



City of Blaine

Planning Commission

January 9, 2024 | 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, January 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth and Halpern.

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

3. Approval of Minutes

3.1. 2023-651 Approval of the December 12, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Homan to approve the minutes of December 12, 2023, as presented. Motion seconded by Commissioner Olson. The motion passed 5-0.

4. Public Hearing

4.1. 2023-641 Case File No. 23-0086 // Cornerstone Church of Blaine // 2350 124th Court NE
The applicant is requesting a conditional use permit for a church in the Single Family (R-1) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The

public hearing for Case File 23-0086 was opened at 7:03PM. As no one wished to appear, the public hearing was closed at 7:03PM.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0086 based on the following conditions:

Case 23-0086:

- 1. The church must manage on-site parking demand.**
- 2. All parking must be on site.**
- 3. The City reserves the right to require the church to provide on-site traffic management should the need arise at some point in the future.**
- 4. Temporary uses such as outdoor events, are not permitted without a Special Events License issued by the City.**

Motion seconded by Commissioner Swanson.

The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the February 5, 2024 city council meeting.

- 4.2.** 2023-628 Case File No. 23-0083 // Patricia Gower // 10719 Madison Street NE
The applicant is requesting a conditional use permit for three accessory buildings in the Single Family (R-1) 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 23-0083 was opened at 7:05PM.

Shelly Gower spoke on behalf of her mother, Patricia Gower, who was the applicant. She noted there were two sheds on the property, one was 8'x10' and the other was 8'x8'. She explained her mother has been a resident of Blaine since 1961, which was prior to any of the current zoning codes being in place. She explained lawn tools and snow removal equipment were being stored in the sheds.

The public hearing was closed at 7:08PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0083 approving the conditional use permit for three accessory buildings in the Single Family (R-1) zoning district at 10719 Madison Street NE. Motion seconded by Commissioner Olson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the February 5, 2024 city council meeting.

4.3. 2023-629 Case File No. 23-0085 // National Sports Village 2nd Addition (105th Blaine Business Park, LLC) // 2030 105th Avenue NE
The applicant is requesting the following:

1. Preliminary plat to create two lots to be known as National Sports Village 2nd Addition.
2. Conditional use permit for shared access/parking, off-site parking, and outdoor seating in the 105th Avenue Redevelopment 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 23-0085 was opened at 7:12PM. As no one wished to appear, the public hearing was closed at 7:12PM.

Chair Goracke asked if the pizza pub would remain on this site and just the property line was being changed.

City Planner Sheila Sellman reported this was the case, noting the pizza pub building was under construction. She explained the second building would be multi-tenant.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0085A a preliminary plat to create two lots to be known as National Sports Village 2nd Addition with the following conditions:

Case 23-0085A:

1. **The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City.**

Motion by Commissioner Olson to recommend approval of Planning Case 23-0085B a conditional use permit for shared parking/access, off-site parking, and outdoor dining with the following conditions:

Case 23-0085B:

1. **Share parking/access facilities agreement shall be recorded with the County (an irrevocable covenant running with the land). A certified copy of the recorded agreement shall be provided to the Zoning Administrator.**
2. **The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for the site.**
3. **Plans for amplified music or public address system for the outdoor dining area are to be reviewed by the City and approved by the management company prior to installation. The noise level of the music in the outdoor dining area is not to exceed normal conversation level.**
4. **No outdoor advertising on building or patio area without obtaining a permit.**

5. **The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse associated with the facility.**
6. **Exit doors on any railing or fence in the outdoor dining areas shall be operable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.**
7. **Provide manufacturing specifications and requirements for propane heater use and clearance for combustibles if they are used on site.**
8. **All signage must comply with the approved sign plan.**
9. **Drainage and utility easements will be required to be provided to account for any shared storm water management facilities and allow for surface water drainage where required per the approved construction drawing set.**

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the February 5, 2024 city council meeting.

5. Adjournment

**Motion by Commissioner Homan to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Gorzycki. The motion passed 5-0.**

Adjournment time was 7:14PM.