



City of Blaine

Planning Commission

May 14, 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, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

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

3. Approval of Minutes

3.1. 2024-77 Approval of the April 9, 2024 Planning Commission Minutes
Sponsors:

**Motion by Commissioner Olson to approve the minutes of April 9, 2024, as presented.
Motion seconded by Commissioner Deonauth. The motion passed 6-0.**

4. Public Hearing

4.1. 2024-772 Case File No. 24-0022 // Boulder Villas (Boulder Contracting) // 9240 W 35W
Service Drive NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
2. Preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas.
3. Conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0022 was opened at 7:06PM.

Dallas Sessions, 9323 Jamestown Street NE, indicated he looked up the plat of this property. He explained the plat showed it was dedicated for public use. He questioned when it was rezoned for the proposed use. He understood this development would be approximately three units per acre, but with the wetlands, the actual lot sizes were 0.125 acre. He indicated the surrounding neighborhood had lots that were 0.25 acres in size or larger.

Chris Heinze, 9189 Harpers Court NE, stated he lived directly behind the proposed development. He indicated noise was in his backyard at all times and it reached levels of 60 to 65 decibels during the morning rush hour. He explained he was present to advocate for the 11 families that would live in this development and encouraged the developer to plant more trees to assist in buffering the sound from the freeway. He commented on how the speed limit on the frontage road was 50 miles per hour, but noted vehicles were traveling 60+ miles per hour. He stated this was very dangerous and suggested the speed limit along the frontage road be reduced to 35 miles per hour. He discussed how one of the goals of the DF zoning district was quality living and discussed how his quality of life was impacted by traffic noise. He suggested a walking trail be installed to connect the new development to the surrounding neighborhood.

The public hearing was closed at 7:11PM.

Chair Goracke questioned who owns the land.

Brian Jansen, Boulder Contracting, explained a church currently owns the property but was having trouble developing the site given the amount of wetlands.

Commissioner Homan asked if a walkway connection could be considered.

Mr. Jansen indicated this would depend on the survey and how the wetlands lay out. He stated it would be very difficult to install a walkway over the wetland.

Chair Goracke inquired if there were any plans to mitigate the noise from 35W.

Project Engineer Barnes reported 35W was under construction a couple of years ago and a noise wall was not installed in this area. She explained it would be up to MNDOT whether or

not they would install a sound wall or not. She anticipated MNDOT would place requirements on how the homes are constructed to assist with mitigating noise. She stated she did not expect a noise wall would be installed. She commented further on the speed limit for the frontage road and explained a traffic study would have to be completed in order to a speed reduction. She noted certain warrants would have to be met before the speed could be adjusted. She encouraged neighbors to call the police with their concerns regarding the speed of traffic.

Chair Goracke questioned if more trees could be installed to assist with buffering.

Planner Kaye stated more trees could be required.

Commissioner Gorzycki requested further information from staff on how the number of units per acre were calculated.

Planner Kaye explained the total acreage of the site was 4.84 acres and the developer was allowed to exclude wetlands which was 1.15 acres, which created a net density of 2.9 units per acre.

Commissioner Olson stated she appreciated how thoughtful the neighbor was by voicing his concerns regarding noise, buffering and a trail connection. She encouraged the developer to take these concerns into consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022A a rezoning from Single Family (R-1AA) to Development Flex (DF) with the following rationale:

Case 24-0022A:

- 1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022B a preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas with the following conditions:

Case 24-0022B:

- 1. Park dedication will be required for the 11 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$53,834 if paid in 2024.**

This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

- 2. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.**
- 3. The developer shall be responsible for assessments for sanitary sewer and water lateral installments of \$10,269.**
- 4. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
- 5. All development signage by separate review.**
- 6. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.**
- 7. The developer must meet the City's Tree Preservation requirements by planting 27 replacement trees for the lots that were preliminary platted (3.4 disturbed acres). The Developer is required to plant two trees per lot for the overall preliminary plat which will account for 22 of the replacement trees. A landscape plan for the remaining five trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.**
- 8. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
- 9. RCWD permit is required prior to city approval of construction plans and specifications.**
- 10. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
- 11. All streets will follow the Anoka County street name grid system.**
- 12. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The lights will be required to be maintained by the Homeowners Association.**
- 13. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
- 14. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
- 15. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.**

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022C a conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district with the following conditions:

Case 24-0022C:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings
2. Group family daycare

Accessory Uses

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.10

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 6.5 feet for house and 6.5 feet for garage.
3. Corner side yard setback - 6.5 feet (private street) 30 feet (public street)
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,400 square feet for a single level.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to incorporate multiple gables or varied roof lines and articulation of the front façade. Vinyl/metal siding can be utilized on all elevations. Use of premium materials such as brick or natural stone are to be used on all front elevations.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.

