



City of Blaine

Planning Commission

July 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, July 9, 2024. 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
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-239 Approval of the June 11, 2024, Planning Commission Minutes
Sponsors:

Motion by Commissioner Homan to approve the minutes of June 11, 2024, as presented. Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

4. New Business

4.1. 2024-238 Crime Update from the Blaine Police Department
Sponsors: Brian Podany, Safety Services Manager/Police Chief

Safety Services Manager/Police Chief Podany and Crime Analyst Rebecca Florhaug provided

the planning commission with a crime update from the Blaine Police Department. Ms. Florhaug reviewed crime throughout the community, divided by the city's patrol districts and wards. She was of the opinion that there was no more crime in any one area in the City than another.

Police Chief Podany commented further on how police services were deployed by patrol areas. He discussed how calls for service were increasing 8% per year and noted this was due to aging and increased population in the community. He reported that while calls for service were on the rise, the calls for Part 1 and Part 2 crimes were decreasing. He indicated this meant crime was decreasing in the community. He described how members of his team worked with local business owners to prevent crime.

Chair Goracke thanked Police Chief Podany and Crime Analyst Florhaug for their detailed presentation.

5. Public Hearing

- 5.1.** 2024-235 Case File No. 24-0035 // Dan Breske // 3850 128th Avenue NE
The applicant is requesting a conditional use permit to construct a 1,280 square foot detached accessory structure in a corner side yard in the Farm Residential (FR) zoning district.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 24-0035 was opened at 7:22PM.

Dan Breske, 3850 128th Avenue NE, reported the siding would be vinyl and not metal to match the house.

The public hearing was closed at 7:23PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0035 based on the following conditions:

Case 24-0035:

- 1. The proposed accessory structure shall match the existing dwelling in terms of architectural style and exterior color.**
- 2. The proposed accessory structure shall meet a minimum 100-foot setback from the corner side yard and front yard property lines.**
- 3. Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.**
- 4. The detached accessory structure (total accessory building space) is limited to 2,072 square feet.**

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

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

- 5.2.** 2024-236 Case File No. 24-0038 // National Sports Center // 1700 105th Avenue NE
The applicant is requesting a conditional use permit to allow for freestanding lighting up to 100 feet in the Regional Recreation (RR) 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 24-0038 was opened at 7:27PM. As no one wished to appear, the public hearing was closed at 7:28PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0038 based on the following conditions:

Case 24-0038:

- 1. Lighting is limited to the locations and heights shown on the attached site plan.**
- 2. A building permit issued by the City and an electrical permit issued by the State is required prior to installation.**
- 3. Lighting is subject to approval by the Federal Aviation Administration (FAA). Proof of FAA approval shall be submitted to the City prior to approval of building permits for the lighting installation.**
- 4. Post-installation light intensity readings shall be provided along the northern edge of the northern property (adjacent to the 109th Avenue right-of-way).**
- 5. Installation of cellular equipment is not permitted on the light poles without a separate Conditional Use Permit (CUP).**

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

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

- 5.3.** 2024-237 Case File No. 24-0039 // Marla Figueroa // 11704 Meadow Lane NE
The applicant is requesting a conditional use permit to allow a total of 2,008 square feet of accessory building space in the Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0039 was opened at 7:30PM. As no one wished to appear, the public hearing was closed at 7:31PM.

Chair Goracke commended the applicant for bringing forward a great set of plans for the commission to consider.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0039 based on the following conditions:

Case 24-0039:

- 1. The proposed attached garage shall match the home in terms of architectural style, exterior color and materials.**
- 2. The attached garage to be used for personal storage only.**
- 3. The attached garage is limited to 1,888 square feet. The total square footage of accessory building space is limited to 2,008 square feet, including the existing 120 square foot shed.**
- 4. The existing shed will need to be moved to a location that meets zoning ordinance requirements and does not encroach into any of the platted drainage and utility easements or existing wetlands and buffer areas on the property.**

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

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

- 5.4.** 2024-254 Case File No. 24-0044 // EB Blaine Development LLC (Blaine Town Center Addition) // 10550 Nassau Street NE
The applicant is requesting a preliminary plat to create 9 lots and 6 outlots to be known as Blaine Town Center Addition.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0044 was opened at 7:33PM. As no one wished to appear, the public hearing was closed at 7:34PM.

Chair Goracke stated he supported the request as presented by staff.

Commissioner Halpern stated he understood the parking concerns that were being raised by Invictus. He questioned how the development team would address the parking concerns.

Will O'Keefe, Bader Development, explained as with any development of this size, the parking would be a moving target. He reported he has been working diligently with the city and the National Sports Center to ensure all parking demands were being met. He commented on the AUAR process that was underway and noted this development would have both shared and dedicated parking. He did not anticipate the development would negatively impact Invictus.

Chair Goracke reiterated that this was the preliminary plat phase. Mr. O'Keefe reported this was the case.

Chair Goracke indicated as this project moves forward, there would be additional reviews from staff and the commission. Community Development Specialist Showalter clarified that if standards were met for the zoning district, future requests may not need to be reviewed by the planning commission. She commented further on how the idea for this development was to have centralized parking and walkability instead of parking for each user within the development.

Commissioner Olson stated if the goal was to have the development walkable, where would people park. Community Development Specialist Showalter explained she did not have the final parking plan, but noted that the master site plan reviewed at the previous meeting provided greater detail on parking.

Motion by Commissioner Homan to recommend approval of Planning Case 24-0044 based on the following conditions:

Case 24-0044:

- 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 a building permit.**
- 2. The applicant is responsible for recording the access easements and any shared parking agreements with Anoka County.**
- 3. Park dedication shall be paid with final plat before releasing mylars for recording at \$8,704/acre for a total of \$173,645.**
- 4. The developer shall be responsible for payment of the connection charges that are due upon development for existing parcels 21-32-23-23-0003 and 21-31-23-22-0005.**
- 5. 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 to the other side for purposes of maintaining fire and life safety systems. This applies to buildings that have a property line through them.**

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

Chair Goracke noted this would be on the agenda of the July 15, 2024 city council meeting.

6. Adjournment

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

Adjournment time was 7:41PM.