



City of Blaine

Planning Commission

June 11, 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, June 11, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth (left meeting at 7:26PM), Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Halpern and Olson.

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

3. Approval of Minutes

3.1. 2024-202 Approval of the May 14, 2024 Planning Commission Minutes
Sponsors:

Motion by Commissioner Homan to approve the minutes of May 14, 2024, as presented. Motion seconded by Commissioner Deonauth. The motion passed 5-0.

4. Public Hearing

4.1. 2024-173 Case File No. 24-0024 // Les Schwab Tire Store (GHS Development LLC) // 12251 Ulysses Street NE
The applicant is requesting a conditional use permit for a minor auto repair with shared access and zero lot line on the north and south property line in the Regional Commercial (B-3) zoning district.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0024 was opened at 7:05PM.

Elmer Stevenson, 12565 Zest Street, reported he had dealt with Les Schwab in the past, when he lived in Washington and this was a great business.

Mike Quesnell, 1296 123rd Avenue NE, asked if this facility would service cars only, or would large trucks also be serviced. He questioned if the bay doors would remain closed at all times, except when vehicles are entering.

Mark Rohweder, representative for Les Schwab Tires Stores, provided the commission with an introduction to his organization. He explained Les Schwab formed in Oregon in 1952 and were prominent in the west. He indicated Les Schwab was just moving into Minnesota. He commented on how active Les Schwab was in the communities they belonged to. He noted the bulk of the services provided by Les Schwab would be tires, alignments and brakes. He stated business would be conducted during business hours, Monday through Saturday. He explained used tires would be stored inside.

The public hearing was closed at 7:10PM.

Chair Goracke questioned if Les Schwab would be servicing large vehicles and would the service doors remain closed at all times. Mr. Rohweder reported all work would be done on cars. He explained he was uncertain about the ventilation system in the building.

Chair Goracke asked how many people would be employed by Les Schwab. Mr. Rohweder anticipated this location would have 8 to 15 employees.

Commissioner Deonauth inquired if the bay doors was something the city required.

Planner Kaye explained this was a suggestion from Les Schwab and staff then made this a condition for approval.

Motion by Commissioner Homan to recommend approval of Planning Case 24-0024 based on the following conditions:

Case 24-0024:

- 1. Site plan approval will be required as a part of the building permit application.**
- 2. The parcel is currently an outlot and will need to be final platted prior to any building permits being issued for the lot.**
- 3. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.**
- 4. 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.**

5. 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.
6. A revised landscape plan shall be submitted with the building permit that has 25 percent of the plantings oversized.
7. All work is required to be done inside the building with the bay doors closed. Bay doors to remain closed at all times with the exception of vehicles entering and existing the building.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.2.** 2024-174 Case File No. 24-0030 // A & C Automotive // 611 109th Avenue NE
The applicant is requesting a conditional use permit amendment to allow vehicles to remain on site for at least 72 hours, and to remove the requirement to have solid waste pick up three times a week at an existing auto repair business in the Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0030 was opened at 7:17PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Commissioner Gorzycki asked if staff knew why time limits were set on the parking spaces.

Planner Kaye stated she was uncertain why this had been a recommendation in the past.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0030 based on the following conditions:

Case 24-0030:

1. The north and east property lines shall be fenced to provide a sight barrier of 6' height. Such fence is to remain in a state of good repair.
2. Noise levels produced by operation of the business shall not exceed Minnesota Pollution Control Agency standards for commercial activities.
3. Outside overnight parking of vehicles shall be limited to 30 vehicles. All parking of vehicles is limited to the rear fenced area and in a designated and striped parking stall meeting zoning ordinance requirements.
4. The site will need to leave 8 stalls (2 per overhead door) as required by the zoning ordinance available for employee and customer parking. Overnight vehicle parking is not permitted on these 8 stalls.
5. Hours of operation are limited to 8AM to 6PM, Monday to Friday.
6. All vehicles stored outside must be licensed with current registration and appear drivable. Vehicles on blocks may not be stored outside overnight.
7. No vehicle repair may occur outside.

8. The approval of this CUP resolution replaces previously approved Resolution 79-67.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.3.** 2024-175 Case File No. 24-0033 // Old Dominion Freight Line // 3701 85th Avenue NE
The applicant is requesting a conditional use permit amendment to modify the fencing requirements for an existing truck terminal in the Heavy Industrial (I-2A) 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 24-0033 was opened at 7:24PM. As no one wished to appear, the public hearing was closed at 7:24PM.

Chair Goracke questioned if the proposed amendments would replace the 2004 conditional use permit, while also addressing the fencing.

Community Development Specialist Showalter reported this was the case.

Chair Goracke requested the applicant come forward at this time. He asked if Old Dominion Freight Line supported the proposed conditions from staff.