12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.
13. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
14. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.

Motion seconded by Commissioner Homan. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

4.2. 2024-777 Case File No. 24-0023 // East Blaine Mosque and Academy // 3680 Pheasant Ridge Drive

The applicant is requesting the following:

1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
2. Conditional use permit to allow a Mosque (place of worship) and K-8 school in the Development Flex (DF) 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 24-0023 was opened at 7:25PM.

Chris Heinze, attorney for the applicant, reported his client was the owner of property at 3680 Pheasant Ridge Drive which was the previous Minnesota School of Business that has been vacant for the past seven years. He stated his client desires to establish a mosque and a religious private school at this locatin. He indicated the application for the mosque was allowed under the zoning code. He indicated the application for the private religious school requires a rezoning from PBD to Development Flex. He stated his client made this application after consultation with the planning department staff, noting it was preferable to pursue a rezoning versus an amendment to the zoning code. He discussed how the previous owner of this property received an amendment to allow post secondary education at this location. He commented on how this application mirrors the request from Sunrise Elementary School, except this application requires no construction apart from minor interior changes. He indicated the Minnesota School of Business had a greater impact on traffic than the proposed uses would and the existing parking would meet the needs of the proposed uses. He commented further on other intent of the Development Flex zoning district and encouraged the planning commission to offer their support for this application. He explained his client pursued this property for a mosque and private religious school because the Islamic community was vastly underserved in the north metro. He indicated his client had no interest in making others uncomfortable or in causing alarm in the shared

community. He stated there would be no call to prayer broadcast over loudspeakers from the proposed mosque. He provided further comment on why this was a great location for the proposed mosque and religious private school noting there would be no impacts to the surrounding property owners. He reported his applicant wants the same opportunity that Christian families have in this community. He reviewed the seven criteria that must be met for the Development Flex zoning district and described how this application meets the criteria. He stated under the comprehensive plan Blaine is proposed to have 93,000 residents in the next 15 years. He indicated the comprehensive plan states the city supports and encourages the development of underutilized areas. He noted this building has been vacant since three years prior to the pandemic. He believed it was time that this underutilized building was put to work. He discussed how the proposed use would respond to the changing conditions in the community or its citizenry. He noted there was only one mosque in Blaine and no private elementary schools based on Islamic tradition in the city, compared to the 30 Christian churches in the city. He stated only 2% of the property in Blaine was being used for institutional purposes. He was of the opinion using this land for this use was in harmony with the city's comprehensive plan. He commented on the concerns that were raised at the February 13, 2023 workshop meeting, noting this was a separate and distinct applicant. He reported there were hundreds of cars driving to and from the property when the Minnesota School of business was in operation, and this was not a problem. Second, the traffic coming to and from the site would be heavy at two times during the day and he anticipated the traffic levels would be less than was seen with the Minnesota School of Business. He explained the school would begin as a K-2 school with 25 students per grade and would grow to a K-8 over time. He encouraged the commission to support the proposed request in order to turn this blighted property into a community gathering space.

Imam Asad Zaman, 12175 Aberdeen Street, explained he was the executive director for the Muslim American Society which operates the Blaine Masjid. He noted he operates seven masjids and he was proud to call Blaine home. He commented on how the Muslim community has dramatically expanded in the city of Blaine which has led to the request for another mosque, in order to provide Muslims in the community with a place to pray. He urged the commission to support this request.

Patrick Farley, 3917 87th Lane NE, reported he was an attorney and he commended Mr. Heinze on his presentation. He explained he was speaking as a citizen of Blaine. He noted he has a friend (Saed Wadi) who was part of the purchasing team. He indicated he has gotten to know Saed over the past three years because their sons play basketball together. He described how he was a privileged member of the community who was able to send his son to Avail Academy, while Saed had no private Islamic religious opportunities for his son. He reported the Islamic members of the community would continue to grow and they had no place where they can send their kids to school that identifies with their faith. He encouraged the commission to be inclusive of all groups and to offer their support for the rezoning.

