeton Sentry'	GINKGO PRINCETON SENTRY	2.5' CAL	B&B
ORNAMENTAL TREES					
7	JB	Juniperus horizontalis 'Jack Butterfly'	LAKE BUTTERFLY GINKGO	2' CAL	B&B
EXISTING OVERSTORY DECIDUOUS TREES					
16	[EX - C]		EXISTING TREE (TO BE PROTECTED)		
EXISTING ORNAMENTAL TREES					
15	[EX - D]		EXISTING TREE (TO BE PROTECTED)		
CONIFEROUS TREES					
22	1	Pinus glauca 'Ceminar'	BLACK HILLS SPRUCE	8' HEIGHT	B&B

KEYNOTES	
KEY	CONTENT
01	STEEL EDGING (BORDER FLEX BLACK)
02	BENCH - LANDSCAPE FORMS INCLUDING 1.5" BACKED - THERMALLY MODIFIED ASH FINISH



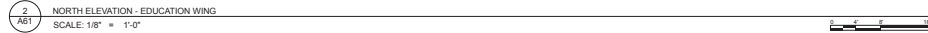
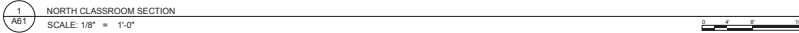
LANDSCAPE MATERIALS LEGEND	
[Pattern]	EXISTING LANDSCAPE TO BE PROTECTED (EXACT EXTENTS TO BE FIELD VERIFIED)
[Pattern]	TURF GRASS HYDROSEED (KENTUCKY BLUEGRASS) TOTAL SOFT 57,880
[Pattern]	SEED MIX (MANDOT 31.361 seed mix at 35 lb per acre)
[Pattern]	34" CLR. DRESSER TRAP ROCK (TO MATCH EXISTING)

LAYOUT LEGEND	
[Line]	LIMIT OF WORK
[Line]	STEEL EDGING
[Line]	PROPERTY LINE
[Symbol]	SECTION DETAIL KEY
[Symbol]	KEYNOTE - REFER TO KEYNOTE TABLE



1. ALUM. WINDOWS/STOREFRONT
2. ACT CEILING
3. PAINTED EXPOSED STEEL STRUCTURE, PIPING, HVAC
4. REVEAL JOINT
5. GWB SOFFIT
6. STEEL CANOPY W/ PRE-FINISHED METAL ROOF EDGE & MTL SOFFIT PANELS

- 1 ALUM WDW'S / STOREFRONT
- 2 EIFS SIDING
- 3 PREFIN. MTL PANEL SIDING
- 4 WALL SCIENCE
- 5 EXISTING BUILDING
- 6 EXISTING FIBER CEMENT SIDING - REMOVE AS REQ'D FOR
CONSISTENT LOOK @ NEW CONSTRUCTION
- 7 PRE-FINISHED METAL PANEL ON CLASHING JOINT
- 8 PREFINISHED METAL GRADE FLASHING
- 9 FIBER CEMENT SIDING & JOINTING TO MATCH EXISTING
- 10 BRACKETED ALUM. PANEL MOUNTED BUILDING SIGNAGE
- 11 SALVAGED ALUM WINDOW
- 12 ALUM. WINDOW CORNER
- 13 STEEL CANOPY w/ PRE-FINISHED METAL ROOF EDGE & MTL
SOFFIT PANELS
- 14 SALVAGED CROSS
- 15 REPR. ACE METAL PANEL - ADD ALT #1
- 16 EIFS V-GROOVE REVEAL JOINT
- 17 METAL PANEL WRAP
- 18 SALVAGED WALL SCIENCE
- 19 BRAKE MTL JRP BETWEEN WINDOWS



800.451.4242

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

SIGNATURE: _____
REGISTRATION #: _____
DATE: 1/20/2023

12390 Fraizer St. NE Blaine MN 55449

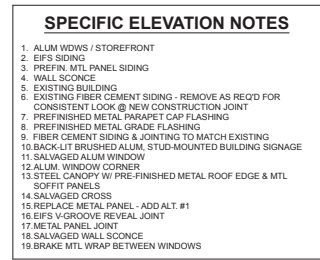
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Page 391 of 444



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STATION19.COM | 813.822.1888

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SIGNATURE: _____
REGISTRATION #: _____
DATE: 1/20/2023

**RENOVATION
CHURCH**

12390 Fraizer St. NE Blaine MN 55449

PROJECT NO: 4599

DRAWN BY:

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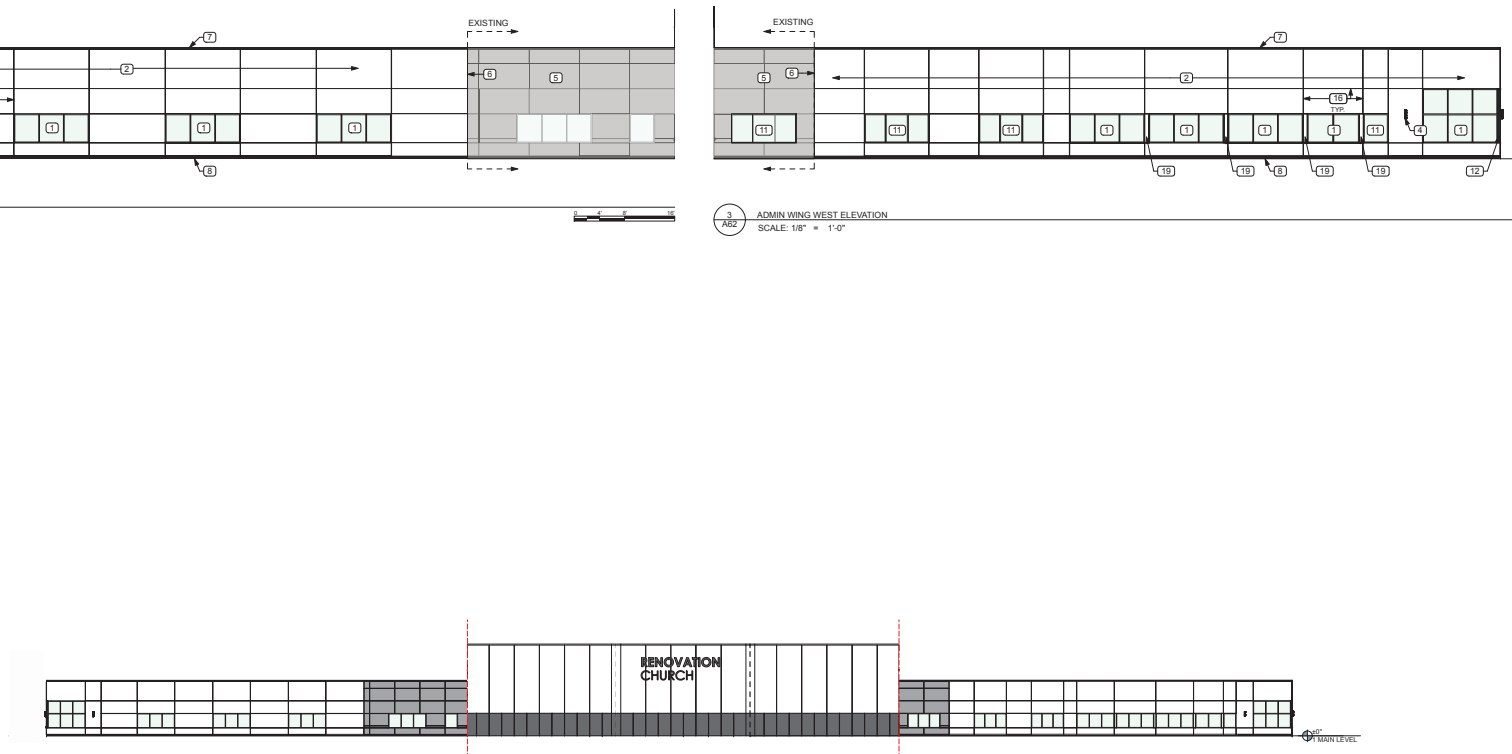
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[illegible]

DESIGN DEVELOPMENT

WEST ELEVATIONS

A62



1. ALUM WDWs / STOREFRONT
2. EIFS SIDING
3. PREFIN. MTL PANEL SIDING
4. WALL SCIENCE
5. EXISTING BUILDING
6. EXISTING FIBER CEMENT SIDING - REMOVE AS REQ'D FOR
CONSISTENT LOOK @ NEW CONSTRUCTION JOINT
7. PREFINISHED METAL PANEL WITH CHAMFER FLASHING
8. PREFINISHED METAL GUSE FLASHING
9. FIBER CEMENT SIDING & JOINTING TO MATCH EXISTING
10. CHAMFER BRUSHED ALUM. MTL-MOUNTED BUILDING SIGNAGE
11. SALVAGED ALUM WINDOW
12. ALUM. WINDOW CORNER
13. STEEL GABLE W/ W-PR FINISHED METAL ROOF EDGE & MTL
SOFFIT PANELS
14. SALVAGED CROSS
15. REFACE METAL PANEL - ADD ALT #1
16. EIFS V-GROOVE REVEAL JOINT
17. MTL PANEL JOINT
18. SALVAGED WALL SCIENCE
19. BRAKE MTL WRAP BETWEEN WINDOWS

STATION  **19**
ARCHITECTS, INC.

800.451.4242

NOT FOR
CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

**RENOVATION
CHURCH**

12390 Fraizer St. NE Blaine MN 55449

PROJECT NO: 4599

DRAWN BY:

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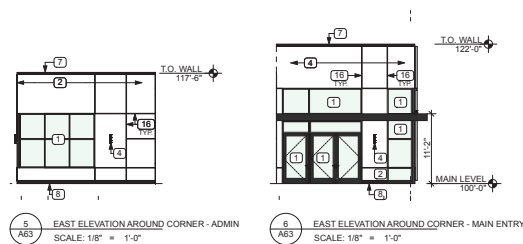
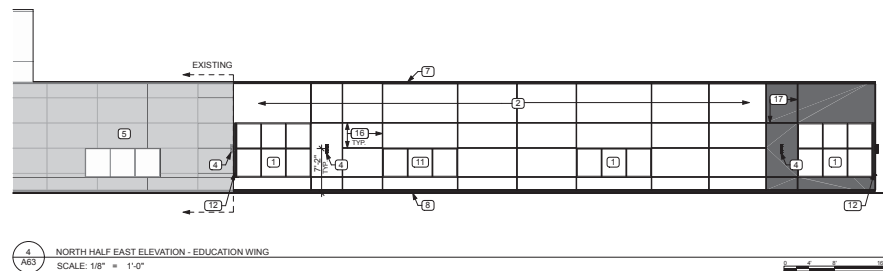
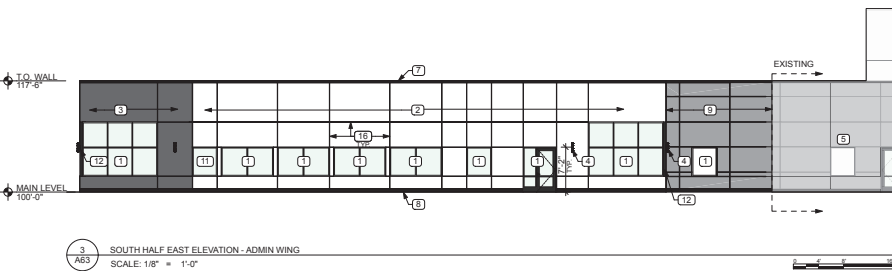
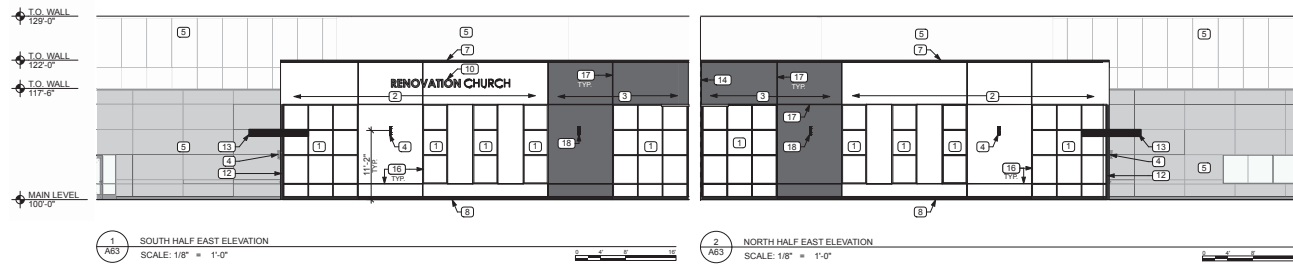
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[illegible]

DESIGN DEVELOPMENT

EAST ELEVATIONS

A63



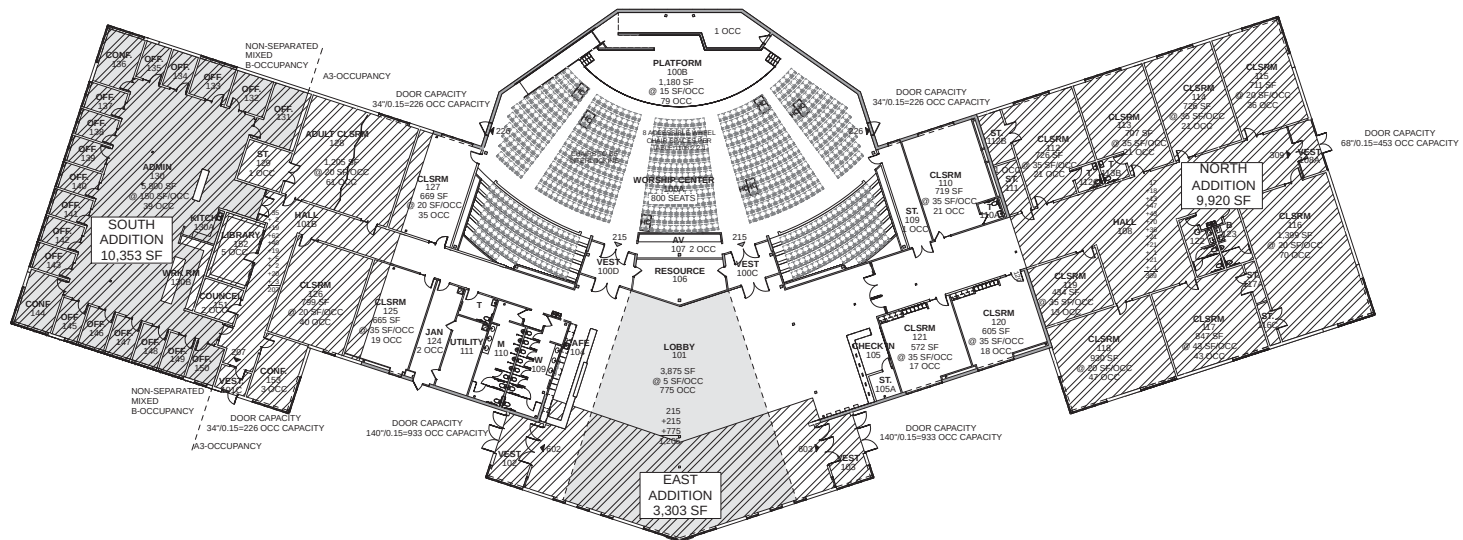
A. ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROTECTION PROVIDED.

