



City of Blaine

Planning Commission

October 10, 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, October 10, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Gorzycki, Halpern, and Homan.

Staff Present: Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2023-474 Approval of the September 12, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Olson to approve the minutes of September 12, 2023, as presented. Motion seconded by Commissioner Swanson. The motion passed 4-0.

4. Public Hearing

4.1. 2023-446 Case File No. 23-0071 // Rainbow Village // 551 87th Lane NE
The applicant is requesting a conditional use permit for a zero lot line with shared parking and access 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 23-0071 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:04PM.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0071 based on the following conditions:

Case 23-0071:

- 1. A shared parking and access agreement shall be recorded with Anoka County.**
- 2. Final plat approval is required per Resolution No. 22-214.**

Motion seconded by Commissioner Deonauth. The motion passed 4-0.

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

- 4.2.** 2023-397 Case File No. 23-0069 // Pearson Properties // 12600 Xebec Street NE
The applicant is requesting a conditional use permit for a total of 2,456 square feet of garage and accessory building space and a shed in the front yard in the FR (Farm Residential) 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 23-0069 was opened at 7:09PM. As no one wished to appear, the public hearing was closed at 7:09PM.

Motion by Commissioner Deonauth to recommend approval of Planning Case 23-0069 based on the following conditions:

Case 23-0069:

- 1. Applicant to obtain permits for the 600 square foot rear yard shed and pass final inspections by June 30, 2024.**
- 2. Applicant will schedule an inspection with building inspections staff to inspect the front yard shed and the applicant shall make any required corrections by June 30, 2024.**
- 3. Applicant to paint the shed located in the front yard to match the home by June 30, 2024.**
- 4. The front yard shed cannot be relocated within the front yard and must maintain the 120 foot setback from the front property line.**
- 5. The 1:1 flood plain compensation for any portion of any building located below the 900 ft elevation shall be excavated and as-built documentation provided to the City and Coon Creek Watershed District by June 30, 2024.**

Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the November 6, 2023 city council

meeting.

- 4.3.** 2023-445 Case File No. 23-0064 // Blaine Crossing II Addition // 1351 113th Avenue NE
The applicant is requesting the following:

1. A 10 foot variance from the 30 foot front yard parking lot setback on the south side.
2. Preliminary plat to subdivide one lot into three lots.
3. Conditional use permit for shared access with zero lot line parking in the B-3 (Regional 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 23-0064 was opened at 7:15PM.

Bob Cunningham, Kraus Anderson, thanked the commission for considering his request and noted he was available for comments or questions.

The public hearing was closed at 7:16PM.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0064A a 10 foot variance from the 30 foot parking setback on the south side of the property with the following rationale:

Case 23-0064A:

- 1. The variance is due to the previous determination that the southern property line was a side yard and the development is materially similar to that which was approved by resolution 07-78.**
- 2. The variance allows for a consistent setback along 113th Avenue.**
- 3. The variance alleviates the unique circumstance of change in the configuration of front and side yards over the history of the property.**

Motion by Commissioner Olson to recommend approval of Planning Case 23-0064B a preliminary plat to create three lots with the following conditions:

Case 23-0064B:

- 1. The applicant is responsible for recording plat mylars with Anoka County and providing proof of recording to the City prior to issuance of building permits on lots 1 and 2.**

Motion by Commissioner Olson to recommend approval of Planning Case 23-0064C a conditional use permit for shared parking with a zero lot line split with the following conditions:

Case 23-0064C:

- 1. This resolution voids previously issued Conditional Use Permits on this property approved as Resolutions 07-78 and 07-96.**

Motion seconded by Commissioner Deonauth. The motion passed 4-0.

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

- 4.4.** 2023-398 Case File No. 23-0068 // City of Blaine
The City is requesting the following:

1. A text amendment to the Comprehensive Plan to create an MDR/CC (Medium Density Residential/Community Commercial) land use category.
2. Comprehensive plan amendment to land use designations on certain parcels from HDR/PC (High Density Residential/Planned Commercial) to MDR/CC (Medium Density Residential/Community Commercial), CC (Community Commercial) to HDR2/PC (High Density Residential/Planned Commercial), and CC (Community Commercial) to MDR/CC Medium Density/Community Commercial.

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 23-0068 was opened at 7:20PM. As no one wished to appear, the public hearing was closed at 7:20PM.

Chair Goracke stated he supported the proposed change, noting he believed this would be a better fit for the neighborhood.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0068A a comprehensive plan text amendment to create an MDR/CC (Medium Density Residential/Community Commercial) land use category.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0068B a comprehensive land use plan amendment for certain parcels from HDR/PC (High Density Residential/Planned Commercial) to MDR/CC (Medium Density Residential/Community Commercial), CC (Community Commercial) to HDR2/PC (High Density Residential/Planned Commercial) and CC (Community Commercial) to MDR/CC (Medium Density/Community Commercial); based on the following rationale:

Case 23-0068B:

- 1. The proposed land use amendments meet goal #3 of Chapter 4 Economic Development of the Comprehensive Plan "The City will continue to support the viability and economic health of the Northtown commercial area, as it represents a significant economic and employment center. The City will collaborate with Northtown to develop a strategy for private reinvestment, as**

well as explore and be receptive to new ways for Northtown to remain successful, including use of innovative infrastructure management requirements."

2. The proposed land use amendment meets the goal #7 in Chapter 5 Lane Uses of the comprehensive plan "The City will continue programs and strategies to improve and revitalize aging commercial, industrial and residential structures." Chapter 11: Implementation, identifies Action or Strategy plan for Implementation. Under Economic Development 4.5, it states "The City should support the viability and economic health of the Northtown area commercial center through a strategy for private reinvestment."

Motion seconded by Commissioner Swanson. The motion passed 4-0.

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

5. Adjournment

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

Adjournment time was 7:22PM.