City of Blaine
City Council

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

MINUTES

1. Call to Order by the Mayor

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

PRESENT: Mayor Tim Sanders, Councilmember Tom Newland, Councilmember Lori Saroya, Councilmember Jess Robertson, Councilmember Terra Fleming, Councilmember Chris Massoglia

ABSENT:

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Deputy Finance Director Ali Bong; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Communications Manager Ben Hayle; Senior Park & Recreation Manager Jerome Krieger; Director of Administration Cassandra Tabor; Human Resources Deputy Director Sheri Chesness; Fire Chief Dan Retka; Public Works Director Nick Fleischhacker; and City Clerk Catherine Sorensen

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Director of Engineering Dan Schluender; Public Works Director Nick Fleischhacker; City Attorney Tom Loonan; and Communications Manager Ben Hayle.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Fleming stated she lives in the Johnsville area and understood her neighborhood wanted to host the annual garage sales again and was pleased to report the Johnsville neighborhood garage sales would be held on May 13 from 8:00AM to 5:00PM.

Councilmember Robertson thanked Public Works staff for all their efforts to clear the City from the recent snow event.

Councilmember Robertson reported she has received many emails regarding housing. She explained the City Council loves and values this community then discussed the valuable amenities in the community and stated the Council would work to protect these amenities. She commented on how the City was advocating at the Capitol to protect local control. She discussed how Blaine was not like every other community in the metro area and noted the City Council was working to protect this.

6. Open Forum

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

Mayor Sanders opened the Open Forum at 7:07PM.

Jessica Bahr, 116 91st Lane NE, encouraged the Council to support a humane pet store ordinance. She noted Four Paws and a Tail was the only pet store in Minnesota currently selling puppies from puppy mills. She explained she would continue to advocate for this until an ordinance was passed. She commented further on how Four Paws and a Tail was misleading the public and has continued to purchase puppies from puppy mills.

Danielle Rios, 1201 107th Lane NE, asked that the Council consider a humane pet ordinance. She explained she worked in the pet industry and works with some of the best breeders in the country. In addition, she has worked with dog rescues for the past 22 years then discussed her experience with puppy mill dogs. She commented on the difference between top breeders and puppy mills that supply pet stores. She then commented on her experience with a husky she rescued that was afraid of human touch and had nine puppies in her home. She stated the only way to stop puppy mills would be to stop the demand and disrupt the supply chain. She asked that the Council take a stand to ensure this cruelty does not occur in Blaine and adopt a humane pet store ordinance.

Rhianna Pursad, 4561 South Hay Lake Road, Eagan, introduced the Council to her dog Charlie. She noted Charlie was purchased in 2018 from Four Paws and a Tail. She noted the Four Paws and a Tail website states they trusted the breeders they source from to provide top quality puppies. She reported poodle bichon mixes are supposed to live up to 13 years and hers did not make it to five. She explained Charlie had seizures and died due to neurological issues, which was extremely common in dogs from puppy mills. She indicated after putting her dog down and doing some research she learned her dog came from a puppy mill. She stated she trusted Four Paws and a Tail and that they worked with trusted breeders, however this was not the case. She commented on the negative review she left on the Four Paws and a Tail website. She encouraged the City Council to hold Four Paws and a Tail accountable so other families in the community do not have to suffer through the same heartache she has had to endure.

Kristine Kendall, 12356 Ghia Street NE, commented on the car wash the Planning Commission approved moving into a residential neighborhood. She explained this parcel was not zoned for a car wash and recommended the City not rezone the property. She discussed how the Commission suggested moving all eight of the loud blowers closer to the neighborhood and asked that this not occur. She discussed how traffic would flow from the car wash and noted traffic was already very difficult in her neighborhood.

Michael Swanson, owner of Four Paws and a Tail, reported he was a single father with two children. He explained on February 1, 2022, he acquired Four Paws and a Tail and he poured his life savings into this business, along with taking out a sizeable SBA loan. He indicated he had 11 staff members who rely on him for their livelihoods. He reported banning pet stores will have zero effect on puppy mills. He noted he does not purchase from puppy mills. He stated he believes in the humane treatment of animals and banning pet stores would only hide the problem. He noted people would never stop buying puppies. He understood several states have banned the sale of puppies and now people were selling puppies out of their garages, which has led to increased backyard breeding, no disease control, online scams, falsified documentation, and zero recourse for the consumers. He understood there were activists behind this ordinance that seemed to have a vendetta against his store. He encouraged these individuals target their efforts toward puppy mills. He noted consumers need a safe place to find a pet. He noted this ordinance would not stop puppy mills. He encouraged the Council to not ban his pet store as this would put him out of business, which meant he would lose his life savings and his employees would be out of jobs.