Jaylani Hussein, provided the commission with a greeting of peace and blessings. He explained he was the Executive Director of the Council American Islamic Relations (CAIR) Minnesota and noted he had the privilege of serving the American Muslim community in Minnesota. He reported he was also a trained urban planner and he thanked the commissioners for their service to the community. He indicated he was a child who grew up

in this state and he did not have the opportunity to attend a private Islamic school. He stated in 1993 his father drove him from Minneapolis to the Islamic Center in Fridley and at first his father didn't understand the speeding limits. He explained his father was caught speeding and for the next ten years he did not drive one mile over the speed limit. He discussed how important it was for him to attend the Islamic Center for Sunday service to play with others who understood him. He further discussed the request before the commission and noted this nation was founded on the core principles of protecting freedom of religion. He reported planning laws consider the fit and noted Development Flex has almost every other use, except a school. He requested the city approve this use and allow a religious school to operate in conjunction with the mosque. He commented on how the mosque would be a place the community could be proud of, especially for the Muslim children in the community.

Zeke, resident of Blaine, spoke to the commission about something important in to him. He commented on how there was a building in Blaine that was vacant. He suggested this building be turned into an Islamic school where kids like him learn about faith, math and science. He stated this would be a place where he would feel proud of who he was as an American Muslim in Blaine. It would also provide an opportunity for him to learn with kids from all different backgrounds and become friends. He encouraged the commission to fix the zoning of this building for his Islamic school because it would mean so much to him and all of the other children in Blaine that want to learn and grow in this community.

Jeannie Shaw, 14 year resident of Blaine, stated she has found this community very welcoming. She asked if a mosque centric community was being built in Lino Lakes at 125th Avenue and Sunset Avenue. She questioned how this related to this proposal.

Chair Goracke stated the proposal in Lino Lakes does not apply to the request before the commission.

Ms. Shaw was of the opinion the other request should be considered because there would be two mosques very close together.

City Planner Sellman indicated the other request was in Lino Lakes. She suggested the applicant speak to if there was any relation between the two proposals. She stated she could not speak to the request before Lino Lakes and if it would be approved or not.

Mr. Heinze reported the requests were completely separate and there was no affiliation.

Barb Bailey, resident of Blaine, explained she was a retired teacher. She indicated she was worried about the safety of the children because this was a busy area of Blaine. She questioned if this building would have elevators for handicap children and inquired what the capacity of the building would be. She had the understanding there was an Islamic school in Blaine across from Wells Fargo. She expressed concern with the fact Blaine would be adding a mosque, school and another huge mosque was being added in Lino Lakes. She reported this was a lot of area and new buildings just for one religion. She commented on how Blaine includes everyone, like with the new Sunrise Elementary School, that was for the whole community. She questioned if this school would involve the whole community. She stated she was also concerned with the amount of traffic that would be coming to and from the site if there were 525 students and if the building could support that many students.

Imam from Blaine MAS, 12175 Aberdeen Street, explained he was the Imam of the Blaine mosque. He offered his support for the proposed mosque and academy. He indicated he moved to the area in 2008 and commented on how the Muslim population has grown since that time. He stated Blaine has been a very welcoming community to the Muslim population and he loved living here. He discussed how there was a need for another mosque in Blaine due to the rising Muslim population. In addition, parents are looking for a private Islamic school for their children. He hoped the commission would support and approve this project.

Ruaa Kalam, resident of Blaine, stated she could not wait until the new building opens up. She was excited for the new indoor playground. She indicated there were a lot of her friends that want to come to the new school and she was happy about that. She thanked the commission and told them to have a great day.

Kate Gillette, commercial real estate broker, provided the commission with background on the acquisition of this property for the East Blaine Mosque and Academy. She reported over the past seven years she has met many leaders, teachers and families as she worked with them on a challenging real estate search. Throughout the entire time she was impressed by their professionalism, collaboration and perseverance even in the face of setbacks, difficulties and complexities along the way. She was of the opinion the East Blaine Mosque and Academy would be a great addition to the community of Blaine and will contribute to positively towards the city being a place of growth in the areas of diversity and inclusion. Additionally, as a real estate advisor, she has deep respect for the work done by city officials to ensure development and land use was done in a thoughtful way to create sustainable and desirable places to live and work. She commented on how the things have changed since the pandemic with respect to office space and working from home. She noted the Minnesota School of Business buildings has sat vacant for the past seven years. Based on her professional experience, the most sustainable, highest and best use for this building would be to use it as a community center, place of worship and school. She encouraged the commission to offer their support for the rezoning and conditional use permit.

Saed Wadi, 12502 Zumbrota Street, stated he has been a resident of Blaine for the past 20 years. He explained his father brought his whole family here and purchased a home in Club West. He indicated he has raised his children in Blaine and he called this community home. He referred to the resident who used the term "they" and stated America was for us, all of us and he was part of this community. He reported his nephew, went into the Army and served this country. He explained he loved this country and he needed the same love back. He commented on how immigrant communities were moving to Blaine noting the council has recently approved the Asian village in Northtown Mall. He indicated there was another group that was thinking about bringing their business to Blaine and this was happening because people loved Blaine. He explained his children were old and would not be able to attend this school, but he wanted this school for his grandkids. He wanted his children to have the option to send their children to a private Islamic school.

