



City of Blaine

Planning Commission

July 19, 2023 | 5:00 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 Wednesday, July 19, 2023. Chair Goracke called the meeting to order at 5PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner

3. Approval of Minutes

3.1. 2023-319 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 Swanson. The motion passed 4-0.

4. Public Hearing

4.1. 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 5:03PM. As no one wished to appear, the public hearing was closed at 5:04PM.

Motion by Commissioner Olson to recommend approval of a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue NE, limited to one drive-thru per parcel, as a conditional use permit. Motion seconded by Commissioner Swanson. The motion passed 4-0.

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

- 4.2.** 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 5:08PM.

Jason Merkel, 1866 120th Lane NE, thanked the commission for considering his request. He explained he understood there were other locations for his shed. However, he was hoping to save the large oak tree in his rear yard while also not encroaching on his neighbors. He indicated the proposed shed location would allow him to best utilize his rear yard.

Chair Goracke questioned why Mr. Merkel had not located the shed in one of the two locations as proposed by staff. Mr. Merkel stated he understood these would both be great locations, but he was trying to reserve this space for a future garden because these spaces received full sun.

The public hearing was closed at 5:12PM.

Chair Goracke questioned how many properties in Blaine were zoned R-1A.

Planner Shawn Kaye stated she was uncertain of the exact number. Staff commented further on the different zoning requirements for R-1A properties, versus R-1 properties.

Commissioner Gorzycki inquired if the unique circumstances for this lot could be the lot size and the maturity of the trees. He noted the vast majority of the homes in Blaine do not have trees in the rear yard.

Chair Goracke explained he understood this to be the case, however, the applicant had two alternate sites that would work for the shed in the rear yard.

Planner Shawn Kaye commented further on the R-1A zoning standards and explained other homes in the R-1A zoning district have had to meet the same setback requirements.

Chair Goracke supported the city council amending city code for the R-1A zoning district in order to allow sheds to be up to one foot from the property line.

Motion by Commissioner Olson to recommend denial of Planning Case 23-0057 denying the variance request based on the rationale as recommended by staff. Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

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

5. Adjournment

Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting. Motion seconded by Commissioner Swanson. The motion passed 4-0.

Adjournment time was 5:18PM.