Megan Helling, Lino Lakes, explained she purchased a yellow lab from the Blaine pet store. She reported the humane pet store ordinance would not ban pet stores but rather would stop the sale of puppies. She discussed how pet stores were the problem because of the volume of dogs they sell. She stated after doing some research, she learned that 1,321 puppies were purchased from Hillsboro, Wisconsin from June of 2021 to July of 2022 and were brought into Blaine, Minnesota to be sold. She noted this type of volume could only be done at a puppy mill. She reported at a Senate Commerce hearing, the owner of Four Paws and a Tail testified that he did purchase puppies from Hillsboro, Wisconsin breeders. She noted this was not a point of contention but had been proven by documentation and from the owner himself. She reported the proposed ordinance would not put people out of work, but rather would restrict the sales of puppies and kittens. She was of the opinion Four Paws and a Tail had a disgraceful small business model. She stated there were 130 successful pet stores in Minnesota that were operating humanely and only four were operating without a humane pet store ordinance in place. She encouraged Blaine to implement a humane pet store ordinance because it was the ethical thing to do and would stop unnecessary harm.

There being no further input, Mayor Sanders closed the Open Forum at 7:25PM.

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

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

Councilmember Massoglia requested the removal of consent agenda item 8.8.

Councilmember Newland stated he would be abstaining from voting on the March 10 bills paid.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that the following be approved: Motion adopted 5-0-1 (Councilmember Newland abstained).

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 Improvments 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

Councilmember Massoglia stated this item was to authorize the City to enter a contract with Barr Engineering for the wellfield management plan for the northeast area of Blaine. He reported there was some history with Barr Engineering and he wanted to receive further information from staff as to this project's history. Public Works Director Fleischhacker explained the DNR has requested a wellfield management plan from Blaine, which would get all the City's wells permitted. He stated to do this, the City had to prove they were balancing their aquifers. He noted the City was anticipating a model would come from the DNR to allow the City to permit the wells that were already in place, that were currently unpermitted. To do this, the City had to have a wellfield management plan in place.

Councilmember Massoglia reported the City would not be paying Barr Engineering to repeat work that had already been done. Rather this study was for the whole City and data would be carried over from previous projects. Mr. Fleischhacker reported this was the case, noting Barr Engineering did substantial work before the City tried to permit these wells. He noted that model was shown correctly, and the City would be working with the DNR on this model to prove the City was properly balancing the aquifers.

City Manager Wolfe clarified the Public Works Department has worked in conjunction with the DNR throughout this entire process and has done what they have been asked to do. She noted the wellfield management plan was another step in the process.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, that Motion 23-12, "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," be approved.

Motion adopted unanimously.

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

None.

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

City Planner Sellman requested the Council consider and ordinance that would rezone 1.67 acres from Planned Business District to B-2 Community Commercial. 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. 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.

Shawn Engvalson, applicant and resident of 895 Jamestown Street NE, explained he and his wife have been Blaine residents for over 27 years. He reported his family, along with two other local families would be the owners/operators of this business. He noted he has been working with landowners in Blaine for over a year and the proposed property has been at the top of his list. He stated he was familiar with this property because it was close to where he lived. He commented on the neighborhood meeting held in December and noted he has received overwhelming support from residents throughout the City. He discussed the property's unique configuration and noted it fits with the intended use perfectly. He indicated he monitors social media outlets and was aware of the perceived issues. He stated he had studies and data that revealed the noise from his business would be no greater than the ambient noise off Lexington Avenue. He reported there would be a buffer zone larger than a football field on the east side of the property. He understood traffic along Lexington Avenue would continue to increase, whether or not his request was approved. He commented on the proposed traffic signal that would be installed at Lexington and 122nd Avenue then described how Tommy's Express Car Wash was different. He stated his family was eager to contribute and would serve the community as a valuable partner. He indicated he has another Tommy's Express Car Wash in Mounds View and noted this business has exceptionally high Google reviews and believed Blaine would see him as a valuable local business partner.

Tanner Brandt, Christianson Companies, commented he would be able to comply with all the conditions outlined by the Planning Commission except for Condition 8, which would require him to flip the building. He further discussed why this would not work for the site. He recommended the building remain as previously proposed noting the sound from the business would be 64 decibels at the property line, which was the same as a normal speaking conversation. He explained he would be willing to complete a noise study to ensure that the business was below the noise threshold based on MPCA requirements. He reported additional landscaping was added to the east property line which would provide screening and address noise concerns.