Kevin Davidson, Old Dominion Freight Line, explained he supported the proposed conditions from staff.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0033 based on the following conditions:

Case 24-0033:

- 1. A 25-foot parking setback shall be maintained from the east property line.**
- 2. A 4-foot berm and two rows of conifer trees shall be established in the area shown on the attached site plan (generally located east of the southern parking lot).**
- 3. The existing 8-foot tall board on board fence along the eastern property line shall remain, or be replaced in like and kind.**
- 4. An 8-foot tall solid fence (such as board on board cedar or composite fencing material) shall be constructed between the south parking lot and the southern property line. The applicant may install a chain link fence, with or without barbed wire, north of the solid fence, meeting at least a 25-foot setback from the southern property line. Said chain link fence may not exceed 8 feet in height, inclusive of any barbed wire.**

5. A 10-foot solid fence shall be installed along the eastern edge of the southern property line. An 8-foot tall chain link fence may be located west of the solid fence. Said chain link fence cannot include barbed wire.
6. All lighting on site shall conform to the standards of 33.02. No building lighting may be installed on the east side of the building.
7. No loud speakers can be used on site between 10PM and 7AM.
8. No docks may be installed facing 85th Avenue.
9. No outside storage, including storage of trucks or trailers, is permitted in the front yard, per Section 31.39 (a).
10. Resolution 04-209 is hereby voided and replaced with this resolution.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.4.** 2024-714 Case File No. 24-0014 // City of Blaine // 10041 and 10001 Polk Street NE
The City is requesting a comprehensive plan amendment to change the land use designation from Medium Density Residential/High Density Residential (MDR/HDR) to Low Density Residential/Medium Density Residential (LDR/MDR).
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 24-0014 was opened at 7:30PM.

Donna Dahl, property owner of 10001 Polk Street NE, requested this change not go forward. She commented on how her property value would be adversely impacted by lowering the density allowed on her property. She explained there were apartments to the south of her and townhomes to the east. She asked that the City allow her zoning to remain as is.

John Dahl, 10041 Polk Street NE, voiced his objection to the proposed comprehensive plan amendments. He commented on how the proposed changes would impact his property value along with the future options for his property.

Caroline Dahl, 10041 Polk Street NE, commented on how her property options would be adversely impacted if the proposed changes were approved by the city.

The public hearing was closed at 7:35PM.

Chair Goracke questioned why changing the density of a property would lower its value.

City Planner Sellman explained the property owners were concerned that the value of their property would be lower when it sells, if the density were reduced.

Commissioner Gorzycki asked why the city was proposing these changes now.

City Planner Sellman reported this matter was discussed in September of 2023 with the city

council, and council directed staff to bring forward these changes.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0014 based on the following conditions:

Case 24-0014:

1. Approval by the Metropolitan Council.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.5.** 2024-205 Case File No. 24-0036 // City of Blaine // Northwest Corner of Paul Parkway NE and Ulysses Street NE
The City is requesting a comprehensive plan amendment to change the land use designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC).
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 24-0036 was opened at 7:41 PM.

Mike Quesnell, 1296 123rd Avenue NE, asked what the driving force was for the proposed changes.

Chair Goracke reported the city council was working to fine tune its comprehensive plan.

City Planner Sellman explained there was a shift in philosophy for the city council which led to lowering the density of properties next to townhomes. She indicated the proposed change would shift the density from high density which allows apartments to medium density which does not allow apartments.

Mr. Quesnell questioned if there were any plans in place for this property.

City Planner Sellman reported no development was proposed at this time.

Mr. Quesnell indicated he was concerned about the property devaluation and how this would impact the property owners.

Nick Jarvis, representative of the landowner, stated this was one of the only pieces of land his family owned in Blaine. He reported his family has owned and paid taxes on this property for 20 years. He discussed how the proposed density reduction would adversely impact the future value of this property. He respectfully requested the city not change the density of this property or that the change be delayed until more development occurs along this corridor.

The public hearing was closed at 7:47PM.

Chair Goracke asked for staff comment as to why this change was being brought forward.

City Planner Sellman explained the city council's philosophy had changed and they no longer supported having high density residential next to low density residential. She indicated the planning commission was being asked to make a recommendation to the city council. She stated if the planning commission did not support the proposed changes, the planning commission could make another motion for the council to consider. She reiterated that the council would make the final determination on this planning case.

Motion by Commissioner Homan to recommend approval of Planning Case 24-0036 based on the following conditions:

Case 24-0036:

1. Approval by the Metropolitan Council.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.6.** 2024-206 Case File No. 24-0037 // City of Blaine // 12565 and 12535 Zest Street NE and 12592 Lexington Avenue NE
The City is requesting a comprehensive plan amendment to change the land use designation from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC).
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 24-0037 was opened at 7:53PM.

Elmer Stevenson, 12565 Zest Street NE, explained he believed this matter was different because the city shifted high density across the street. He stated this was a problem because property was being devalued. He hoped his property doesn't change for a very long time because he enjoyed where he lived. However, he understood the people to the north of him would be developing sooner than him. He commented further how his property value would be destroyed if this change were approved by the city.