B. AREAS SHOWN GREY ARE EXISTING TO REMAIN.

C. EXTEND AND MODIFY EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS FOR NEW WORK.

5504	ALLOWABLE HEIGHT AND BUILDING AREAS	3 STORIES, 75 FT
	ALLOWABLE HEIGHT	20 FT
	PROPOSED/EXISTING HEIGHT	
5506	ALLOWABLE AREA PER FLOOR	45,125 SF
	(A) $A = (N \times S) / 4$	
	BASE ALLOWABLE AREA (A): $NS = 9,000, 51 = 38,000$	
	FRONTAGE INCREASE (F): $(F) = ((P - 0.25) / W) \times 100$	
	BUILDING PERIMETER WHICH ENCLOSES A PUBLIC WAY (F)	1,164.5 FT
	PERIMETER OF ENTIRE BUILDING (P)	1,164.5 FT
	WIDTH OF PUBLIC WAY OR OPEN SPACE (W)	30 FT
	PROPOSED/EXISTING AREA	
	MAIN LEVEL	23,576 SF NEW
	MEZZANINE	20,984 SF EXISTING
		495 SF EXISTING
		45,065 SF TOTAL

REQUIRED	PROVIDED	
4.04	10	DOESN'T INCLUDE UNISEX FIXTURES
3.03	5	
8.08	10	
3.03	5	
1	3	
2	2	
1	2	



STATION  **19**
ARCHITECTS, INC.
STATION19.COM | 612.322.1888

NOT FOR
CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

SIGNATURE: _____

REGISTRATION #: _____

DATE: 1/20/2023

12390 Fraizer St. NE Blaine MN 55449

PROJECT NO:	4599
DRAWN BY:	
COPYRIGHT:	2023

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[illegible]

DESIGN DEVELOPMENT

MAIN LEVEL CODE PLAN

A10

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of MN.

**RENOVATION
CHURCH**

12390 Fraizer St. NE Blaine MN 55449

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DESIGN DEVELOPMENT

PLAN

age 395 of 444





Conditional Use Permit Narrative for Renovation Church

The main use of the Renovation Church building will occur on Sunday mornings during our services. Our service times will be between 8am – 12:30pm on Sunday mornings. Volunteers and staff will arrive by 6:30am on Sunday mornings and will leave the premises by 1:00pm.

We have measured our cars/people ratio often, and so we know that we currently average 1 car per 1.9 people on a Sunday morning. Based on our worship center capacity and children's rooms capacity, we can fit a max of 927 people on site per service in our expanded building. 927 people would require 487 parking spots at a 1.9 ratio. 510 parking spots allows us to have some overlap if volunteers come early for a service or others stay late. Having 510 spots is essential if we are going to avoid neighborhood disruption and not have a ton of cars along Fraizer Street!

We will have youth ministry programming for 100-200 junior and senior high school students on Wednesday nights from 7:00pm – 8:30pm.

On Sunday – Thursday nights, we will also provide children's programming for children of our adult participants in our House Groups from 6:45pm – 8:45pm. We are only anticipating 20-40 people on the premises for this.

In the summer, we provide Bible classes for students and adults, and will expect between 25-125 participants at classes on Sunday – Thursday nights from 7:00pm – 8:30pm.

We will host weddings and funerals at our facility. Funerals will most likely take place during normal hours during the work week, and weddings will most like be on Friday evenings or Saturday afternoons.

We will have 20-39 employees that will work at the church Monday – Friday from approximately 7:00am – 5:00pm.

We do offer our facility to be a polling site for any elections being held in our community.



Anoka County

TRANSPORTATION DIVISION

Highway

Pat Robinson
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

February 28, 2023

RE: Preliminary Plat – Renovation Church 2nd Addition

Dear Pat,

We have reviewed the Preliminary Plat for Renovation Church 2nd Addition to be located east and east of CSAH 17 (Lexington Avenue NE) and south of CSAH 14 (125th Avenue NE) within the City of Blaine, and I offer the following comments:

- The existing right of way along CSAH 14 is 60 feet south of centerline, which should be adequate for future reconstruction purposes. The existing right of way along CSAH 17 varies from 60 to 75 feet east of centerline. We request additional ROW where necessary (for a total of 75 ft east of centerline) along the property line for future reconstruction purposes.
- As proposed, the plat will introduce one new access point onto CSAH 17. This access point should be located approximately 110 feet north of the south lot line. This corresponds with the break in the dedicated access which was given to Anoka County in the Preliminary Plat for Renovation Church 1st Addition. The right of access should be dedicated to Anoka County along CSAH 17 with exception for the proposed access. The right of access along CSAH 14 should be dedicated to Anoka County.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits are issued by all agencies with jurisdiction.
- Any utility relocation on CSAH 14 or CSAH 17, will be required to be coordinated and completed by the developer as a part of the ACHD Engineering Plan Review process.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 14 or CSAH 17.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer I, Brandon.Ulvenes@co.anoka.mn.us (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Right turn lane construction plans
- Utility relocation plans
- Temporary Traffic Control plans
- Signing and striping plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$250.00)

Following completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for Work within the County Right of Way (\$150.00) and one Access Permit (\$175.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3142 or via email at HighwayPermits@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CSAH 17/Plats+Developments/2023
Jerry Auge, Assistant County Engineer
Jorge Bernal, Traffic Engineering Manager
David Zieglmeier, County Surveyor
Sean Thiel, Signals Manager
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

PUBLIC HEARING

Item 4.5 – Case File No. 23-0016 – Public Hearing – The applicant is requesting the following:

1. Preliminary plat to develop 10.31 acres (three existing parcels) into one lot.
2. Conditional use permit amendment to allow an expansion of a church and parking lot in a PBD (Planned Business District) zoning district.

RENOVATION CHURCH, 12390 FRAIZER STREET NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0016 was opened at 8:27PM.

Kathie Kelly, 4285 124th Avenue NE, stated she had trepidation when the church was built. She explained her two streets were private and she did not want church traffic spilling onto her roadways. She indicated the church has been a great neighbor and she has had no issues at all. She asked that the parking lot have no new additional entrance points. She reported Fraizer Street could handle no additional traffic.

Christine Kendall, 12356 Ghia Street NE, commented the church has been a great neighbor and she had no complaints. However, she agreed that Fraizer Street could handle no additional traffic. She discussed how the existing parking lot could not handle the number of patrons attending the church on Sundays. She requested the city consider posting a “No Parking” sign on Fraizer Street.

The public hearing was closed at 8:32PM.

Chair Goracke asked if the city could post “No Parking” signs on Fraizer Street.

Project Engineer Barnes explained the city received a letter from Anoka County and the access point to 125th has been approved. She noted the access point to Lexington Avenue was still being discussed. She indicated the city can discuss posting “No Parking” signs on Fraizer Street.

Commissioner Olson asked if access to Lexington Avenue was a condition for approval.

Planner Kaye reported the condition states the applicant was required to meet Anoka County highway department requirements.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0016A a preliminary plat to develop 10.31 acres (3 existing parcels) into one lot with the following conditions:

Case 23-0016A:

1. Park dedication will be required for Outlot A Parkside North 12th (.93 acres) at the Commercial rate of \$8,704 per unit (2023 rate), for a total park dedication fee of \$8,094. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The 2023 Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the additional lot acreage platted. There are three undeveloped lots that will be part of this proposed development with approximately 2.3 acres of upland for a total sewer area charge of \$16,778.
3. Anoka County Highway Department will require additional easement of record along a portion of the frontage along Lexington Ave NE (CSAH 17) to allow for future roadway maintenance and/or expansion. The plat will be required to meet Anoka County Highway Department requirements.
4. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0016B a conditional use permit amendment to allow an expansion of a church and parking lot in a PBD (Planned Business District) zoning district with the following conditions:

Case 23-0016B:

1. The City reserves the right to require the church to provide on-site traffic management.
2. A building permit will not be issued for the site until the parcel is platted into a lot and block.
3. The building is limited to the proposed use as a church as shown in the attached site plan. Other uses such as childcare, pre-school or school, exclusive of religious education classes, are not permitted by the CUP and would require subsequent CUP review and approval.
4. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
5. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
6. All signage requires a separate permit meeting the requirements of the zoning ordinance.
7. Temporary uses such as outdoor events, are not permitted without a specific Special Events License issued by the city.
8. All landscape areas will need to be provided with underground irrigation and sod.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Report

Development Business -

Agenda Item # 10.10

Resolution Granting Site Plan Approval for South Side Entertainment District at 2030 105th Avenue NE. PinPoint Community Development, LLC (Case File No. 23-0018/SAS).

Executive Summary

Site plan approval for the southwest corner of 105th Avenue and Radisson Road.

Background

Schedule of Actions

Planning Commission	03/14/23
City Council	04/03/23

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

Zoning

The subject site is zoned 105th Avenue Redevelopment District.

Surrounding Zoning and uses

The site is at the corner of 105th Avenue and Radisson Road. Kwik Trip is across 105th Avenue and is zoned Planned Business District. The parcels to the west and south are zoned Airport and consist of soccer fields or ball fields. Across Radisson Road is Victory Links Golf Course, also zoned Airport.

Existing Conditions

The site is open green space.

Evaluation of Request

Site Plan

The proposed site plan includes two buildings on one lot. A conditional use permit will be required for two buildings on one lot. The first building at the corner of Radisson Road and 105th Avenue is proposed to be a 9,100 square foot Pizza Pub Prime with a 3,000 square foot roof top patio and a 1,000 square foot ground patio.

The second building will consist of 20,000 square feet of mixed uses. As proposed, there will be a Mexican restaurant, private member club, office, health/athletic services, retail and grab and go food. Building two will have roof top patios and ground floor patios. Outdoor dining requires a CUP.

A drive-thru is proposed on the southern side of building two. The 105th Avenue Redevelopment Zoning District does not allow drive-thrus. Council should discuss if the code should be amended to allow drive-thrus, and if so, possibly limiting it to the south side of 105th Avenue.

Standards

Section 30.910 outlines development standards for commercial development in the 105th Avenue Redevelopment Zoning District.

(a) Setbacks. A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking, or other instances the City Council deems appropriate.

- Building one located at the corner of 105th and Radisson. The northern portion of the building is along the street edge. The east side is adjacent to Radisson Road with a building setback of 30 feet. The proposed outdoor patio has a 20 foot setback. Building two is internal to the site and only adjacent to Radisson Road. The setback varies from 58 feet to 68 feet. The patio is about 50 feet from the property line along Radisson Road. With the speeds and traffic on Radisson Road it is appropriate to have a greater setback.

(b) Building height. All buildings shall be in compliance with Federal Aviation Administration regulations. Any building over 50 feet, with a maximum height of 150 feet, requires a conditional use permit.

- The proposed building height is about 31 feet or 36 feet as measured to the rooftop mechanical equipment.

(c) Sidewalks are required along all public and private streets. The location and alignment of new sidewalks shall connect directly to existing sidewalk network.

- There is existing sidewalk along 105th and Radisson Road.

(d) Mechanical equipment. All mechanical equipment shall be screened and properly maintained with material similar to the material used on the main structure. Screened mechanical equipment shall not be located in the front or street side yards.

- The revised elevations show mechanical units being screened. Staff suggests modifying the screening materials to match the existing metal.

(e) Trash enclosure. Refuse facilities shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the zoning administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates. Materials of the trash enclosure are not shown on the proposed plans, the location is in the side yard.

- This requirement is met.

Parking

Parking areas shall have access to a public alley or street. Driveways shall be located to minimize interference with traffic movement. Parking will be reviewed as part of the site plan. A parking analysis is required as part of the review. On street parking, parking structure, and shared parking are encouraged.

(a) Surface parking.

(1) Parking lots, when feasible should be located to the rear of the buildings, or side yard.

- This requirement is met.

(2) When parking areas abut the street, the sidewalk edge must be delineated with landscaping, architectural fencing (meeting design guidelines) or other decorative features.

- Landscaping is proposed, this requirement is met.

The parking analysis that was submitted indicated that at peak weekday demand, there is a need for 232 parking spaces. The analysis showed there is a need for 198 stalls for the restaurants (includes the patios), 19 for the office space, 15 for retail. The site plan shows 157 stalls onsite. There will be shared parking with the NSC of their existing parking lot to the west, which has about 136 stalls. Combined, that is a total of 293 stalls. Shared parking requires a CUP.

