



City of Blaine

Planning Commission

August 8, 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, August 8, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

- 3.1. 2023-351 Approval of the July 11, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of July 11, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 7-0.

- 3.2. 2023-314 Approval of the July 19, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Olson to approve the minutes of July 19, 2023, as presented. Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

4. Public Hearing

- 4.1.** 2023-312 Case File No. 23-0061 // Jesse Orr // 3651 125th Avenue NE
The applicant is requesting a conditional use permit to construct a 40 foot by 59 foot detached accessory building, for a total of 2,984 square feet of accessory building space, in an FR (Farm Residential) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0061 was opened at 7:05PM.

Jesse Orr, 3651 125th Avenue NE, thanked the commission for considering his request and noted he was available to questions or comments.

Chair Goracke asked if the roof would be metal or asphalt.

Mr. Orr reported he was looking to have a metal roof on the building.

Commissioner Halpern questioned how long it would take to construct this building.

Mr. Orr anticipated it would take two months to construct.

The public hearing was closed at 7:07PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 23-0061 based on the following conditions:

Case 23-0061:

- 1. A building permit is required for the proposed pole building. A survey of the property and tree preservation plan shall be required as part of that permit application.**
- 2. Pole building shall be used for personal storage only. Repair of personal vehicles registered to the owner of the property is permitted. No other vehicle repair may occur.**
- 3. Maintain existing storm water drainage patterns.**

Motion seconded by Commissioner Olson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the September 6, 2023 city council meeting.

- 4.2.** 2023-324 Case File No. 23-0055 // Valvoline Instant Oil Change // 10857 University Avenue NE
The applicant is requesting a conditional use permit for a minor auto repair with shared access 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 23-0055 was opened at 7:09PM.

Jim Delfeck, Valvoline representative, thanked the planning commission for considering his request.

Chair Goracke questioned how many people this Valvoline location would employ and inquired what the hours of operation would be.

Mr. Delfeck reported this location would have seven full time and two part time employees. He noted the hours of operation would be 7:00 a.m. to 7:00 p.m. Monday through Saturday and a few hours on Sundays.

Commissioner Swanson stated she was grateful to see a new use coming to this building.

The public hearing was closed at 7:11PM.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0055 based on the following conditions:

Case 23-0055:

- 1. 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.**
- 2. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.**
- 3. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures are limited in height to not more than 20 feet.**

Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the September 6, 2023 city council meeting.

- 4.3.** 2023-313 Case File No. 23-0063 // City of Blaine
The City is requesting a code amendment to section 26.06 (Nonconforming structures, uses) of the Zoning Ordinance to allow the creation of nonconformities by public action to be deemed in compliance with the Zoning Ordinance.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0063 was opened at 7:14PM. As no one wished to appear, the public hearing was closed at 7:14PM.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0063 to recommend approval of a code amendment to section 26.06 Nonconforming structures, uses of the Zoning Ordinance to allow the creation of nonconformities by public action to be deemed to be in compliance with the Zoning Ordinance. Motion seconded by Commissioner Deonauth. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the September 6, 2023 city council meeting.

5. Adjournment

Motion by Commissioner Halpern to adjourn the regular planning commission meeting. Motion seconded by Commissioner Swanson. The motion passed 7-0.

Adjournment time was 7:15PM.