Councilmember Robertson thanked staff for providing the public comments to the Council. She noted she received 20 emails regarding this item. She reported the City was in a great place right now due to the fact there were developers that wanted to invest in Blaine. She was grateful for the fact people who lived in the community wanted to invest in the community. She stated she appreciated the fact Tommy's was a huge supporter of law enforcement and local schools. She supported traffic being addressed at this corner, noting she understood this was a busy portion of Lexington Avenue. She indicated this property was currently zoned planned business district (PBD), which would allow for a restaurant or coffee shop. While she appreciated the great business model behind Tommy's Car Wash, she noted she could not support the rezoning of this property. She discussed how the corner of Lexington Avenue and 125th would be changing in the coming years and recommended this parcel remain PBD.

Mayor Sanders explained Tommy's Car Wash was something he wanted in Blaine because this was a local ownership group that brought a sense of community. He appreciated the fact these developers wanted to invest in Blaine. He noted this property was zoned PBD, was close to residential, was next to a power substation along with being next to a gas station. He commented on how this use would bring a ton of traffic to the site. He indicated the City would have to address the traffic issues at this intersection, no matter the use on the site. He encouraged the developer to work with Council and staff in the coming weeks to ensure Tommy's Car Wash has a place in Blaine.

Declared by Mayor Sanders that Ordinance No. 23-2523, "Adopt Ordinance Granting a Rezoning from PBD (Planned Business District) to B-2 (Community Commercial) at 4252 122nd Avenue NE," be introduced and placed on file for second reading at the April 17, 2023, Council meeting.

Moved by Mayor Sanders, seconded by Councilmember Robertson, to recess the City Council meeting at 7:54PM.

Mayor Sanders reconvened the City Council meeting at 8:04PM.

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

Ms. Sellman stated the applicant is requesting a 185 square foot variance to allow an existing attached garage, shop building, and shed to remain on the property. Staff reviewed the request in further detail and reported the Planning Commission recommended approval.

Councilmember Newland thanked staff for the presentation and background information. He stated he supported approving the variance.

Councilmember Saroya agreed noting she appreciated the property owner's diligence to gain the support of his neighbors.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that Resolution No. 23-50, "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," be approved.

Motion adopted unanimously.

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

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

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, that Resolution No. 23-51, "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," be approved.

Motion adopted unanimously.

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

Ms. Sellman stated 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 for micro events with a capacity of 58 attendees and one staff person allowing for one parking space for every two attendees. Staff commented on the request further and reported the planning commission recommends approval with conditions.

Moved by Councilmember Newland, seconded by Councilmember Fleming, that Resolution No. 23-52, "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 ina B-2 (Community Commercial) Zoning District at 1250 126th Avenue NE," be approved.

Councilmember Massoglia stated he appreciated the effort of the applicant to reduce the capacity at the event center. However, he still had concerns with the parking and traffic flow at the shopping center.

Councilmember Robertson indicated she appreciated the efforts of the applicant as well, but she was concerned about the location of the business. She explained she discussed this case with staff noting her fear was that parking issues would arise, and this matter would be brought back to the City Council. She proposed the CUP not be approved until the new parking spaces are installed. She also recommended the signage for the assigned tenant parking spaces be installed prior to the CUP being approved. She reported the property owner would have to ensure snow was being removed in the winter months. She was of the opinion these suggestions would assist in addressing the parking concerns at this shopping center.

Councilmember Newland explained he was supportive of the request when it previously came before the City Council, and he was equally supportive now.

Councilmember Saroya stated she would continue to support this request. She indicated this was a functioning event center before the applicant bought this business. She noted the capacity was being reduced to less than 60 and explained the capacity used to be 175. She reported she would be supporting this request and believed this was a good business for Blaine.

Councilmember Robertson suggested the CUP be amended to require the site to have reserved tenant parking signs installed and to ensure the eight parking spaces are installed with the 30-foot setback prior to issuing the certificate of occupancy. In addition, she wanted to ensure the site was properly cleared of snow in the winter months. She questioned how an occupancy violation would be addressed. Ms. Sellman stated a call would have to be made to the police department for the violation to be enforced.

Amendment motion by Councilmember Robertson, seconded by Councilmember Newland, to amend the CUP to require the site to have reserved tenant parking signs installed, to ensure the eight parking spaces are installed with the 30-foot setback prior to issuing the certificate of occupancy, and to require the property owner to clear the site of snow in the winter months.