Architecture

[Exterior wall finishes.] At least seventy-five percent (75%) of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation. All buildings must meet and be consistent with design guidelines.

- (a) Brick.
- (b) Natural or cultured stone.
- (c) Glass.
- (d) Stucco.
- (e) Cementous siding.
- (f) Architectural metal.
- (g) Integrally colored rock-faced block.

The proposed buildings are comprised of brick, glass, composite wood (similar to cementous siding) and architectural metal. All buildings incorporate four-sided design.

Façade articulation shall be provided through any of the following elements:

- (1) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.
- (2) A ground-level recess.
- (3) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.

The buildings incorporate all three façade articulations listed above.

All buildings shall have at least one customer entrance facing an abutting public or private street, rather than just the parking area. A building may have more than one entrance. Customer entrances shall be open to the public during business hours.

- The buildings mainly face Radisson Road. Due to the high volume of traffic along this road, entrances are not provided on this side.

Main building entrances shall be architecturally emphasized and visible from the street by utilizing design features such as awnings, pillars, special building materials or architectural details.

- The buildings have metal awnings that provide a material change, which are visible from the street.

All buildings shall provide ground floor windows along facades, parks, plazas or other public outdoor spaces. Darkly tinted windows or windows that block two-way visibility are prohibited.

- The buildings meet this requirement.

Landscaping

The submitted landscape plan includes a mixture of trees and shrubs and meets the landscape requirements. Existing trees that are being removed are being replaced on site.

Signage

A narrative was submitted for signage, however a total sign package should be reviewed that includes renderings and dimensional detail which will require approval from the City Council.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the CCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's engineer.

The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Utilities

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

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

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

Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

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

Access/Street Design/Sidewalks/Trails

The development is proposing to utilize the existing access drive from 105th Avenue NE and to gain/provide access from a right-in/right out connection to Radisson Road NE. As Radisson

Road NE is a county road, the Developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

Easements/Right-of-way/Permits

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

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

Attachment List

Zoning and Location Map
Narrative
Site Plan
Elevations
Tree Preservation
Landscape
Parking Analysis
Phase Plan
Unapproved Planning Commission Minutes 4/13/23

Strategic Plan Relationship

The subject site was rezoned to the 105th Redevelopment District and is identified in the Growth Management priority of the Strategic Plan.

Board/Commission Review

The Planning Commission reviewed the site plan and unanimously recommended approval.

Financial Impact

Not Applicable

Public Outreach/Input

Site Plan Review does not require a public hearing.

Staff Recommendation

In Planning Case File No. 23-0018, the Planning Commission recommend approval of the site plan for Southside Entertainment with the following conditions:

1. Conditional use permit must be applied for and approved prior to issuance of a building permit for the following:

- a. More than one principal building on one lot
 - b. Outdoor seating/dining
 - c. Shared parking
2. Revised elevations should be submitted showing how the mechanical equipment is screened, and the materials for the trash enclosure.
3. Fencing around the patios shall meet design guidelines and shall be submitted for approval with the CUP applications. Detailed signage package shall be submitted.
4. Preliminary and final plat approval shall be completed prior to the issuance of a building permit.
5. Coon Creek Watershed District (CCWD) review, approval and permits required prior to city plan approval and start of site work.
6. A shared parking and access agreement shall be submitted with the conditional use permit application.

Attachment List

1. Attachments
2. Unapproved Planning Commission Minutes 3/14/23



City of Blaine

Signature Copy

Resolution: R-58-2023

Resolution Granting Site Plan Approval for South Side Entertainment District at 2030 105th Avenue NE. PinPoint Community Development, LLC (Case File No. 23-0018/SAS).

WHEREAS, an application has been filed by PinPoint Community Development, LLC as Site Plan Case File No. 23-0018 for Southside Entertainment District; and

WHEREAS, said case involves the property described as follows:

Part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) in Secion twenty-one (21), Township thirty-one North (31), Range twenty-three west (23), Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission reviewed the site plan on March 14, 2023, and recommended approval regarding said site plan; and

WHEREAS, the Blaine City Council has reviewed said case on April 3, 2023; and

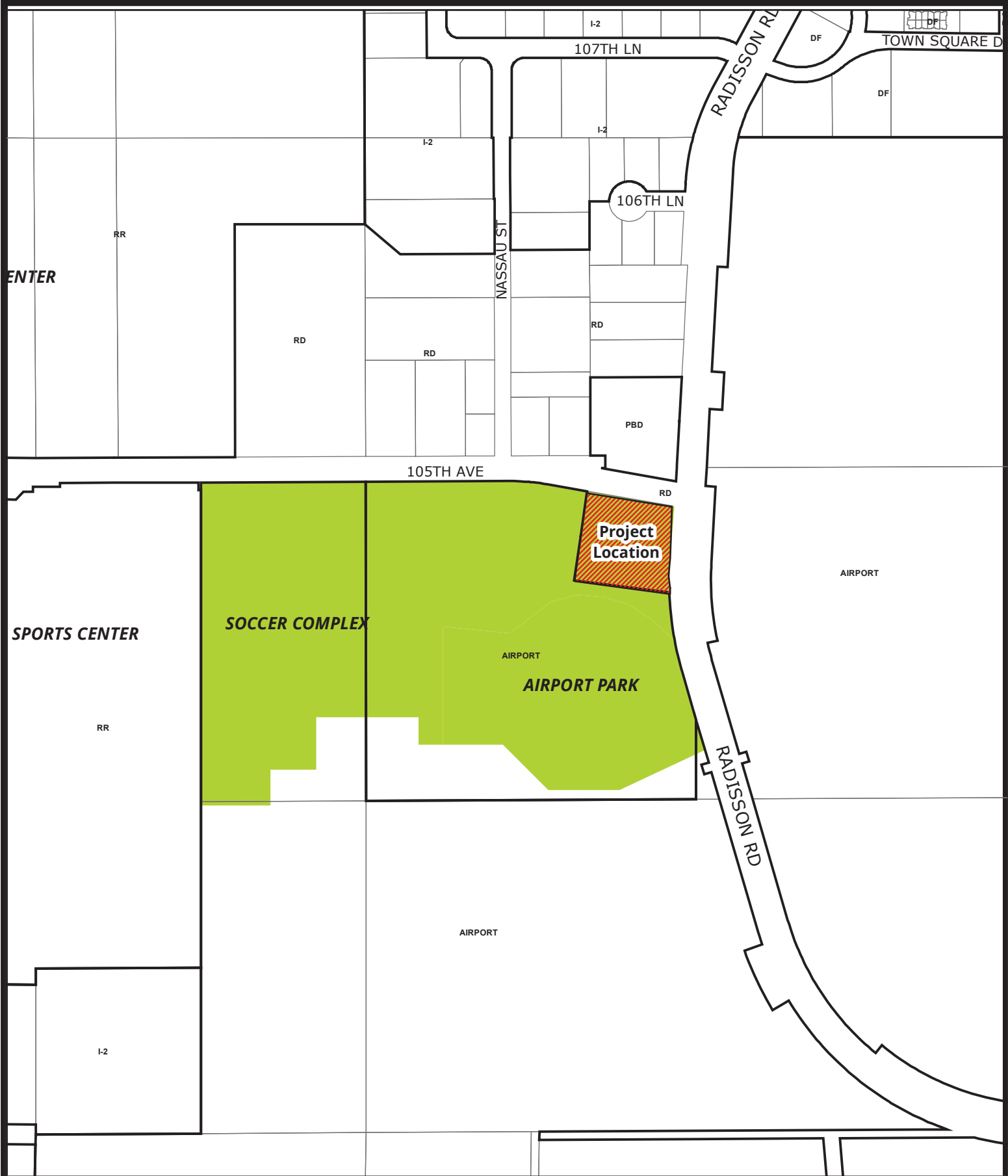
WHEREAS, the development standards in Section 30.90 have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a site is hereby approved per Section 30.903 of the Zoning Ordinance with the following conditions:

1. Conditional Use Permit must be applied for and approved prior to issuance of a building permit for the following:
 - a. More than one principal building on one lot
 - b. Outdoor seating/dining
 - c. Shared parking
 - d. Drive-thru
2. Revised elevations showing the materials for screening equipment shall be submitted.
3. Fencing around the patios shall meet design guidelines and shall be submitted for approval with the CUP applications.
4. Detailed signage package shall be submitted and approved by the City Council.
5. Preliminary and final plat approval shall be completed prior to the issuance of a building permit.
6. Coon Creek Watershed District (CCWD) review, approval and permits required prior to city plan approval and start of site work.

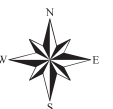
7. A shared parking and access agreement shall be submitted with the conditional use permit application.

PASSED by the City Council of the City of Blaine this 3rd day of April, 2023.



Case File No. 23-0018 South Side Entertainment

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



**Project Narrative RE: South Side Entertainment District
February 10th, 2023
Presented by: PinPoint Community Development, LLC
Owner: 105th Blaine Business Park, LLC**

Summary:

PinPoint Community Development, LLC is proud to present a two-phase development plan to accentuate the ambitious city of Blaine goals to expand opportunities for local residents and traveling guests to enjoy more options in the realm of restaurants, retail, entertainment and Class A office space. At its completion, local and traveling folks will find plenty to enjoy for the entire day and into the evening; even overnight at the upcoming adjacent city center hotel located next to Kwik Trip. Phase I will consist of two commercial buildings of mixed use.

Building One will be a 9,100+ square foot Pizza Pub Prime (7,000 FFL, 2,100 SFL) with a 3,000+ square foot roof top patio and 1,000+ square feet of ground patio space. This is the 10th Pizza Pub to be built, with the 9 previous restaurants all operating today and at a profit. The design is to provide customers with unique experiences at each visit, as the interior and multiple floors and patios will enjoy different ambiances. Features will include a condensed version of the Pizza Pub staple menu plus a new addition to the Blaine pub, the enhanced Prime menu featuring higher end appetizers and entrees. The main level will be constructed to accommodate families and the 2nd floor will serve and entertain more of an adult crowd, including private banquets and events. The design scheme will show a higher end finish without intimidating a family that enjoyed a day at the NSC, Victory Links or other activities. A true balance of higher end feel but built to endure higher athletic traffic as well.

Building Two will consist of 20,000+ square feet (12,000 FFL, 8,000 SFL) mixed use of a Mexican restaurant with a Tequila Bar focus, private member club, office, health/athletic services, retail and grab n' go food. Many tenants to be determined, thus the buildings final design to be finalized, however, a planned concept to fill tenants to suite is also accompanied in the package. Both buildings will tie together in exterior aesthetics and carry into phase II if successful. Amenities in building two will include roof top patios for the Private Club and Restaurant as well as office tenants, courtyard design in the middle for smaller retailers and a shared elevator for 2nd floor tenants and ground patios. Synergistic mixed uses of the site will be the lead determining factor in tenant and use selection.

PinPoint for a potential Phase II, not for contemplation today, is in negotiations to expand to the south 12 acres, to include but not limited to: 40,000 square foot indoor Pickle Ball facility, 15,000 square foot Minnesota Hockey Hall of Fame, 13,000 square foot Day Care with drop and go, two more 12,000 square foot retail buildings and another restaurant/clubhouse facility. This phase is in vision development along with negotiations with the MAC, NSC and Blaine. The site plan for phase I is constructed with ability to enable phase II expansion.

Timeline:

Phase I is positioned to start ground development by April 2023 pending planning and council approvals. Building one will start vertical construction immediately upon ground work being completed. Building two will start vertical construction once 80%+ of the building is leased. The Pizza Pub Prime has an internal goal of opening by the first week of the 2023-2024 NFL season, but no later than mid-November. Building two construction will take 8 months upon achieving leasing targets. The optimal scenario would be to be constructing building two in close consort of building one but starting no later than the fall of 2023.

Phase II has too many variables at this stage to create timeline commitments, however, the goal is to have contract negotiations with the MAC and NSC completed by middle summer 2023, preliminary site enthusiasm from the city of Blaine and Anoka County by Fall and begin construction in Spring of 2024.

As the developer, the value of each site being built out as quickly as possible is a foundational main objective as the energy and attraction being fully developed will bring the anticipated success and potentially more.

The Team:

PinPoint Community Development, LLC will be the developer including the overseer of construction and tenant procurement. Micheal Breese will be the lead contact and will work closely with the rest of the development team. The core development team members are:

- Kevin Bohl with BKBM Engineers will provide all civil engineering services.
- Jeremy Nelson with Little Box Inc is the lead Architect.
- Jesse Symynkywicz with Damon Farber is the landscaping Architect.
- Keegan Wallace with PinPoint will be the project manager.
- Tony Capra with PinPoint will focus on due diligence and lease procurement.
- Jerry McConnell is the founder of The Pizza Pub and expert in restaurant operations.
- Michael Klemm, council with HJ Law Firm to provide beneficial contracts and leasing agreements.

This team has worked together on other projects and enjoys a positive, high energy & creative approach to design and development. Our projects stand out from others as we strive to be unique, local and different. Jeremy has designed over 600 restaurants, 400 franchises and 200 custom designs as an example. The combined backgrounds and experiences by all will draw out the full potential of the site's excellent location.

