



City of Blaine

Planning Commission

June 13, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, June 13, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Member Olson.

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

2. Approval of Minutes

- 2.1. 2023-207 Approval of the May 9, 2023 Planning Commission Minutes
Sponsors:

**Motion by Commissioner Homan to approve the minutes of May 9, 2023, as presented.
Motion seconded by Commissioner Deonauth. The motion passed 6-0.**

3. Public Hearing

- 3.1. 2023-135 Case File No. 23-0042 // Blaine Quality Automotive // 9664 Central Avenue NE
The applicant is requesting a conditional use permit amendment to allow overnight outside storage of up to 13 vehicles in a B-2 (Community Commercial) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0042 was opened at 7:08PM.

Derrel Singh, 17350 Bataan Street NE in Ham Lake, reported he was the owner of Blaine Quality Automotive, which has been in business at this location for the past 27 years. He explained it was hard for him to comply with the existing conditional use permit, given the fact he has exceeded the three year make it or break it point and the business has grown. However, he stated there were some items the city has required and would be fulfilled.

Don Carlson, 1131 96th Lane NE, explained he was the park manager for Sandpiper Bend and Northview Villa. He stated many of his people have their cars fixed at Blaine Quality Automotive. He understood it took time to fix cars when parts had to be ordered.

The public hearing was closed at 7:13PM.

Chair Goracke asked if the eleven parking stalls would be adequate.

Mr. Singh stated he would start with eleven parking stalls based on staff's recommendation. He commented if he needed additional parking, he would have to come back before the city.

Chair Goracke commended Mr. Singh for serving the community well for the past 27 years.

Commissioner Swanson asked if the applicant minded enhancing the landscaping.

Mr. Singh stated he did not mind and noted he had met with a landscaper in order to discuss the work needed.

Commissioner Deonauth questioned what the applicant's thoughts were regarding a fence.

Mr. Singh discussed how catalytic converters were being stolen throughout the metro area and noted he had seven cars that had catalytic converters stolen. He stated he had to pay to have these replaced out of his pocket. He has since enhanced security on the property. He was of the opinion a fence would not enhance security for his property because officers would not be able to see into his property. Rather, he would like to have shrubs and boulders along the property line. He stated if he was required to do a fence, he feared it would not be appealing because it was too close to Highway 65.

Commissioner Halpern inquired if the city had any recorded complaints from the adjacent neighbors regarding the subject property.

Community Development Specialist Elizabeth Showalter reported a comment was received in opposition and a complaint was received in 2021 and these complaints were anonymous. She noted there was a period of time between 2002 and 2005 where there was a high volume of complaints and staff was working with the applicant to amend the CUP and the council considered revocation. In the end, no action was taken.

Commissioner Halpern asked if there was a general theme to the complaints.

Community Development Specialist Elizabeth Showalter stated the complaints were based on

the visual appearance of the property and there being too much stuff outside.

Commissioner Halpern requested further information regarding the new landscaping.

Community Development Specialist Elizabeth Showalter commented on the landscaping enhancements that would be required along Highway 65. She reported shrubs and/or a fence could be required along Ulysses to enhance the screening for the adjacent residents.

Commissioner Halpern questioned if the applicant would object to amendments to the landscaping plan.

Mr. Singh stated he did not have any objection to the requirement, but stated this could become quite expensive for him. He reiterated that this property was constructed in 1971. He explained if his customers were not able to pay their bill, the cars could become abandoned. It was his hope that the city would be able to help him with the financing of the landscaping improvements.

Chair Goracke asked if there were any grants from the city that would assist Mr. Singh with the landscaping enhancements.

Community Development Specialist Elizabeth Showalter reported staff has provided the applicant with information on the city's small business loan program. She was uncertain if the amount of work required would be enough to qualify for a small business loan.

Motion by Commissioner Deonauth to recommend approval of Planning Case 23-0042 based on the following conditions:

Case 23-0042:

1. **Outside overnight storage shall be limited to the 11 parking stalls indicated on the attached site plan.**
2. **Any vehicle storage beyond the 11 vehicles permitted by this CUP shall be removed by October 31, 2023.**
3. **All stalls must meet the dimensional requirements listed in 33.13 of the zoning code.**
4. **One accessible parking stall is required, which shall include the associated access aisle.**
5. **The parking lot shall be striped, including any required accessible parking stalls, by October 31, 2023. A scaled site plan depicting the proposed striping shall be submitted to the city prior to commencing the work.**
6. **Two six foot tall conifer trees and thirteen shrubs shall be planted along the Highway 65 frontage prior to October 31, 2023. A landscape plan showing the proposed trees and shrubs shall be provided by August 31, 2023.**
7. **Hours of operation are limited to 7:00 am to 7:00 pm on weekdays and 8:30 am to 1:00 pm on Saturday.**
8. **All vehicle parking to be on-site. No vehicle parking on the frontage road.**
9. **No vehicle repair may occur outside.**
10. **All vehicles stored outside must be licensed with current registration and appear drivable. Vehicles on blocks may not be stored outside overnight.**

11. All exterior storage other than vehicles must be removed by October 31, 2023.

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

Chair Goracke noted this would be on the agenda of the July 5, 2023 city council meeting.