Mark Evensen, explained he worked with Kate Gillette and the East Blaine Mosque acquire this property. He noted he has been in commercial property for the past 40 years. He reported he was the son of a Lutheran minister and he grew up in a small town with a catholic church, lutheran church and methodist church all on the same corner. He stated

this is the way communities have settled in the midwest. He reported over the past 40 years he has worked to have ensure he had good reputation more than money. He stated he was more than happy to work with the East Blaine Mosque and Academy and he appreciated what they stand for. He wanted to see this group thrive and prosper and to find a location that would benefit their families in the community. He discussed how 3680 Pheasant Ridge would be an ideal opportunity for the East Blaine Mosque, the seller and the city of Blaine. He commented on how it would benefit the community to have a more diverse population with diverse cultures in order to build a stronger city that can support all families and interests. He noted this project would also support the commercial real estate market by filling a prolonged vacancy, noting the office market has been influx since the pandemic began. He anticipated there would be a plenty of vacancy and repositioning of assets for years to come. He encouraged to support this request as the East Blaine Mosque and Academy would bring life back to this building.

The public hearing was closed at 8:09PM.

Chair Goracke thanked all of the members of the public who took the time to attend this meeting. He asked that staff speak to the level of traffic that would be generated by this use.

Project Engineer Barnes commented on the traffic that would be generated by the proposed school. She indicated the number of trips compared to the number of students would not be a one to one ratio. She reported that the addition of 500 cars would not be taxing on the adjacent roadway. She stated the proposed site had adequate parking and stacking lanes.

Chair Goracke requested further comment regarding the safety of the building for students.

City Planner Sellman reported the building had an elevator noting this was required per building code. She explained building permits would have to be pulled before modifications could be made to the interior of the structure.

Chair Goracke commented he believed it made sense to rezone the property from PBD to Development Flex. He stated the building has sat vacant for seven years with the PBD zoning.

Commissioner Olson asked if the city has previously rezoned a property from PBD to Development Flex.

Chair Goracke reported this has occurred in the city.

Commissioner Olson questioned why a conditional use permit could not be approved for the school instead of a rezoning.

City Planner Sellman explained the rezoning was required to allow a K-8 school, because this use is not permitted in the PBD district.

Chair Goracke reported the property for Sunrise Elementary was previously Farm Residential and this property was rezoned to Development Flex in order to allow for the school.

City Planner Sellman reported this was the case.

Commissioner Olson questioned if Pheasant Ridge Drive would support bussing in the future.

Project Engineer Barnes indicated this roadway could support busses.

Commissioner Olson inquired if the adjacent businesses were notified of the proposed use and did they have any comments regarding the request.

City Planner Sellman stated all properties within 350 feet were notified. She explained staff received one comment from a business owner.

Commissioner Olson reported she had the opportunity to practice her religion in the community, as well as having private school options for her children. She believed it was important for families to have this option.

Commissioner Deonauth thanked the community for their show of support for this request.

Chair Goracke thanked the two children who got up and spoke at this meeting.

Commissioner Swanson commented she believed this location was phenomenal and she hoped the surrounding companies provided opportunities for workshops and collaborated with the school.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0023A a rezoning to DF and allowing a K-8 school on the subject site.

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0023B a CUP for the mosque (place of worship) and K-8 school in the Development Flex (DF) zoning district:

Case 24-0023B:

Conditions for the mosque are as follows:

- 1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.**
- 2. The City reserves the right to require the mosque to provide on-site traffic management.**
- 3. All signage requires separate permits meeting the requirements of the zoning code.**
- 4. Temporary uses such as outdoor events, are not permitted without a specific special event license issued by the City.**

Conditions for a K-8 school CUP:

- 1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.**
- 2. School hours shall be limited to 8AM to 3:30PM.**
- 3. Directional signage shall be painted on the parking lot for the drop-off and pick-up area.**
- 4. All signage requires separate permits meeting the requirements of the zoning code.**
- 5. Each classroom is capped at 25 students.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

- 4.3.** 2024-78 Case File No. 24-0026 // JD Trailers Properties LLC (Capacity Spotter Trucks)
 // 10070 Davenport Street NE
 The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy
 Industrial (I-2A) to allow truck sales.
 Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0026 was opened at 8:27PM.