Capital Stack, Planning & Public Contributions:

- Local Bank Debt
- Investor cash
- Developer cash
- City Economic Development Funding for infrastructure (NSC conditions, dirt, underground water management)
- Anoka County – Radisson road turn lane, right in/right out 100' south of the re-platted boundary
- National Sports Center/Metropolitan Airport Commission (NSC/MAC)

The site plan sits on a 'golden' opportunity for development expansion with the location and potential county approval to provide needed access for residents and travelers to safely and conveniently enjoy Blaine's newest potential in a quest to raise the standards on commercial development in line with its destination vision. The site has a history of sod farming then a conversion into a soccer field. The combination of its history, land being leased from the MAC, along with a high-water table has created unique challenges to ground work that will require City & County assistance to enable both phases of the project. In today's environment of peak construction costs; developers are faced with extra-ordinary challenges to deliver a better product at a suitable risk for investors and a manageable cost to prospective qualified tenants, while importantly keeping consumer costs at market norms. With the required assistance, PinPoint can deliver this vision in a responsible way to fit the long-term outlook for the city's residents. Investor and bank funding are contingent to public development funds to retro fit the site that has been degraded over time from its use as a sod farm. Additionally, as mentioned, access will be critical from Radisson road as the 105th medians, NSC traffic and the upcoming City Center create new peak volumes of traffic flow with limited turning. The new private road connections and Radisson road right in, right out will safely and effectively resolve intense traffic pressure as demonstrated in the traffic analysis. The NSC & MAC have also agreed in principle (legal documentation in process) to a shared use agreement of an existing adjacent parking lot with conditions, parking which enables the site to 'park out' based on the parking analysis. The agreement will be co-terminus (NSC/PinPoint) with the MAC to protect the parking and accesses being delivered by adjacent land through the entirety of the developers land lease.

Impact:

Through countless community interviews, market analysis and collaboration with city officials; South Side Entertainment District will infuse a 'bolt' of energy residents are desperately looking for. Local brands with local owners that will be the majority make up of this new site and will enhance the local culture desired by all for new developments. The site will bring opportunity for local residents and businesses to flourish for the foreseeable future. The economic impact, even although still to be determined, will undoubtedly provide net positive growth with

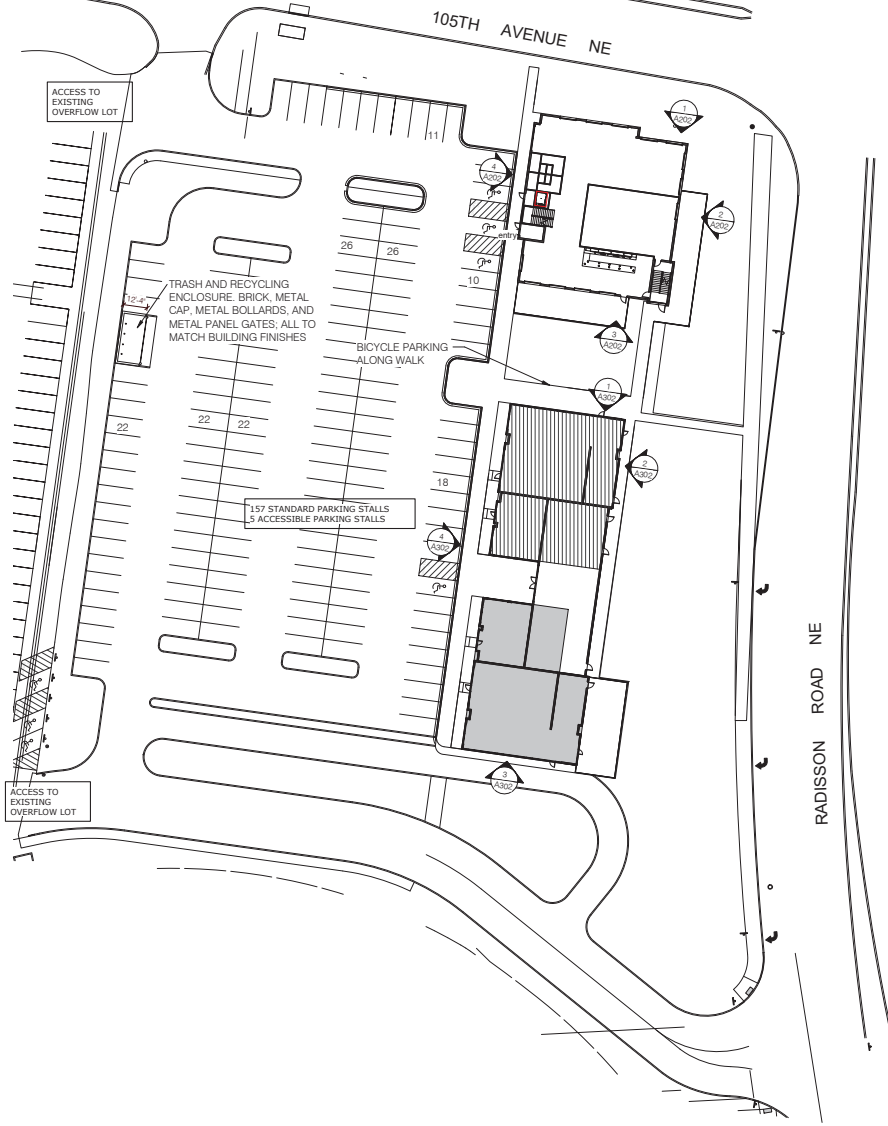
sustainability protected if the plan is approved and followed. The core mission is to ensure that the growth of revenues stays within the city of Blaine to promote continued development of similar projects in the future, including phase two of the potentially expanded site as well as many others yet to come around the city of Blaine. The site is currently tax exempt; thus, all improvements will yield new significant revenues for the county and city upon stabilization.

Summary:

PinPoint is proud to present this project to the Planning Commission and hopefully eventually to the city council for review and approval. Conceptually, the mixed-use plan promotes activities and experiences for residents and guests to enjoy for the foreseeable future. Community engagement will be front and center to the site plan; promoting a coming together for all to enjoy as Blaine enters into a new era of diverse development to serve all. Blaine is full of potential; we are excited to explain in greater detail how this site plan will tap into the bottled-up energy the residents keenly await to use. Thank you for your time and look forward to continuing the exciting collaborative work with the city of Blaine, Anoka County, NSC, MAC and the Minnesota Sports Authority.

Sincerely,

Micheal Breese
Chief Executive Officer
PinPoint Community Development
MJB@pinpointnational.com
612-978-3688



RESTAURANT PARKING COUNT

Ground floor - 6900 total sqft
 1898 general
 2480 kitchen / 200 = 13
 2522 dining / 100 = 26

2nd floor - 6900 sqft
 1898 general
 380 bar / 200 = 2
 4622 dining / 100 = 47

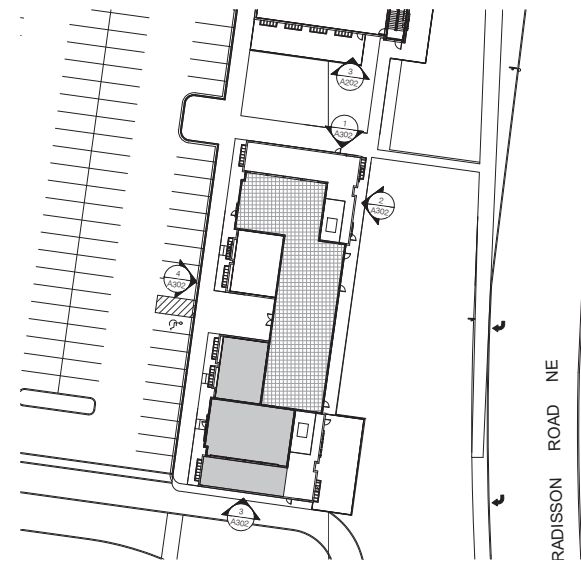
Restaurant Parking = 88

BUILDING 2 PARKING COUNT

Ground floor - 10,040 total sqft
 4200 restaurant
 2000 kitchen / 200 = 10
 1800 dining / 100 = 18
 4600 retail / 200 = 23

2nd floor -
 2692 restaurant
 400 kitchen / 200 = 2
 400 club / 16 = 25
 1700 dining / 100 = 17
 3970 business / 200 = 20

Building 2 Parking = 125



1
A100
ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

2
A100
BUILDING 2 2ND FLOOR
SCALE: 1/32" = 1'-0"

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South Side Entertainment District

A Development By:
 PinPoint Equity Group

NO	DESCRIPTION	DATE

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BUILDING AREAS AND PARKING

A100



RENDERING - RESTAURANT FROM LOT



RENDERING - RESTAURANT FROM INTERSECTION



RENDERING - RETAIL FROM LOT



RENDERING - RETAIL FROM SE

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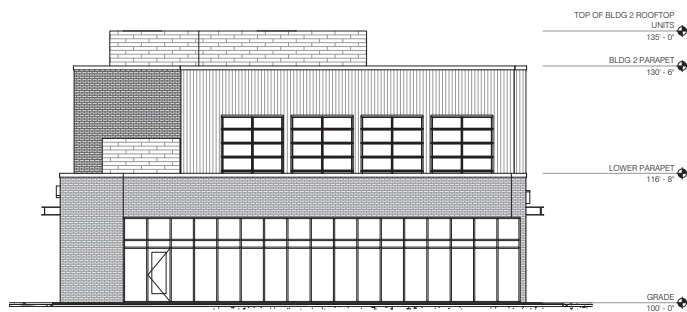
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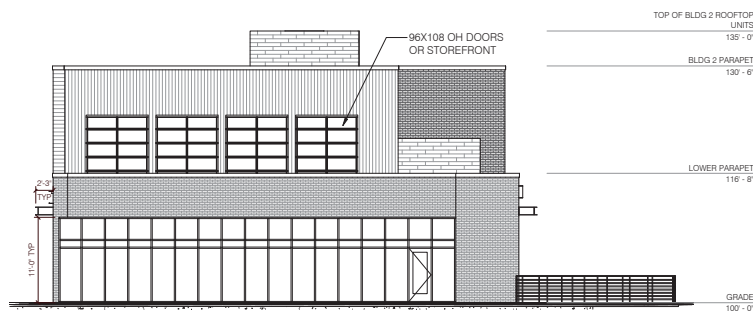
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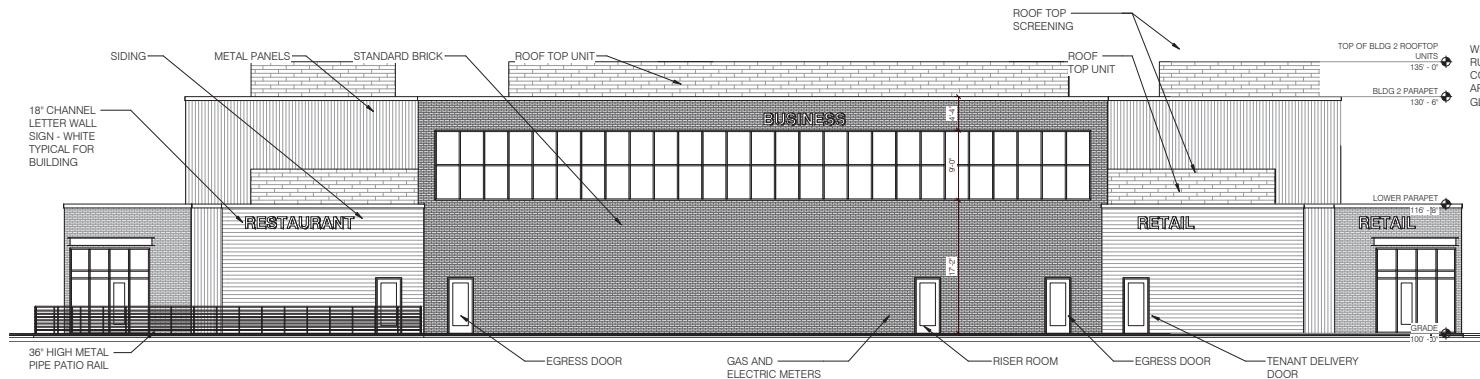
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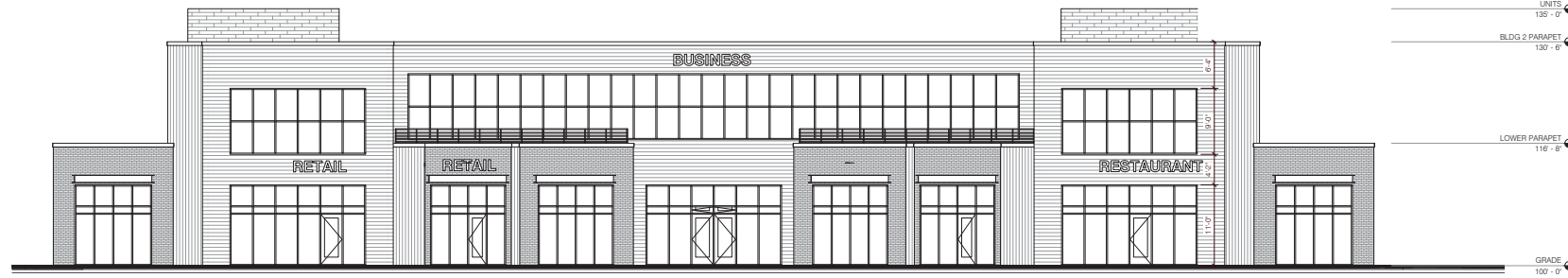
1 ELEVATION - RETAIL NORTH
SCALE: 1/8" = 1'-0"



3 ELEVATION - RETAIL SOUTH
SCALE: 1/8" = 1'-0"



2 ELEVATION - RETAIL EAST
SCALE: 1/8" = 1'-0"



4 ELEVATION - RETAIL WEST
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES BY ELEVATION:

NORTH:
RUNNING BOND STANDARD BRICK - 646 SQFT = 34.1%
COMPOSITE WOOD RAINSCREEN SIDING - 23 SQFT = 01.1%
ARCHITECTURAL METAL PANELS - 374 SQFT = 19.8%
GLAZING / DOORS - 850 SQFT = 45.0%
TOTAL 1,893 SQFT

EAST:
RUNNING BOND STANDARD BRICK - 2,150 SQFT = 41.2%
COMPOSITE WOOD RAINSCREEN SIDING - 880 SQFT = 16.9%
ARCHITECTURAL METAL PANELS - 1,096 SQFT = 21.0%
GLAZING / DOORS - 1,089 SQFT = 20.9%
TOTAL 5,215 SQFT