- 3.2.** 2023-201 Case File No. 23-0046 // Aaron Jordan // 12640 Radisson Road NE
The applicant is requesting a variance to allow a 6-foot privacy fence in the front yard along Radisson Road NE.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0046 was opened at 7:34PM. As no one wished to appear, the public hearing was closed at 7:34PM.

Aaron Jordan, 2071 127th Lane NE, thanked the commission for considering his fence request. He explained the fence would assist with managing the noise from Radisson Road and would improve safety.

Commissioner Halpern asked if a six-foot fence would be installed between the applicant's property and the adjacent home.

Mr. Jordan stated he would be installing a six-foot privacy fence.

Motion by Commissioner Deonauth to recommend approval of Planning Case 23-0046 based on the following conditions:

Case 23-0046:

- 1. A fence permit is required.**
- 2. The fence cannot exceed six feet in height.**

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

Chair Goracke noted this would be on the agenda of the July 5, 2023 city council meeting.

- 3.3.** 2023-202 Case File No. 23-0049 // Montessori School of Chantilly // 641 89th Avenue NE
The applicant is requesting a conditional use permit to operate a preschool/daycare in the Christ Lutheran Church building in the R-1 (Single Family) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0049 was opened at 7:42PM. As no one wished to appear, the public

hearing was closed at 7:42PM.

Nadirzeh Jama, representative for the Montessori School of Chantilly, thanked the commission for considering her request.

Chair Goracke questioned how many teachers and instructors would be working at the Montessori school.

Ms. Jama stated she did not have this answer, but noted the number of staff would be based on the number of students, as certain ratios would have to be met.

Motion by Commissioner Deonauth to recommend approval of Planning Case 23-0049 based on the following conditions:

Case 23-0049:

1. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.

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

Chair Goracke noted this would be on the agenda of the July 5, 2023 city council meeting.

- 3.4.** 2023-203 Case File No. 23-0050 // Ben Saefke // 2857 108th Lane NE
The applicant is requesting a conditional use permit to construct an 8 foot fence in the rear yard on a property adjacent to a county roadway in the R-1B (Single Family) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0050 was opened at 7:47PM. As no one wished to appear, the public hearing was closed at 7:48PM.

Chair Goracke asked if the city has approved eight foot fences in the past.

Community Development Specialist Elizabeth Showalter reported other eight foot fences have been approved in Blaine along county roads.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0050 based on the following conditions:

Case 23-0050:

- 1. The 8 foot fence is limited to the rear yard, which is defined as behind the rear plane of the home. A small portion of the fence shown on the submitted drawing is in the side yard and is therefore limited to 6 feet in height.**
- 2. Fence shall be maintenance free (vinyl or composite).**

3. Applicant to obtain all necessary permits prior to installation.

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

Chair Goracke noted this would be on the agenda of the July 5, 2023 city council meeting.

- 3.5.** 2023-204 Case File No. 23-0051 // On the Green, Indoor Golf // 12507 Central Avenue NE
The applicant is requesting a conditional use permit to operate a year-round golf experience with indoor virtual golf simulators in the B-3 (Regional Commercial) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0051 was opened at 7:51PM. As no one wished to appear, the public hearing was closed at 7:52PM.

Elliot Jang, the applicant, explained he was requesting to build and operate a year round virtual golf indoor facility in Blaine. He stated that facility would have quick serve food and a full bar. He reported his family has nearly 20 years of small business experience and a passion for golf. He believed his business would benefit Blaine and the surrounding community. He understood Blaine has a major golf community, but there was a lack of simulators in the Blaine area. He thanked the commission for considering his request and noted he was available to answer questions.

Chair Goracke asked how many employees would be working at this facility.

Mr. Jang reported the machines were virtual and computer operated. He indicated he would need staff to check people in, along with serving food and alcohol. He commented further on the seasonal nature of his business and anticipated he would have one to three staff members.

Commissioner Halpern questioned how much a virtual golf simulator cost.

Mr. Jang reported commercial simulators range from \$20,000 to \$100,000. He reported he would be buying very high end simulators for his customers. He commented further on how he looked forward to engaging with the community through his new business.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0051 based on the following conditions:

Case 23-0051:

- 1. Applicant to obtain on-sale liquor license prior to any liquor sales.**
- 2. No activity related to the use is to be conducted outside the building.**

3. **The interior tenant finish work to be completed with a building permit meeting all Building and Fire Code requirements.**
4. **A Certificate of Occupancy is required prior to occupying the space.**
5. **All business signage by separate review and permit.**

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

Chair Goracke noted this would be on the agenda of the July 5, 2023 city council meeting.

4. Adjournment

Motion by Commissioner Deomauth to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Halpern. The motion passed 6-0.

Adjournment time was 7:58PM.