



City of Blaine

Planning Commission

July 11, 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, July 11, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Gorzycki, Homan, and Chair Goracke.

Members Absent: Commission Members Deonauth, Halpern, Swanson, and Olson.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2023-290 Approval of the June 13, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of June 13, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 3-0.

4. Public Hearing

4.1. 2023-282 Case File No. 23-0060 // The Rusty Bumblebee // 10950 Club West Parkway NE, #160
The applicant is requesting a conditional use permit amendment to allow outdoor dining with up to 68 seats in the rear of the building in the B-2 (Community 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 23-0060 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.

- 4.2.** 2023-268 Case File No. 23-0056 // South Side Entertainment District // 2030 105th Avenue NE
The applicant is requesting a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue, limited to one drive-thru per parcel, as a conditional use.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0056 was opened at 7:07PM.

Chair Goracke noted this item would be continued to the next planning commission meeting with a date yet to be determined.

- 4.3.** 2023-279 Case File No. 23-0058 // The Picklr // 467 87th Lane NE
The applicant is requesting a conditional use permit for indoor pickleball courts (amusement and recreation) in the B-3 (Regional Commercial) zoning district.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0058 was opened at 7:09PM. As no one wished to appear, the public hearing was closed at 7:09PM.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.

- 4.4.** 2023-264 Case File No. 23-0057 // Jason Merkel // 1866 120th Lane NE
The applicant is requesting a variance to the five-foot side yard setback for a shed.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0057 was opened at 7:13PM.

Jason Merkel, 1866 120th Lane NE, stated he was looking to better utilize the space in his rear yard. He explained the shed placement was proposed because it was deeply shaded and no grass could grow. He indicated he would like to maintain the large oak tree in his back yard and asked that the shed not encroach on the oak tree. He reported he would

maintain a three foot setback with the proposed shed.

Chair Goracke noted this item would be continued to the next planning commission meeting with a date yet to be determined.

- 4.5.** 2023-265 Case File No. 23-0047 // Mister Car Wash // 8501 Springbrook Drive
The applicant is requesting a conditional use permit for a zero lot line and stand-alone car wash in the B-3 (Regional Commercial) zoning district.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0047 was opened at 7:17PM.

Max Buell, Kimley Horn, stated he was available to answer any engineering questions the commission may have.

Chair Goracke asked what was different about this car wash. Mr. Buell explained this would be a subscription-based car wash.

The public hearing was closed at 7:19PM.

Chair Goracke noted this would be on the agenda of the August 7, 2023 city council meeting.

5. Adjournment

**Motion by Commissioner Homan to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Gorzycki. The motion passed 3-0.**

Adjournment time was 7:19PM.