SOUTH:
RUNNING BOND STANDARD BRICK - 646 SQFT = 34.1%
COMPOSITE WOOD RAINSCREEN SIDING - 23 SQFT = 01.1%
ARCHITECTURAL METAL PANELS - 374 SQFT = 19.8%
GLAZING / DOORS - 850 SQFT = 45.0%
TOTAL 1,893 SQFT

WEST:
RUNNING BOND STANDARD BRICK - 788 SQFT = 15.1%
COMPOSITE WOOD RAINSCREEN SIDING - 1,422 SQFT = 27.3%
ARCHITECTURAL METAL PANELS - 628 SQFT = 12.0%
GLAZING / DOORS - 2,377 SQFT = 45.6%
TOTAL 5,215 SQFT

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South Side
Entertainment
District

A Development By:
PinPoint Equity Group

NO	DESCRIPTION	DATE

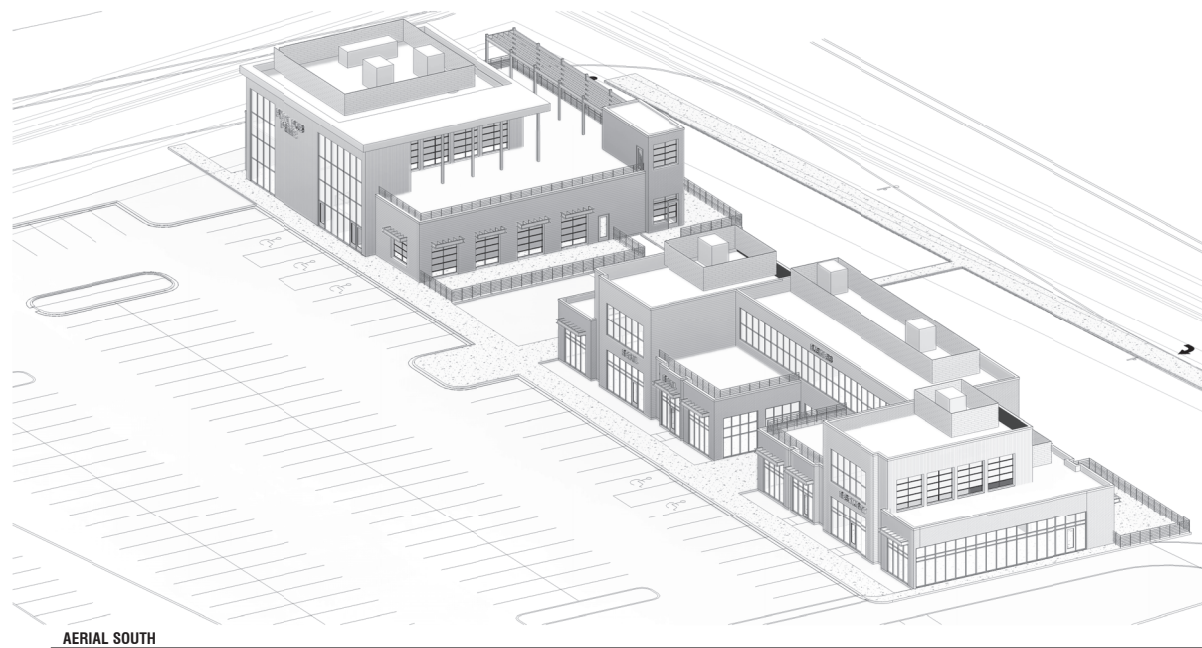
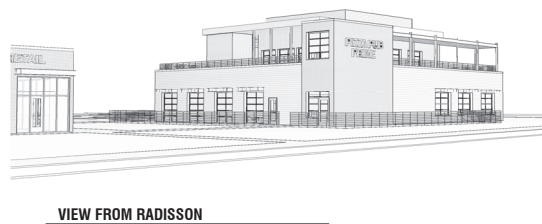
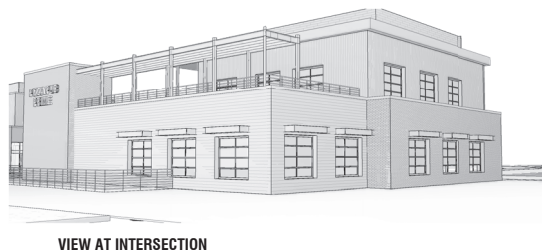
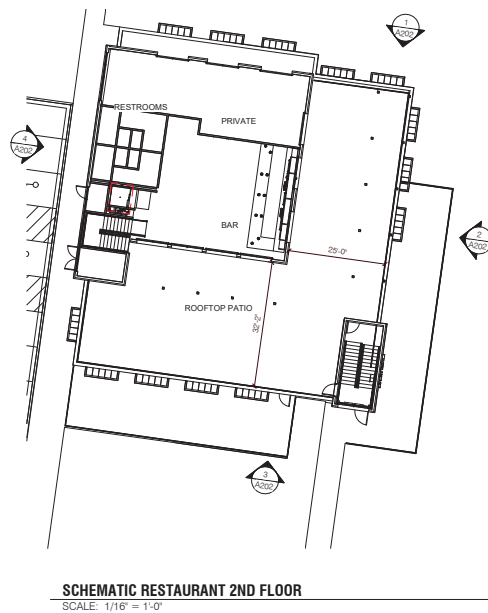
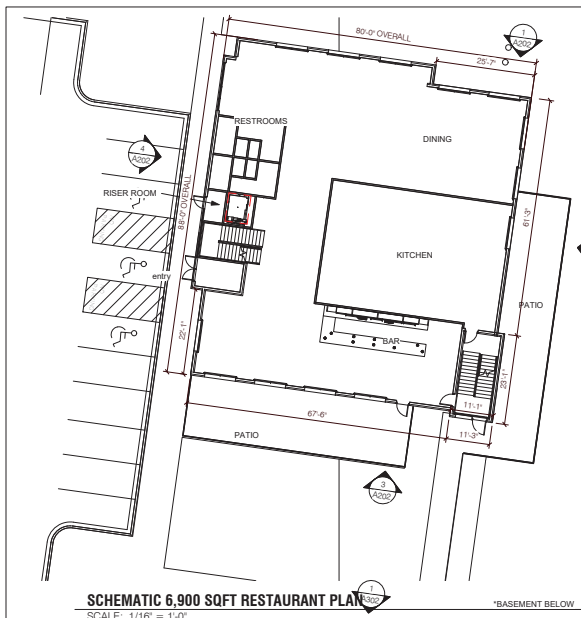
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Revisions and modifications to be made.
Revisions and modifications to be made.

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RETAIL
ELEVATIONS

A302



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South Side
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NO.	DESCRIPTION	DATE

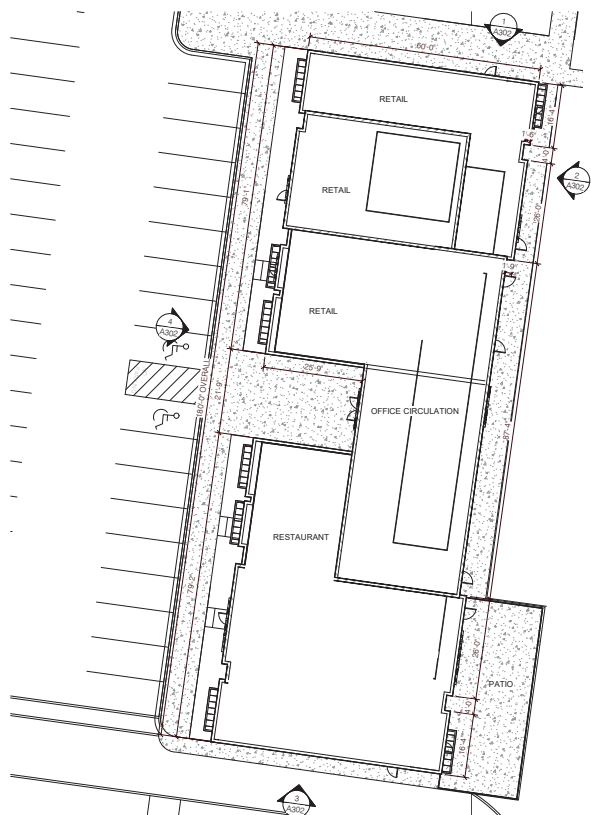
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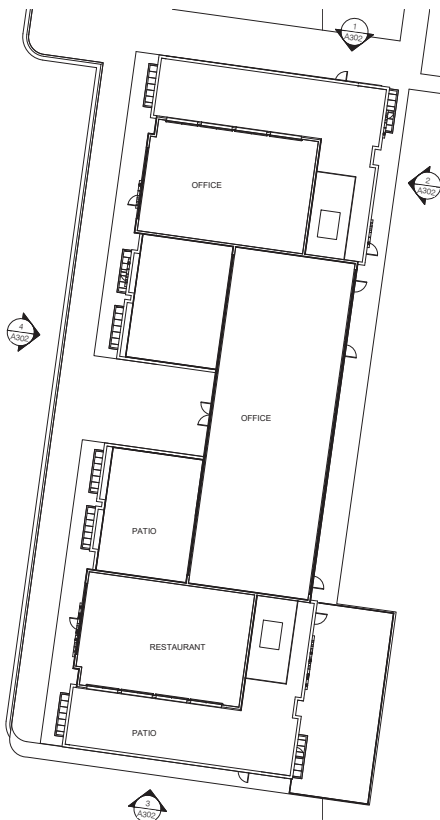
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DESIGN FOR
RESTAURANT

A201



SITE PLAN RETAIL 1
SCALE: 1/16" = 1'-0"



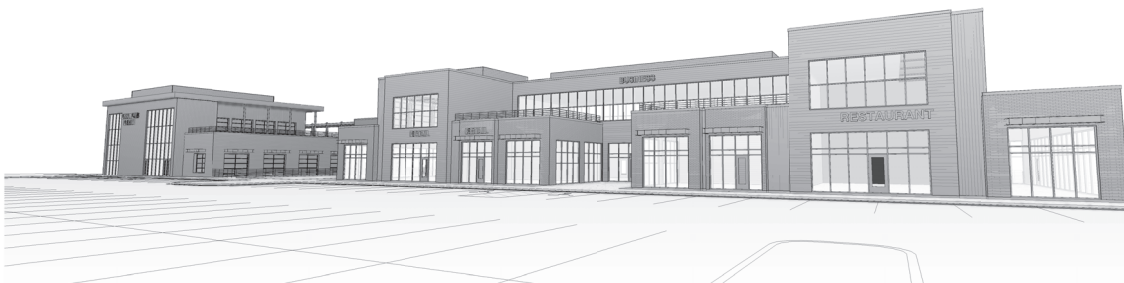
2ND FLOOR
SCALE: 1/16" = 1'-0"



FROM NE



FROM SE



WEST VIEW

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**South Side
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DESIGN FOR
PHASE 1 RETAIL

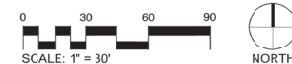
A301



SYMBOL	DESCRIPTION	CAU/SIZE	TYPE	STATUS
T-01	DEMO	9	EVERGREEN - SPRUCE	DENO
T-02	DEMO	9	EVERGREEN - SPRUCE	DENO
T-03	DEMO	10	EVERGREEN - SPRUCE	DENO
T-04	DEMO	(2) 22	SOFTWOOD - COTTONWOOD	DENO
T-05	DEMO	25	SOFTWOOD - COTTONWOOD	DENO
T-06	DEMO	8	EVERGREEN - SPRUCE	DENO
T-07	DEMO	7	EVERGREEN - SPRUCE	DENO
T-08	DEMO	12	EVERGREEN - SPRUCE	DENO
T-09	DEMO	10	EVERGREEN - SPRUCE	DENO
T-10	DEMO	8	EVERGREEN - SPRUCE	DENO
T-11	DEMO	(3) 23	SOFTWOOD - COTTONWOOD	DENO
T-12	DEMO	(2) 20	SOFTWOOD - COTTONWOOD	DENO
T-13	DEMO	7	HARDWOOD - OAK	DENO
T-14	DEMO	(2) 23	SOFTWOOD - COTTONWOOD	DENO
T-15	DEMO	42	SOFTWOOD - COTTONWOOD	DENO
T-16	PRESERVE	15	HARDWOOD - OAK	PRESERVE
T-17	PRESERVE	18	HARDWOOD - OAK	PRESERVE
T-18	DEMO	(2) 20	SOFTWOOD - COTTONWOOD	DENO
T-19	DEMO	8	EVERGREEN - SPRUCE	DENO
T-20	DEMO	10	EVERGREEN - SPRUCE	DENO
T-21	DEMO	12	EVERGREEN - SPRUCE	DENO
T-22	DEMO	48	SOFTWOOD - COTTONWOOD	DENO
T-23	DEMO	22	SOFTWOOD - COTTONWOOD	DENO
T-24	DEMO	22	SOFTWOOD - COTTONWOOD	DENO
T-25	DEMO	18	HARDWOOD - OAK	DENO
T-26	DEMO	26	SOFTWOOD - COTTONWOOD	DENO
T-27	DEMO	(3) 20	SOFTWOOD - COTTONWOOD	DENO
T-28	DEMO	24	SOFTWOOD - COTTONWOOD	DENO
T-29	DEMO	28	SOFTWOOD - COTTONWOOD	DENO
T-30	PRESERVE	5	HARDWOOD - OAK	PRESERVE
T-31	PRESERVE	3	HARDWOOD - OAK	PRESERVE