Dean Dally, Blaine Brothers, stated his company has been in the community since 1979. He reported he operates a heavy truck and trailer facility on Xylite Street. He explained the property has become overcrowded and he would like to have the ability to have sales of trucks as was allowed in the I-2A zoning district. He indicated the truck sales would be done mostly through paperwork. He stated Blaine Brothers has been in the top three in the country for the number of units sold. He indicated 90% of these units were not brought on site, but rather were shipped all over the world. He explained he has been a dealer for Capacity since 1998. He thanked the commission for considering his request and noted he was available for comments or questions.

The public hearing was closed at 8:30PM.

Chair Goracke asked why a variance could not be approved to allow for the sales.

Planner Kaye reported this was because the applicant was requesting a new use which required a rezoning.

Commissioner Olson indicated the applicant was following the city's rules by requesting the rezoning but noted it sounds like the sales were predominantly being done through paperwork.

Mr. Dally explained the vast majority of the sales were done over the phone and vehicles were drop shipped. He stated on occasion trucks were brought onsite for a preinspection. He commented further on how the proposed rezoning was for the most part a technicality. It was his opinion the new trucks would look better on the site than some of this customers trucks.

Chair Goracke commended Blaine Brothers for their long standing service to the community.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0026 a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales based on the following rationale:

Case 24-0026:

- 1. Truck storage has been approved by a previous CUP and truck sales would not increase the number of trucks allowed to be stored in the rear yard.**
- 2. The truck storage and sales area is the rear yard, screened by a fence and landscaping.**

Motion seconded by Commissioner Homan. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

- 4.4.** 2024-79 Case File No. 24-0027 // 4th Dimension Properties, LLC (Northtown Mall) // 100 Northtown Drive NE
The applicant is requesting the following:
1. Preliminary plat to create 13 lots to be known as Northtown Revitalization.
 2. Conditional use permit for zero lot line shared access/parking in the County Road 10 Mixed Use (MU) 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 24-0027 was opened at 8:38PM. As no one wished to appear, the public hearing was closed at 8:38PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0027A a preliminary plat to create 13 lots with the following conditions:

Case 24-0027A:

- 1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**

2. **The Building Official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side access to the other side for purposes of maintaining fire and life safety systems.**
3. **The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.**

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0027B a conditional use permit to allow shared parking and shared access in the County Road 10 Mixed Use (MU) zoning district with the following conditions:

Case 24-0027B:

1. **The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.**

Motion seconded by Commissioner Olson. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

- 4.5.** 2024-80 Case File No. 24-0028 // City of Blaine
The City is proposing the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes:
1. Section 26.06 Nonconforming structures, uses.
 2. Section 30.15 B-2 Community Commercial Standards
 3. Section 30.25 B-3 Regional Commercial Standards
 4. Section 30.54 Planned Business District (PBD) Standards

Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0028 was opened at 8:42PM. As no one wished to appear, the public hearing was closed at 8:42PM.

Chair Goracke stated he supported the proposed changes as recommended by staff.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0028 approving the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes: Section 26.06 Nonconforming structures, uses; Section 30.15 Community Commercial Standards; Section 30.25 Regional Commercial Standards; Section 30.54 Planned Business District Standards. Motion seconded by Commissioner Homan. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

4.6. 2024-126 Case File 24-0029 // City of Blaine
The City is proposing the following:

1. Rezoning from Regional Recreation (RR) to 105th Redevelopment District (RD).
2. Comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC).

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0029 was opened at 8:46PM. As no one wished to appear, the public hearing was closed at 8:46PM.

Chair Goracke asked if this was an expansion of the 105th Avenue Redevelopment area.

City Planner Sellman reported this was the case.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0029A a rezoning from Regional Recreation (RR) to 105th Avenue Redevelopment District (RD) based on the following rationale:

Case 24-0029A:

1. This area has been identified as a priority redevelopment area in the 2040 Comprehensive Land Use Plan and part of the 2020-2023 and 2023-2026 Strategic Plan.
2. A zoning district has been created for this purpose and in order to implement the plan a rezoning is necessary.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0029B a comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC) based on the following rationale:

Case 24-0029B:

1. The proposed land use amendment meets the goals of the land use chapter of the comprehensive plan by maintaining flexibility in land use districts to respond to market conditions regarding mixed use in this area.

Motion seconded by Commissioner Deonauth. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

5. Adjournment

Motion by Commissioner Olson to adjourn the regular planning commission meeting.

Motion seconded by Commissioner Swanson. The motion passed 6-0.

Adjournment time was 8:49PM.