



City of Blaine

Planning Commission

September 10, 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, September 10, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth and Swanson.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner

3. Approval of Minutes

3.1. 2024-260 Approval of the August 14, 2024 Planning Commission Minutes.
Sponsors:

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

4. Public Hearing

4.1. 2024-377 Case File No. 24-0053 // Next Level Athletes // 11820 Ulysses Street NE
The applicant is requesting a conditional use permit for a specialized youth training facility (fitness center) in the Planned Business District (PBD) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 24-0053 was opened at 7:04PM.

John Maring, Next Level Athletes, thanked the commission for considering his request.

The public hearing was closed at 7:05PM.

Chair Goracke requested further information regarding Next Level Athletes.

Mr. Maring explained his training facility would focus on strength, agility and mobility for young athletes. He stated the core of his business would be to provide a facility for the community that provides beginner baseline information on health and fitness. He noted this was his first facility after working in the IT world.

Chair Goracke questioned how many people would be working at this facility.

Mr. Maring anticipated he would have one or two employees, besides himself and his wife.

Commissioner Halpern questioned if a certified athletic trainer would be onsite.

Mr. Maring reported this would be the case.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0053 based on the following conditions:

Case 24-0053:

- 1. A Certificate of Occupancy permit is required.**
- 2. No activity/training permitted outside of the building.**

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

Chair Goracke noted this would be on the agenda of the October 7, 2024 city council meeting.

- 4.2.** 2024-387 Case File No. 24-0054 // EB Blaine Development LLC
The applicant is requesting amendments to the City of Blaine Zoning Code Section 30.90 - 105th Avenue Redevelopment District (RD).
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0054 was opened at 7:14PM.

Will O'Keefe, Bader Development, stated he was available to answer questions.

Chair Goracke commented on how the lighting height was moved from 20 feet to 100 feet. He asked if 100 foot lighting was allowed anywhere else in Blaine.

City Planner Sellman explained the NSC lights at the sports center are taller than 100 feet.

Commissioner Halpern asked if the 100 foot lighting was for a golf range or other amenity.

Mr. O'Keefe stated the request as a whole would align the district ordinance with what has been approved to date by the Council, which included a stadium and golf range.

Commissioner Olson reported she supported keeping the ordinance as is because the commission could then review future requests under the conditional use permit process.

City Planner Sellman explained the stadium and lighting over 50 feet are a conditional use currently. She indicated the proposed changes would clean up the language for the overall development.

Mr. O'Keefe stated the request was being made to align with what has already been approved by the city council.

Commissioner Olson expressed concern with if this ordinance amendment were approved, 100 foot lights would be allowed in the entire 105th Avenue Redevelopment District. She recommended this not move forward as it would set a precedent. She suggested lighting requests over 50 feet be considered on a case by case basis.

Commissioner Halpern stated he agreed with Commissioner Olson and recommended the lighting language remain as is. He did not support opening the city up for increased lighting height throughout the entire redevelopment district.

Mr. O'Keefe commented he heard what the commission was saying, but noted at the same time, if he were to bring a use forward that was not on the permitted list, he could not do it or a CUP would be required.

Commissioner Olson stated because this development was new and applications would be brought to the city, she supported each application being fully reviewed by the planning commission and city council versus having the uses permitted.

Chair Goracke asked if this ordinance were passed, would the city lose its management control over 100 foot lights.

City Planner Sellman explained at this time, light height was limited to 20 feet and if the proposed language were approved, any project within the redevelopment district could have 100 foot lights.

Commissioner Olson indicated she appreciated many of the language changes within the ordinance but noted she did not support the language changes regarding building height, lighting height or parking structures. She recommended these items remain conditional uses so each request could be considered and discussed by the planning commission and city council.

Mark Berger, owner of Mark's Welding, expressed concern that Blaine could have three 100 foot parking structures and 100 foot lights throughout the district. He recommended the

city keep control over these issues.

The public hearing was closed at 7:28PM.

Mr. O'Keefe commented there are uses that have been approved by the city council and he stated he was simply trying to align city code with what has already been approved. He explained if the lighting and building height language were removed from the ordinance it would be a hurdle for him when he speaks to lenders.

Chair Goracke asked if the ordinance should be approved as is, with a recommendation for the city council to remove the lighting language, or should the planning commission remove the lighting language.

City Planner Sellman recommended the planning commission make a recommendation with the language change to the ordinance.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0054 recommending approval of amendments to the City of Blaine Zoning Code Section 30.90 -105th Avenue Redevelopment District (RD) as outlined in the draft ordinance, requiring parking structures to be a conditional use, that buildings over 50 feet be a conditional use, and that lighting height remain at 20 feet and anything over 20 feet be a conditional use. Motion seconded by Commissioner Gorzycki. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the September 16, 2024 city council meeting.

5. Adjournment

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

Adjournment time was 7:33PM.