LEGEND

- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- ✕ REMOVE EXISTING TREE



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South Side
Entertainment
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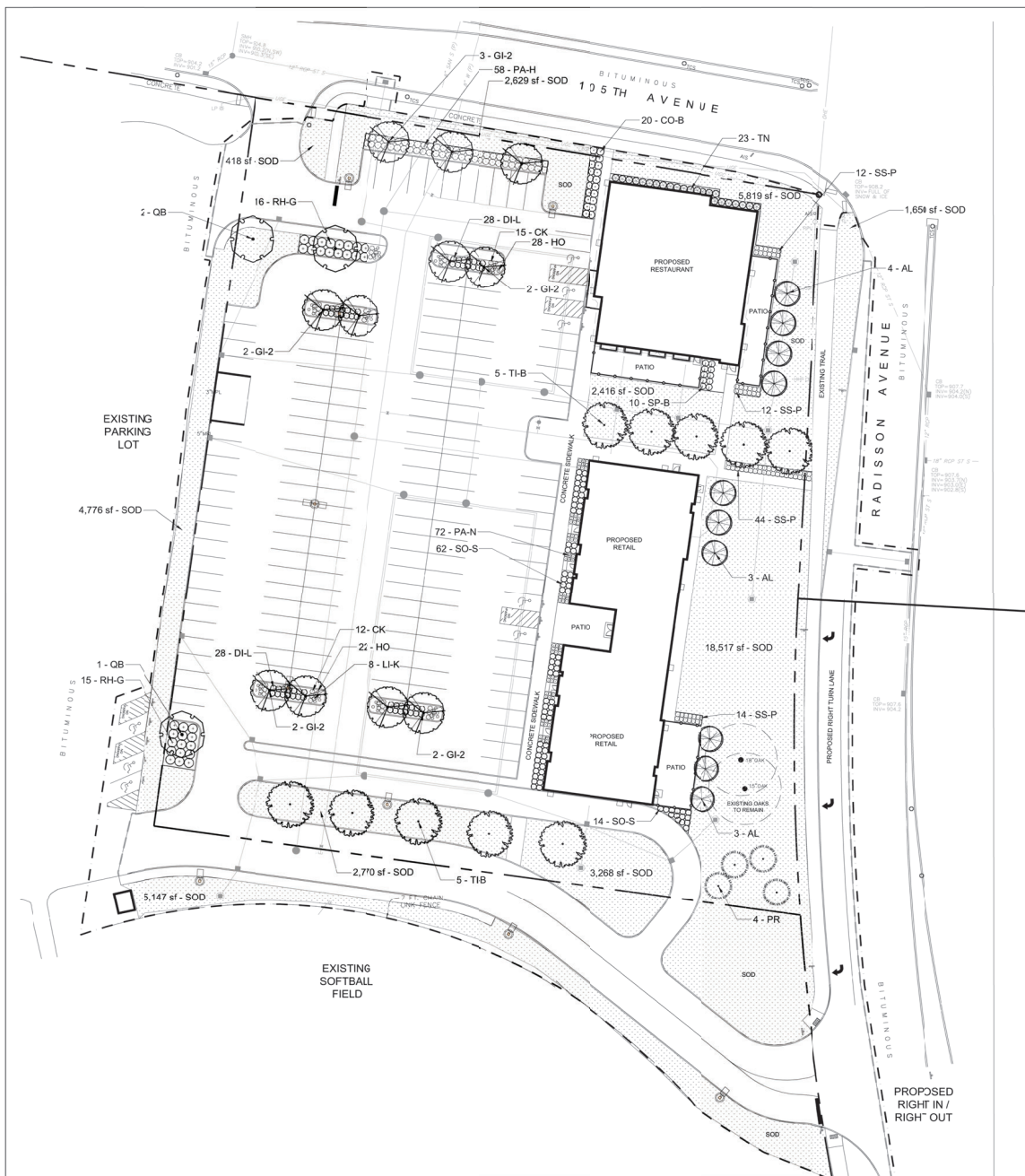
NO	DESCRIPTION	DATE
1	CITY RESUBMITTAL	10/27/2023

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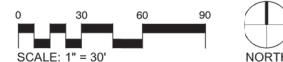
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TREE REMOVAL /
PRESERVATION
PLAN
L000



PLANT SCHEDULE L100			
DECIDUOUS TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	AL	10	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE
	GI-2	11	QLEDITSIA TRIACANTHOS INEQUIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
	QB	3	QUERCUS BICOLOR / SWAMP WHITE OAK
	TI-B	10	TLIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN
EVERGREEN TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PR	4	PNUS RESINOSA / RED PINE
SHRUBS			
	CODE	QTY	BOTANICAL / COMMON NAME
	CO-B	20	CORNUS SERICEA 'BAILEYLINE' TM / FIREDANCE DOGWOOD
	DI-L	56	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	RH-G	31	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SO-S	76	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA
	SP-B	10	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA
	TN	23	TXLUS X MEDIA 'TAUNTON' / TAUNTON YEW
GRASSES			
	CODE	QTY	BOTANICAL / COMMON NAME
	CK	27	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
	PA-H	58	PNICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
	PA-N	72	PNICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
	SS-P	76	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
PERENNIALS			
	CODE	QTY	BOTANICAL / COMMON NAME
	HO	50	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
	LI-K	18	LATRIS SPICATA 'KOBOLD' / KOBOLD BLAZING STAR
GROUND COVERS			
	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	47,410 SF	SOD



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South Side
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NO	DESCRIPTION	DATE
1	CITY RESUBMITTAL	02/27/2023

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LANDSCAPE
PLAN

L100

To:	Mike Breese	From:	Ed Terhaar, PE
	PinPoint Community Development, LLC		
File:	193806052	Date:	February 9, 2023

Reference: Trip Generation and Parking Information for Commercial Development in Blaine, MN

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



DATE: February 9, 2023

Edward Terhaar
License No. 24441

Purpose and Background

This memorandum presents trip generation and parking information for the proposed commercial development located in the southwest quadrant of the Radisson Road NE/105th Avenue NE intersection in Blaine.

Existing Conditions

The project site currently consists of athletic fields and parking lots. The proposed development will be located in the southwest quadrant of the Radisson Road NE/105th Avenue NE intersection.

Proposed Development Characteristics

The proposed project consists of constructing new commercial buildings in two phases. The land uses and sizes for each phase are as follows:

Phase 1

- Sit-down restaurant – 12,000 square feet
- Sit-down restaurant – 9,000 square feet
- Retail – 7,500 square feet
- Office – 7,500 square feet

Phase 2

- Daycare – 12,000 square feet
- Retail – 12,000 square feet
- Retail – 12,000 square feet
- Sit-down restaurant – 8,500 square feet
- Pickleball facility with 18 courts and 6,500 square foot restaurant
- Hockey Hall of Fame – 15,000 square feet

Access will be provided at a full movement location on 105th Avenue NE and a right in/right out only location on Radisson Road.

Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the eleventh edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE). Trip generation estimates for the pickleball facility are based on customer count estimates provided by the owner. The Strip Retail land use (ITE 822) was used for the Hockey Hall of Fame. The resultant trip generation estimates are shown in **Table 1**.

Table 1
Trip Generation for Proposed Project

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Phase 1								
Sit-down restaurant (932)	12,000 SF	0	0	0	66	43	109	1268
Sit-down restaurant (932)	9,000 SF	0	0	0	50	31	81	965
Retail (822)	7,500 SF	11	7	18	25	24	49	408
Office (712)	7,500 SF	10	3	13	6	10	16	108
Phase 2								
Daycare (565)	12,000 SF	70	62	132	63	70	133	571
Retail (822)	12,000 SF	17	11	28	40	39	79	653
Retail (822)	12,000 SF	17	11	28	40	39	79	653
Sit-down restaurant (932)	8,500 SF	0	0	0	47	30	77	911
Sit-down restaurant (932)	6,400 SF	0	0	0	35	23	58	686
Pickleball facility	18 courts	72	72	144	72	72	144	1872
Hockey Hall of Fame (822)	15,000 SF	21	14	35	49	50	99	817
Totals		218	180	378	493	431	924	8912

Notes: SF=square feet

Sit-down restaurants are not open during the a.m. peak hour.

Trip Distribution

Trip distribution percentages for the subject development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are described below:

- 35 percent to/from the north on Radisson Road
- 35 percent to/from the south on Radisson Road
- 30 percent to/from the west on 105th Avenue

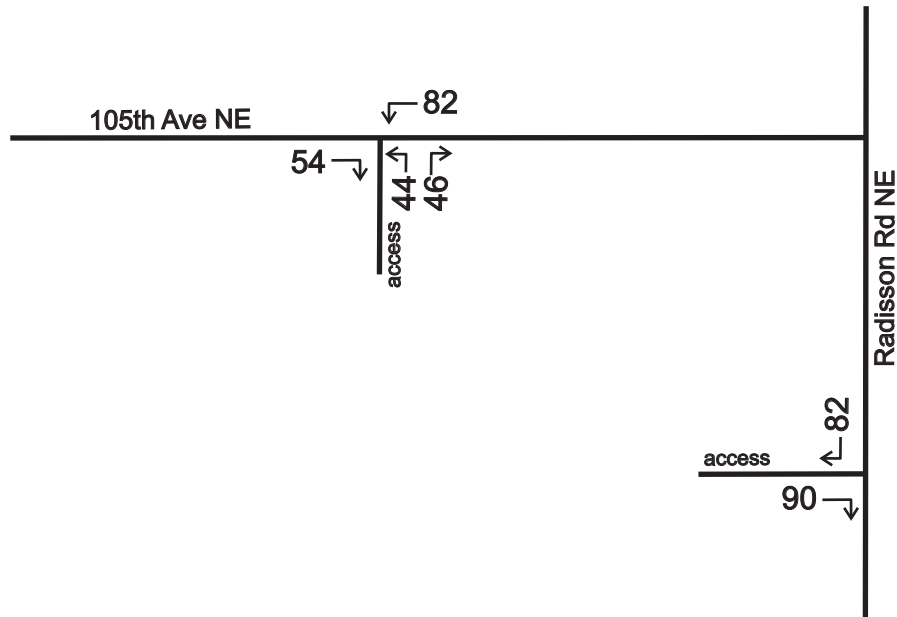
Using the preceding trip distribution percentages, trips were assigned to the access locations. The resultant number of trips added at each location are shown in Figure 1.

Parking Demand for Phase 1

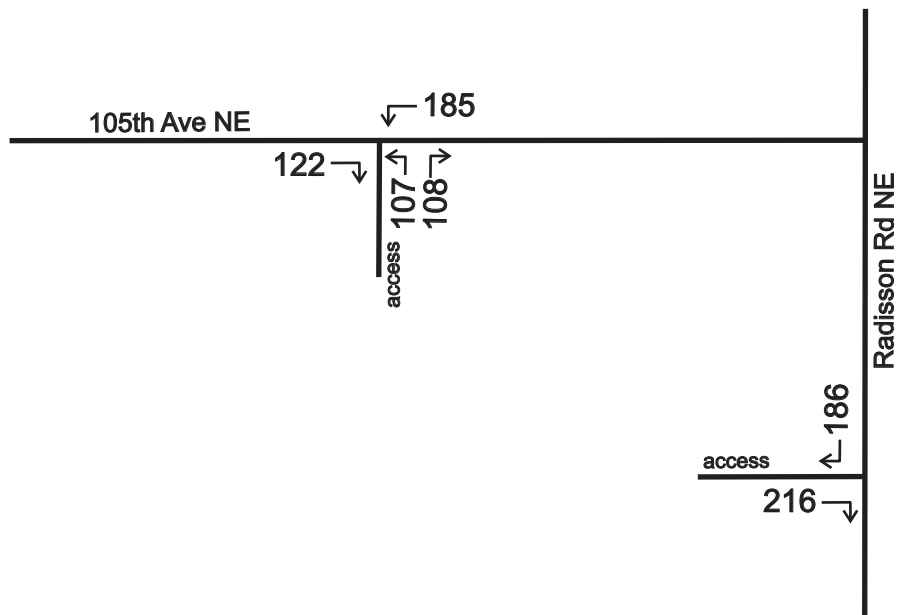
Parking data from the Institute of Transportation Engineers (ITE) was used to determine the expected parking demand for the proposed land uses in Phase 1. Data provided in the ITE publication *Parking Generation*, 5th Edition, indicates the various proposed uses peak at different times during the day.

Based on the ITE data, the peak weekday parking demand is 232 spaces, which occurs between 11 am and 2 pm. This includes 198 spaces for the sit-down restaurants, 19 spaces for the office, and 15 spaces for the retail. The parking demand by time of day is shown in Table 2.