Amendment passed 5-1 (Councilmember Massoglia opposed).
Amended motion passed 4-2 (Councilmembers Massoglia and Robertson opposed).

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

Ms. Sellman stated 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. Staff commented on the history of this project and recommended approval of the comprehensive plan amendment.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that Resolution No. 23-53, "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," be approved.

Councilmember Massoglia stated he supported this motion and was pleased this site would be guided to MDR. However, because this project does not have access to Radisson Road, he would not be offering his support.

Motion adopted 5-1 (Councilmember Massoglia opposed).

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

Ms. Sellman stated the applicant is requesting a preliminary plat to develop the site into 76 townhome lots and one outlot for common space. Staff discussed the request further and reported the Planning Commission recommended approval.

Moved by Councilmember Newland, seconded by Mayor Sanders, that Resolution No. 23-54, "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," be approved.

The vote on the motion was 3-3 (Councilmembers Fleming, Massoglia and Saroya opposed).

Community Development Director Thorvig recommended the City Engineer and City Attorney speak further to what it means if the County does not permit access to the development from Radisson Road.

Director of Engineering Schluender stated access to Radisson Road was being reviewed by Anoka County. He explained the County had granted access to Applewood Pointe and halfway through the process, changed their mind, but a letter of approval had already been sent to the City. He noted this new request allowed the County to readdress the access to Radisson Road and noted the County was not going to support access. He explained the County would be conducting a traffic study along Radisson Road this summer. He understood this was a difficult project because it was only one piece of the puzzle, noting the project would connect to Urbank in the future. He indicated the property to the south has yet to develop. He reported the City has done its best to mitigate traffic concerns while the surrounding properties develop. He reported staff was of the opinion, the intent of the traffic would be like what was already in place in the surrounding neighborhoods.

Mr. Thorvig stated with the County not allowing access onto Radisson Road, the only public access to this property was off 121st Avenue. He indicated he would find it problematic if the project were denied because it does have legal access. He stated unfortunately, the City could not wait to develop this property until the property to the south develops.

City Attorney Loonan explained the motion was a 3-3 tie, which means the motion does not prevail nor is it denied. He reported the Council could reconsider the motion after obtaining new information.

Mayor Sanders asked who should bring the motion to reconsider forward. Mr. Loonan recommended the motion be brought forward from a member of the Council that did not support the request.

Councilmember Massoglia stated he could bring a motion forward to reconsider.

Moved by Councilmember Massoglia, seconded by Councilmember Fleming, to reconsider action on agenda item 10.6.
Councilmember Massoglia reiterated that he would not be supporting this project moving forward because he believed there were concerns with accessing this property. He noted the proposed townhomes would only have one access point off 121st Avenue. He commented on how all the other townhomes in the neighborhood had longer driveways and a buffer between the roadway. He believed the traffic flow through the proposed neighborhood would be better if there was a second access point. He recommended this project wait until it can all be developed cohesively or until the County allows access to Radisson Road.

Councilmember Saroya stated she agreed with Councilmember Massoglia. She recalled the Planning Commission also had concerns with the entry point into this neighborhood. She is concerned the City would be creating safety issues if this project were approved. She supported a traffic study being completed for this project. She indicated she did not feel comfortable moving forward with this development.

Councilmember Robertson reported there were two private names attached to these pieces of property. While she wished the City had more influence over Anoka County, she understood the County gets to decide if access is granted onto Radisson Road. She understood the traffic concerns that have been voiced by the Council, but stated if this project was not approved, what would come next. She suggested the internal traffic issues be investigated versus denying the project altogether.

Councilmember Massoglia clarified that he had not supported this project from the beginning. He stated he has had concerns with traffic and access to the site. He commented in a perfect world, these three properties would develop all at once. He believed the City was not in the position where they had to say yes, but rather could wait to ensure the neighborhood traffic flows in an appropriate manner.

Councilmember Fleming explained she has not been part of the discussion on this. She thanked the developer for wanting to come into Blaine. She indicated the traffic was a concern for her. She understood there were no other options because access to Radisson Road would not be approved. With this information in mind, she would be supporting the project.

Mr. Thorvig stated in lieu of a denial he would recommend the item be tabled and that the developer extend the 60-day deadline to allow staff to gather more information on traffic. He noted the 60-day deadline expires on April 15, 2023. He reported this was an option for the Council if the item were reconsidered and additional information was required.

Mayor Sanders asked what additional information could be gathered by staff for the Council. Mr. Thorvig stated access to Radisson Road through a the right-in/right-out, a stop sign at Vermillion, and concerns regarding the driveways going onto 121st.