Debra Williamson, 3951 126th Avenue NE, reported she has lived in her home for 45 years and she has seen a lot of change in the last 20 years. It was her hope the change was being done in a respectful manner. She assumed there was a short, medium and long term comprehensive plan for the city, but she could not find any information regarding these plans on the city's website. She discussed how the city had been more transparent in the

past when changes were coming to Main Street. She requested she be pointed in the right direction to learn more about the city's plans. She suggested the city treat the long-term residents living on this corner with care considering how their properties will be impacted.

Moses, 12535 Zest Street NE, explained he had been trying to work with his landlord to purchase the property he was living on. He stated if he were able to purchase this property, there would be no development. He was of the opinion that Blaine needed this property to remain as is, versus being overdeveloped. He suggested if Blaine wanted to change these properties, the city should foot the bill for these changes.

The public hearing was closed at 8:00PM.

Chair Goracke requested comment regarding where the high density had been shifted.

City Planner Sellman explained the property to the south was planned commercial and there would no land use change to this property is being considered at this time. She reported staff would speak with Ms. Williamson to show her how to view the city's comprehensive plan on the website.

Commissioner Swanson stated it appears these property owners would support apartment complexes, which went against the comments the city was receiving from residents. She discussed how reducing the density on these properties was in alignment with the comments being received from Blaine residents.

Chair Goracke indicated the commission was being asked to consider a density reduction per direction from the city council. He explained the proposed direction from council would ensure apartments were not developed on these properties.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0037 based on the following conditions:

Case 24-0037:

1. Approval by the Metropolitan Council.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

5. New Business

- 5.1.** 2024-176 Case File No. 24-0034 // 105th Avenue Redevelopment Area Master Plan // 10550 Nassau Street NE
The applicant is requesting Master Plan approval for the 105th Redevelopment Project.
Sponsors: Sheila Sellman, City Planner

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

Chair Goracke asked when development would begin on this project and how long would it take to complete.

City Planner Sellman directed this question to the development team.

Rob Bader, Bader Development, explained development would begin this year with the understanding the stadium would be completed by the spring of 2026. He indicated groundwork would begin this year.

Chair Goracke stated he was very impressed by the proposed master plan and that the city would be getting new hotels for its guests.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0034 approval of the master site plan that includes the following uses. However, the development is not limited to these uses:

Case 24-0034:

- 1. Food halls**
- 2. Hotels with or without water park**
- 3. Indoor recreation**
- 4. Medical office (requires an ordinance amendment)**
- 5. Multi-family residential (apartments)**
- 6. Outdoor recreation**
- 7. Parking ramp**
- 8. Public space/plaza**
- 9. Restaurants**
- 10. Shared parking/access**
- 11. Stadium**

And subject to the following conditions:

- 1. Conditional use permits shall be applied for in accordance with section 30.905.**
- 2. Any lighting over 20 feet requires a conditional use permit.**
- 3. A district signage plan shall be approved by City Council.**
- 4. Detailed parking analysis requirements shall be submitted for each building at the time of the conditional use permit application or building permit if a CUP is not required. The analysis should consist of the following information:**
 - (1) A site plan of the property identifying where the proposed project is located, showing all existing uses/tenant spaces and all existing parking space locations.**
 - (2) Parking analysis matrix that includes: (1) names of all existing/proposed uses with tenant address; (2) each tenant's total building square footage existing and proposed (3) lists dining and seating counts for restaurant, bar, brewery, cocktail room and coffee shop uses; and (4) lists an accurate total number of all existing parking spaces on-site.**

- (3) Proposed parking layout and number of stalls for the development.
- (4) Floor plan layouts may be required to determine relevant seating areas and other-relevant square-footage areas.
5. Construction drawings to be provided and approved by both the City and CCWD prior to any work being initiated. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.
 6. The developer is responsible for extending the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location shall follow city standards and specifications.
 7. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
 8. An approved CCWD permit(s) is required prior to city plan approval and start of site work.
 9. The developer is responsible for extending the appropriate network of streets into the proposed development to serve both the proposed development and the existing recreational activities of the National Sports Center to the west and south and access to the existing businesses/properties to the north and amid the development. These streets will need to meet the city standards and typical sections that will allow for parking on none, one, or both sides of the street. A geotechnical report is required that will recommend the different typical street sections based on the existing soils.
 10. The developer is responsible for constructing any required improvements that the county outlines in their review of the development along with any mitigation measures listed in the Alternative Urban Areawide Review (AUAR). The plan also indicates that there are several new street connections with 105th Avenue. The plan will need to identify how these will interact with the existing recreational activities to the south.
 11. Sidewalks and trails are required to be constructed on at least one side of all streets.
 12. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.
 13. The applicant is responsible for any necessary approvals from the Federal Aviation Administration (FAA).
 14. Preliminary and final plat approval is required prior to issuance of any building permits.
 15. Building design shall be consistent with the design guidelines and as outlined in section 30.90.
 16. A parking ramp shall be part of the master development.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

6. Adjournment

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

Adjournment time was 8:17PM.