WEEKDAY AM PEAK HOUR



WEEKDAY PM PEAK HOUR



BLAINE COMMERCIAL
DEVELOPMENT

FIGURE 1

**WEEKDAY AM AND PM
PEAK HOUR TRIP
DISTRIBUTION**

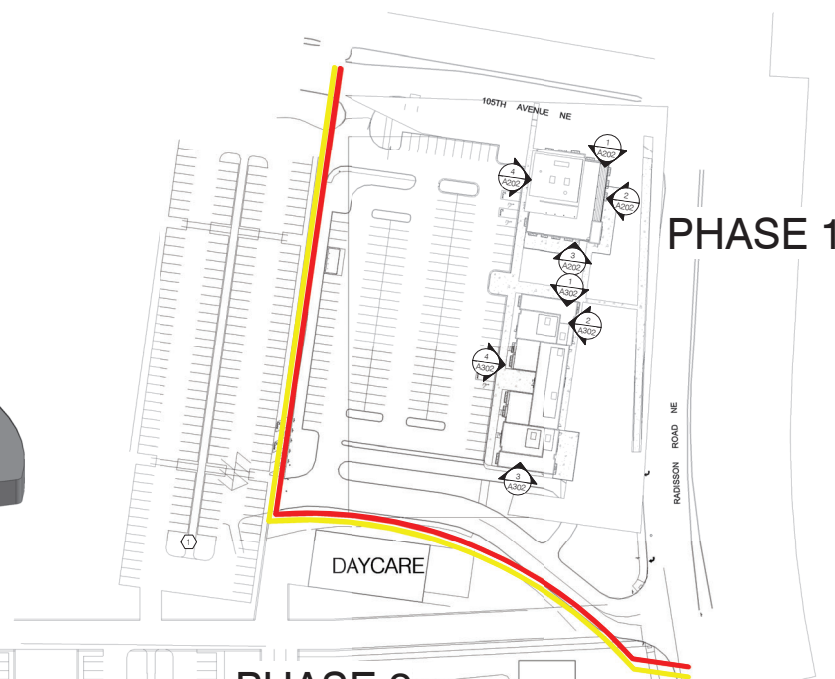
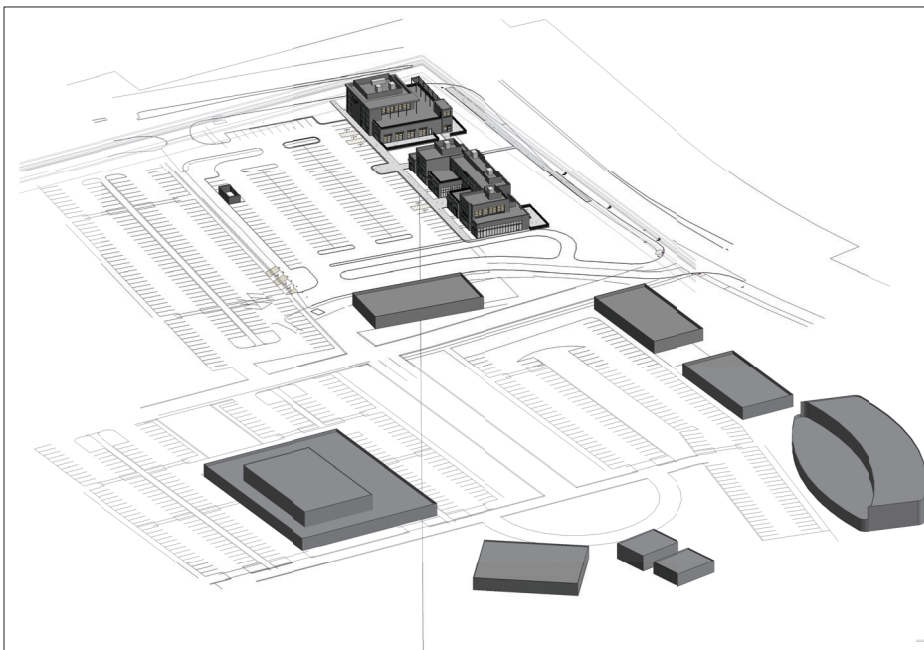
TABLE 2
PHASE 1 - WEEKDAY PARKING DEMAND

Land Use	Size	Unit	Gross Parking Rate	Adjustment Factor for Walking, Transit Multi-Purpose, and Vacancies	Month of Year Adjust. Factor (MAX)	Time of Day Factor						Net Parking Needs by Time of Day					
						6 am- 8 am	8 am- 11 am	11 am- 2 pm	2 pm- 4 pm	4 pm- 6 pm	6 pm- 9 pm	6 am- 8 am	8 am- 11 am	11 am- 2 pm	2 pm- 4 pm	4 pm- 6 pm	6 pm- 9 pm
Sit down restaurant	12000	sq. ft.	9.44/1000	0%	100%	10%	10%	100%	60%	100%	100%	11	11	113	68	113	113
Sit down restaurant	9000	sq. ft.	9.44/1000	0%	100%	10%	10%	100%	60%	100%	100%	8	8	85	51	85	85
Office	7500	sq. ft.	2.56/1000	0%	100%	50%	100%	100%	100%	75%	10%	10	19	19	19	14	2
Retail	7500	sq. ft.	1.95/1000	0%	100%	10%	75%	100%	80%	80%	10%	1	11	15	12	12	1

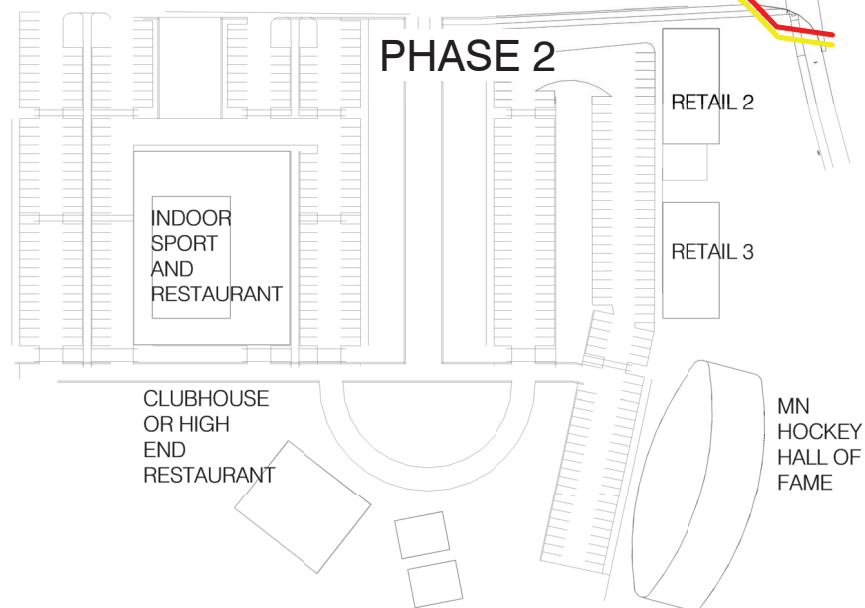
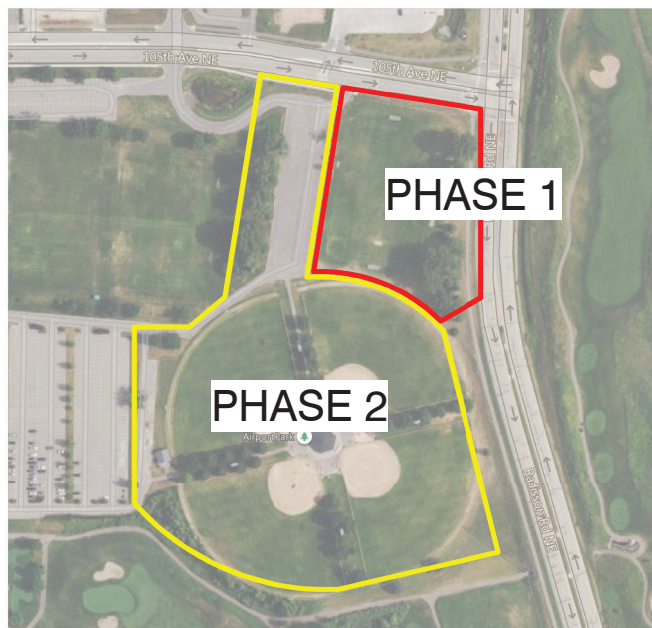
Note: Gross parking rates from ITE Parking Generation, 5th edition

TOTAL PARKING DEMAND

30 49 232 150 224 201



PHASE 1



PHASE 2

PINPOINT

Contact: Mike Bressa
Phone: 612-979-3688
Email: mike@pinpointeg.com

little box
Address: 2744 Lyndale Ave S
Minneapolis, MN 55408
Phone: 612-904-6314
Email: jnelson@littleboxinc.com

BKBM ENGINEERS
Address: 6120 Earle Brown Dr. Ste 700
Minneapolis, MN 55430
Phone: 763-843-0427
Email: kbob@bkbm.com

DF/ DAMON FARBER LANDSCAPE ARCHITECTS
Address: 310 S 4th Ave. Ste 7050
Minneapolis, MN 55415
Phone: 763-257-7928
Email: jaymykywicz@damonfarber.com

South Side Entertainment District
A Development By:
PinPoint Equity Group

NO	DESCRIPTION	DATE

© 2023. This is a tentative drawing only to be used for purposes stated. Copying or reproducing is prohibited. Please refer to the project file.
PROJ NO: 2023/01/13
DATE: 2023/01/13
DRAWN BY: Author
CHECK BY: Checker

NOT FOR CONSTRUCTION

FUTURE PHASE

A500

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

NEW BUSINESS

Item 5.1 – Case File No. 23-0018 – The applicant is requesting site plan approval.
SOUTH SIDE ENTERTAINMENT DISTRICT, 2030 105TH AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner.

Chair Goracke asked if there were any other underground ponding works.

Project Engineer Barnes discussed how stormwater is stormed in an isolation chamber underground and is then filtered. She noted the Blaine Square 3rd Subdivision, which was approved last year has underground ponding.

Chair Goracke questioned if both buildings would have outdoor patios.

City Planner Sellman explained that building one will have a rooftop patio of 3,000 square feet and a ground patio of 1,000 square foot and the other building would have an outdoor patio as well.

Tony Capra, development consulting team member, stated he was excited to be bringing this project to the city of Blaine. He discussed how he has been working with Anoka County, the NSC and MAC in order to pull this project together.

Chair Goracke questioned when work would begin on this project.

Mr. Capra stated he hoped to have the buildings open by this fall.

Commissioner Gorzycki questioned if the site was properly parked.

Kevin Bull, civil engineer for the project, explained the underground stormwater would assist with maximizing the parking on the site. He noted the property would have shared parking with the NSC.

Commissioner Olson commended the developers on all of their hard work on this project.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0018 based on the following conditions:

Case 23-0018:

1. Conditional Use Permit must be applied for and approved prior to issuance of a building permit for the following:
 - a. More than one principal building on one lot
 - b. Outdoor seating/dining
 - c. Shared parking
2. Revised elevations should be submitted showing how the mechanical equipment is screened and the materials for the trash enclosure.
3. Detailed signage package shall be submitted.
4. Preliminary and final plat approval shall be completed prior to the issuance of a building permit.
5. Coon Creek Watershed District (CCWD) review, approval and permits required prior to City plan approval and start of site work.
6. A shared parking and access agreement shall be submitted with the conditional use permit application.

Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.



City of Blaine Staff Report

File Number:

Agenda Date

April 3, 2023

Status

In Control

City Council

File Type

Motion

Administration - Cathy Sorensen, City Clerk

Agenda Item # 11.1

Appointment to the Natural Resources Conservation Board

Executive Summary

Council is asked to appoint a member to a newly-vacated term on the Natural Resources Conservation Board.

Background

Boardmember Sarah Filipi has notified staff that she will be resigning from the NRCB, leaving an additional vacancy to fill. Attached are applications from Douglas Gramstand (Ward 2) and Nick Phelps (Ward 3) who had applied for the NRCB and were appointed as adjunct members. Council is asked to make an appointment for the vacancy with a term to expire December 31, 2023.

Strategic Plan Relationship

As advisory bodies, board and commission members relate to all facets of the city's strategic plan as their work is an integral part to decision-making by the city council.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Council is asked to appoint a member to a newly-vacated term on the Natural Resources Conservation Board.

Attachment List

1. Douglas Rodger Gramstad - Council Packet
2. Nick Phelps Resume - Council Packet
3. Nick Phelps - Council Packet

Print**Board and Commission Application - Submission #16773****Date Submitted: 12/6/2022****City of Blaine Seeks Applicants for Board and Commission Vacancies**

The Blaine City Council is currently seeking applicants for several advisory boards and commissions. Blaine's boards and commissions are vital to the community and provide input and guidance on the many opportunities and issues Blaine faces as a growing community. Requirements for these volunteer positions include being a resident of Blaine, attending monthly meetings, and having interest in the direction of the community.

Blaine is currently seeking applicants for the following advisory boards and commissions:

- Park Advisory Board: Makes recommendations to the Blaine City Council regarding policy, capital projects, and operating budget priorities pertaining to the park and recreation function. Meetings are held the fourth Tuesday of each month.
- Planning Commission: This commission advises on long-range community planning, goals, and policies, immediate planning issues, and specific development proposals. Meetings are held the second Tuesday of each month.
- Natural Resources Conservation Board: This board advises on the acquisition and management of public open space and trails and Blaine's natural resources. Monthly meetings are held the third Tuesday of each month.
- Fire Board: The Spring Lake Park - Blaine - Mounds View (SBM) Fire Department is a nonprofit corporation managed by a Fire Board consisting of firefighters and community representatives. Blaine representatives must either live or work full time in Blaine. This board works closely with the fire chief offering final approving authority for most administrative and financial items for the corporation.
- Traffic Commission: The Blaine Traffic Commission reviews neighborhood traffic concerns on local streets, defines issues, reviews alternatives and costs, holds public hearings and makes recommendations to the Blaine City Council.

Please select which board or commission you wish to serve on, multiple selections allowed. You will only be appointed to one board or commission.*

- | | |
|--|--|
| ☐ Fire Board | ☒ Natural Resources Conservation Board |
| ☐ Park Advisory Board | ☐ Senior Advisory Committee |
| ☐ Planning Commission | ☐ Traffic Commission |

Personal Information**Full Name***

Douglas Rodger Gramstad

Phone Number***Address***

10954 Isanti Ct NE

Council Ward*

2

Length of Residency in Blaine (Years)*

22

If you need to find your council ward, go to [MNVotes.org](https://www.mnvotes.org).

Address of Any Other Property Owned in Blaine*

n/a

Email*

Cell Phone Number

Employment Information

Current Employer

GramstadConsulting, LLC

Phone Number

Address

10954 Isanti Ct NE

Position / Title

Owner / Principal

Educational Background

Civil Engineering - University of Minnesota
Computer Information Systems - University of Phoenix

Civic, Professional, and Community Activities

List any governmental, service organizations, or professional activities that you have been or are currently involved with.

Coon creek watershed salt watch

Please state briefly why you want to serve on a Blaine board or commission.

I have lived in Blaine for more than 22 years and I've seen the changes and expansion over that time. I believe Blaine is one of several unique N Mnpls suburbs and I would like to help it maintain the attributes that makes it a great place to live.