Mayor Sanders indicated the matters the City has control over, such as the stop sign at Vermillion, could be considered once the project was completed and warrants were in place. He recalled when Applewood Pointe was brought forward, the neighbors wanted townhomes instead of an apartment building. He stated the City now had a townhome project and the density was being reduced. He did not support the City sending mixed messages, but rather had to be consistent. He indicated the City takes traffic concerns seriously, but reiterated these property owners have the right to develop their property. He understood there was a disagreement with Anoka County, but he believed the applicant has done all he can for this project. He supported this project moving forward at this time.

Moved by Councilmember Massoglia to table action on agenda item 10.6 to request Anoka County to reconsider a right-in/right-out for this project.

Mr. Loonan reported the Council had a motion on the table to reconsider agenda item 10.6. He requested the Council act on the motion to reconsider before any action be taken on the item.

Motion to reconsider adopted unanimously.

Mayor Sanders stated there was no one on Council that would oppose the City or the applicant working with the County on a right-in/right-out. However, he did not support the developer having to delay his project because there were arguments with the County about access. He indicated there was nothing the applicant could do about this situation. He supported the applicant's efforts to pursue a right-in/right-out in parallel with this application moving forward.
Councilmember Fleming supported the City committing to the due diligence of addressing traffic concerns, she would be able to support this project moving forward.

Councilmember Saroya explained she was struggling with moving this project forward given the unresolved safety issues. She recommended this project be tabled until staff could provide the Council with further information on the stop sign and access concerns.

Moved by Councilmember Newland, seconded by Mayor Sanders, that Resolution No. 23-54, "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," be approved.
The vote on the motion was 4-2 (Councilmembers Massoglia and Saroya opposed).

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

Ms. Sellman stated the applicant is requesting a conditional use permit amendment to allow the development of 76 townhome units. Staff discussed the request further and reported the Planning Commission recommended approval.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that Resolution No. 23-55, "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," be approved.

Motion adopted 4-2 (Councilmembers Massoglia and Saroya opposed).

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

Ms. Sellman stated 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. Staff commented further on the proposed request and reported the Planning Commission recommends approval.

Councilmember Robertson stated she has enjoyed watching this church grow over the years. She thanked the church for being a great neighbor to the community and wished the church well with their expansion. She requested further information regarding the new access points. Mr. Schluender reviewed the location of the new access points.

Councilmember Newland explained he supported the proposed request. He questioned why such a large parking lot was being requested. Ms. Sellman reported the church has requested the parking lot size and noted this would meet their needs.

Councilmember Massoglia indicated he supported the request.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, that Resolution No. 23-56, "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," be approved.

Motion adopted unanimously.

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

Ms. Sellman stated 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. Staff commented further on the proposed request and reported the Planning Commission recommends approval.

Moved by Councilmember Newland, seconded by Councilmember Fleming, that Resolution No. 23-57, "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," be approved.

Motion adopted unanimously.

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

Ms. Sellman stated the Council is being asked to consider site plan approval for the southwest corner of 105th Avenue and Radisson Road. Staff reviewed the three-acre development in further detail noting the details for the two buildings and recommended approval of the site plan.

Moved by Councilmember Newland, seconded by Councilmember Massoglia, that Resolution No. 23-58, "Resolution Granting Site Plan Approval for South Side Entertainment District at 2030 105th Avenue NE," be approved.

Councilmember Newland commended the developer on the design of these buildings. He asked if staff has heard any comments regarding this development. Ms. Sellman reported staff has not received any comments to date.

Councilmember Saroya reported she was excited about this project, and she appreciated the City Council's great vision for the 105th area.

Councilmember Robertson stated this was a great project for Blaine. She thanked the developer, who was a resident of Blaine, for being willing to make a tremendous investment in the community. She noted her only concern with this project was the drive-thru and stated she would be speaking with the developer about this further.

Motion adopted unanimously.

11. Administration

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

Ms. Wolfe stated Boardmember Sarah Filipi has notified staff that she will be resigning from the NRCB, leaving an additional vacancy to fill. Staff reviewed applications from Douglas Gramstad (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.

Mayor Sanders recommended an additional member not be appointed to the NRCB at this time. He explained this group was in a hybrid mode for the coming year and had adjunct members in place. The Council agreed.

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

Community Standards Director Fiske stated 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.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that Resolution No. 23-69, “Resolution To Support No Mow May Initiative 2023,” be approved.
Motion adopted unanimously.

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 9:14PM.

Motion adopted unanimously.