List any special background, strengths, or abilities you would bring to a board or commission.

Educated as civil engineer and active in projects involving MN natural resources. Avid outdoorsman. Lived in Northern Europe for several years and spend a lot of time in countries where natural resources are highly regarded.

City Development**Briefly describe the strengths of Blaine today.**

Blaine is situated along freeways allowing access to all parts of the greater twin cities metro area. It also has a significant amount of open spaces without the congestion of a "downtown". Blaine is like an oasis just on the outskirts of the busy city life.

Briefly describe the weaknesses of Blaine today.

Blaine doesn't have a specific business area so traffic is a major problem. Some of the small shops have become quite dated. The expansion is quickly consuming the remaining open spaces.

Briefly describe where you think Blaine will be 10 years from now.

Once the hwy 65 congestion problem is addressed I believe Blaine will continue to be a highly sought after place to live. Also the location should allow businesses to be successful.

List any specific goals and/or objectives you visualize for Blaine.

Maintain the quality of Blaine's open spaces. Increase the number and variety of trees. Improve the quality of the water in the watershed.

List any issues that may cause conflict of interest between civic responsibility and your personal/professional interests.

n/a

Commissioners and board members may spend from 10 to 40 hours per month preparing for meetings, meeting with residents, and attending meetings. Can you meet this time commitment and are there any evenings you would not be available for meetings?

Yes, I am willing to put in the time with fellow board members to help protect the natural resources which make Blaine a great place to live.

You may upload a resume if you would like.

Choose File

No file chosen

Tennessen Warning

The information provided by you on this application will be used to consider appointment to an advisory commission. Participation as an advisory commission member is strictly voluntary and you are not required by law to provide this information, however, not furnishing this information may delay consideration for appointment. Per Minnesota Statute 13.601 subd. 3 data about applicants for appointment to a public body is private data except for the following: (1) name; (2) city of residence; (3) education and training; (4) employment history; (5) volunteer work; (6) awards and honors; (7) prior government service; (8) any data required to be provided or that are voluntarily provided in an application for appointment to a multimember agency pursuant to section 15.0597; 9 veteran status. (b) Once an individual is appointed to a public body, the following additional items of data are public: (1) residential address; (2) either a telephone number or electronic mail address where the appointee can be reached, or both at the request of the appointee; (3) first and last dates of service on the public body; (4) the existence and status of any complaints or charges against an appointee; 5 upon completion of an investigation of a complaint or charge against an appointee, the final investigative report is public, unless access to the data would jeopardize an active investigation. (c) Notwithstanding paragraph (b), any electronic mail address or telephone number provided by a public body for use by an appointee shall be public. An appointee may use an electronic mail address or telephone number provided by the public body as the designated electronic mail address or telephone number at which the appointee can be reached.

The selection process will vary according to the number of applicants and vacancies and may not involve interviews with all candidates. Your application will be kept on file for one year. Thank you for your interest in serving on a commission, board or committee.

Nicholas B. D. Phelps
13091 Taconite Ct NE, Blaine, MN 55449

Education

2009-2012	PhD	Veterinary Medicine	University of Minnesota
2005-2007	MS	Fisheries/Aquaculture	University of Arkansas-Pine Bluff
2001-2005	BS	Aquatic Biology	Bemidji State University

Professional appointments

2021 – Present	Associate Professor. Department of Fisheries, Wildlife, and Conservation Biology, College of Food, Agriculture, and Natural Resource Sciences, University of Minnesota. - <i>Extensive experience with aquatic natural resource and invasive species management</i>
2016 – Present	Director. Minnesota Aquatic Invasive Species Research Center, University of Minnesota. - <i>~\$2.5M annual budget, ~65 affiliated faculty and graduate student researchers</i>
2016 –2021	Assistant Professor. Department of Fisheries, Wildlife, and Conservation Biology, College of Food, Agriculture, and Natural Resource Sciences, University of Minnesota.
2013 – 2016	Assistant Professor. Veterinary Population Medicine Department, College of Veterinary Medicine, University of Minnesota.
2007 – 2013	Scientist and Instructor: Aquaculture Diagnostic Lead. Minnesota Veterinary Diagnostic Laboratory/Veterinary Population Medicine Department /Extension, College of Veterinary Medicine, University of Minnesota.

Personal business activity

2012 – Present	Chief Manager. Nick and Joe’s Mow and Snow, LLC. - <i>Residential and commercial real estate leasing and management in Brainerd, MN</i>
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Public involvement and service

Blaine/Ham Lake Rotary Club

2010-2020	Member
2016-2017	President (Elected by Rotary Club members)

Coon Creek Watershed District

2014-2015	Citizen Advisory Committee
2015-2017	Board of Managers (appointed by Anoka County Board of Commissioners)

Professional highlights, more information available upon request

Publications

58 peer-reviewed publications and book chapters

Competitive grants and other funding received

\$8,215,540 (n=50): Funding to support research projects

\$28,329,465 (n=13): Funding to support the Minnesota Aquatic Invasive Species Research Center

Scientific and public presentations

119 presentations at local, state, national, and international venues

Media appearances

65 appearances in TV, radio, print media

Recent awards

2022	Innovation Impact Award (Honorable mention), University of Minnesota
2020	Richard C. Newman Community Impact Award, University of Minnesota
2018	Young Alumni of the Year, Bemidji State University

Print**Board and Commission Application - Submission #16944****Date Submitted: 12/20/2022****City of Blaine Seeks Applicants for Board and Commission Vacancies**

The Blaine City Council is currently seeking applicants for several advisory boards and commissions. Blaine's boards and commissions are vital to the community and provide input and guidance on the many opportunities and issues Blaine faces as a growing community. Requirements for these volunteer positions include being a resident of Blaine, attending monthly meetings, and having interest in the direction of the community.

Blaine is currently seeking applicants for the following advisory boards and commissions:

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- Natural Resources Conservation Board: This board advises on the acquisition and management of public open space and trails and Blaine's natural resources. Monthly meetings are held the third Tuesday of each month.
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- Traffic Commission: The Blaine Traffic Commission reviews neighborhood traffic concerns on local streets, defines issues, reviews alternatives and costs, holds public hearings and makes recommendations to the Blaine City Council.

Please select which board or commission you wish to serve on, multiple selections allowed. You will only be appointed to one board or commission.*

- | | |
|--|--|
| ☐ Fire Board | ☒ Natural Resources Conservation Board |
| ☐ Park Advisory Board | ☐ Senior Advisory Committee |
| ☐ Planning Commission | ☐ Traffic Commission |

Personal Information**Full Name***

Nick Phelps

Phone Number***Address***

13091 Taconite Ct NE, Blaine, MN 55449

Council Ward*

3

Length of Residency in Blaine (Years)*

10

If you need to find your council ward, go to [MNVotes.org](https://www.mnvotes.org).

Address of Any Other Property Owned in Blaine*

N/A

Email*

Cell Phone Number

Employment Information

Current Employer

University of Minnesota

Phone Number

Address

2003 Upper Bufford Circle, Skok Hall 135, St. Paul, MN 55108

Position / Title

Associate Professor (Dept of Fisheries, Wildlife and Conservation Biology) and Director (Minnesota Aquatic Invasive Species Research Center)

Educational Background

BS - Bemidji State University: Aquatic Biology
MS - University of Arkansas-Pine Bluff: Fisheries and Aquaculture
PhD - University of Minnesota: Veterinary Medicine

Civic, Professional, and Community Activities

List any governmental, service organizations, or professional activities that you have been or are currently involved with.

Coon Creek Watershed District - Served on the Citizen Advisory Committee from 2014-2015 and on the Board of Managers from 2015-2017.
Blaine/Ham Lake Rotary Club - Member from 2010-2020 and served as President 2016-2017.

Please state briefly why you want to serve on a Blaine board or commission.

I am deeply committed to giving back to my community in formal and informal ways. I am excited to apply for the Blaine Natural Resources Conservation Board as it aligns very well with my professional and personal values and experience. My family and I are frequent visitors of Blaine's natural areas, in particular Pioneer Park and the Wetland Sanctuary, and I'd be excited to work to conserve our important resources for generations to come. In addition, I can bring a professional network and familiarity with local natural resource issues to quickly support the goals of the Natural Resources Conservation Board.

List any special background, strengths, or abilities you would bring to a board or commission.

I am a professor at the University of Minnesota's Dept of Fisheries, Wildlife and Conservation Biology where my research, outreach, and teaching responsibilities align well with the needs of the Natural Resources Conservation Board, in particular topics related to water quality, invasive species, and conservation planning. I have a strong collaborative approach that prioritizes connections with end-users. My service on the Coon Creek Watershed District Board of Managers provided an excellent learning opportunity on local development, natural resource management, and the processes involved with permitting.

City Development

Briefly describe the strengths of Blaine today.

Blaine is a diverse and rapidly growing city, providing opportunities to create infrastructure, housing, businesses, parks, etc in ways that balance developmental needs with natural resource conservation. I am also excited about the City Council and city staff who seem committed to this vision.

Briefly describe the weaknesses of Blaine today.

As with any rapidly growing city, there is a risk that housing outpaces supporting infrastructure (roads, water management, etc) and risk conservation best practices (wetland filling, clear-cutting trees, etc). In some areas of Blaine this is happening and causing stress among residents and the environment alike.

Briefly describe where you think Blaine will be 10 years from now.

I would *hope* in 10 years Blaine has developed a thoughtful and inclusive strategy for the remaining undeveloped areas that balance housing with the environment. It needs to be a larger vision than one development at a time. In the currently developed areas, there are opportunities for re-development of aging industrial sites to incorporate more environmentally-friendly infrastructure (water runoff, etc) and green spaces (parks, open areas).

List any specific goals and/or objectives you visualize for Blaine.

Specifically for Blaine's Natural Resources Conservation Board, I would like to see increased engagement between the natural areas and residents with the creation of an 'adopt the woods/wetland' type program. Evidence suggests that volunteer steward programs can greatly improve management outcomes, support investment, and long-term sustainability.

List any issues that may cause conflict of interest between civic responsibility and your personal/professional interests.

I have no conflicts of interest.

Commissioners and board members may spend from 10 to 40 hours per month preparing for meetings, meeting with residents, and attending meetings. Can you meet this time commitment and are there any evenings you would not be available for meetings?

I understand the time commitment and would make that work.

You may upload a resume if you would like.

Phelps.pdf

Tennessee Warning

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The selection process will vary according to the number of applicants and vacancies and may not involve interviews with all candidates. Your application will be kept on file for one year. Thank you for your interest in serving on a commission, board or committee.



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 3, 2023	
In Control	File Type
City Council	Resolution

Administration - Bob Fiske, Community Standards Director/ Fire Marshal

Agenda Item # 11.2

Resolution To Support No Mow May Initiative 2023

Executive Summary

At the March 20, 2023 City Council Workshop, the Council directed staff to bring forth a resolution supporting "No Mow May" and temporarily suspend enforcement for those residents registered and participating.

Background

At the March 20, 2023 City Council Workshop, the Council directed staff to bring forth a resolution supporting "No Mow May" and temporarily suspend enforcement for those residents registered and participating.

Information and Media - The Communications Department would create an informational web page, an online registration system and social media information. Communications would also be responsible for the design of any printed materials, including handouts and/or yard signs.

Resolution and Enforcement - The Community Standards Department to create a resolution for the council to adopt which will defer enforcement of our current ordinance for weeds and tall grass on those residents who have registered for No Mow May and display an approved sign.

City Parks - The Public Works Department has identified several city parks/areas which could be used to participate in No Mow May, they are: Lochness Park (select areas), Laddie Lake (entire park), Hidden Ponds (entire park) and the open lot across from city hall near the community gardens. (Note: The Parks Maintenance division is often challenged to keep up with spring mowing, as much mowing is performed by seasonal employees who don't start summer employment until some time in June.)

Strategic Plan Relationship

Not Applicable

Board/Commission Review

Not Applicable

Financial Impact

Minimal staff time to set up the online registration site, educational materials and signs.

Public Outreach/Input

Online education and registration.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: R23-69

Resolution To Support No Mow May Initiative 2023

WHEREAS, the Blaine City Council recognizes that bees and other pollinators are integral to pollination of plants in order to grow a wide diversity of essential foods including fruit, nuts and vegetables; and

WHEREAS, pollinator populations are threatened due to habitat loss, neonicotinoid use, pathogens and parasites; and

WHEREAS, recent research suggests that bee pollinators make use of no mow spaces as key floral resources during early spring in the upper Midwest United States ; and

WHEREAS, pollinators and floral resources have a positive relationship, where the increase in pollinators can increase the amount of flora and vice versa; and

WHEREAS, the City Council would like to encourage interested residents to increase pollinator-friendly habitat by encouraging pollinator-friendly lawn-care practices on their own properties for the month of May during this formative period; and

NOW THEREFORE BE IT RESOLVED, that the City Council recognizes No Mow May to actively promote and educate the community about the critical period of pollinator emergence, generation of crucial pollinator-supporting habitat and early spring foraging opportunities.

To proclaim May 1st -31st, 2022 as “No Mow May”, and encourage all residents of the city who wish to participate in this initiative to register with the City and refrain from mowing their lawns in the month of May to provide vital early spring flowers for bees that emerge from hibernation, and

To temporarily suspend enforcement for No Mow May registered participants of Blaine City Code requirements in Sec 90-34, specifically that “All weeds or grass growing to a greater height than six inches, or weeds or growing grass which have gone or are about to go to seed” from May 1, 2023 to June 5, 2023, while continuing to enforce the Minnesota State Mandate regarding the management of noxious weeds, and

To continue enforcement of the above City Code requirements for any properties not registered for No Mow May, and

To develop a registration portal online for those interested in participating in this initiative, where participants will be required to register and where interested parties can learn about the importance of creating and maintaining a pollinator friendly landscape.