



City of Blaine

Planning Commission

November 12, 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, November 12, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Halpern and Olson.

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

3. Approval of Minutes

3.1. 2024-262 Approval of the October 8, 2024 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Deonauth to approve the minutes of October 8, 2024, as presented. Motion seconded by Commissioner Gorzycki. The motion passed 5-0.

4. Public Hearing

4.1. 2024-507 Case File No. 24-0061 // Minnesota Education Trust (MAS Blaine) // 12175 Aberdeen Street NE
The applicant is requesting a conditional use permit to allow continued operations of a mosque (place of worship) in the Regional Commercial (B-3) 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 24-0061 was opened at 7:06PM.

Imam Asad Zaman, Director of the Muslim Society of Minnesota, thanked the Planning Commission for considering this request. He explained since 2007, he has been in the Blaine community. He discussed how the Muslim community has grown in Blaine, because Blaine was an amazing place to live. He reported as the community becomes more affluent, the Blaine mosque was becoming a draw for the community. He indicated he was happy to be part of the amazing growth that was happening in the community and he thanked Blaine for being a welcoming place. He commented on how the new Coon Rapids mosque has positively impacted the parking situation in Blaine. He stated he would continue to have multiple prayer services in order to address parking concerns. He explained he looks forward to another two decades of being good citizens in this community.

Chair Goracke reported he visited this place of worship several years ago on a Friday, and noted he appreciated how greatly committed this congregation was.

Dalen Johnson, 217 Stardust Boulevard in Circle Pines, explained he was a charter member of Oak Park Church, where the shuttle service was provided. He asked if the building would be updated to meet fire code requirements for safety purposes given their expanded services.

City Planner Sellman explained when the mosque applied for a remodeling permit in 2017, code was reviewed and approved and inspections were approved.

Mr. Johnson commented on how the overflow parking from the mosque were impacting the adjacent bank. He encouraged the congregation to shuttle from the Oak Park Church versus parking at the bank.

Chair Goracke hoped that the multiple services would assist with addressing the overflow parking needs as well.

Greg Anderson, 1708 121st Avenue NE, explained he lived three blocks east of the mosque. He indicated he had no issues with the mosque but discussed how traffic at the intersection of 121st and Aberdeen was a concern. He commented on how it was difficult to see pedestrians at this intersection. He stated he appreciated how all of the buildings along Aberdeen have been repurposed but noted the parking for these businesses was not adequate and often times this parking was spilling over to adjacent buildings or into the neighborhood.

Walid Shadi, 137 24th Avenue NE, thanked the Commission for their consideration and support. He thanked the police officers who assist with directing parking each week. He explained he has switched to four prayer sessions each Friday to assist with addressing the parking concerns. He commented on how he was working to build relationships with neighboring businesses while also working to address their feedback. He indicated he would focus on the shuttle to assist with getting more visitors to use the shuttle service.

The public hearing was closed at 7:22PM.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0061 based on the following conditions:

Case 24-0061:

- 1. The applicant shall explore additional traffic controls/direction on 121st Avenue and work with the police department and Engineering department and included in the traffic management plan.**
- 2. A traffic mitigation plan shall be submitted and approved by the City no later than January 31, 2025.**
- 3. One-way traffic flow is required, directional signage shall be painted on the parking lot no later than June 1, 2025. Temporary signage shall be displayed until the lot is painted.**
- 4. Any off-site parking requires a parking agreement that must be submitted to the city no later than January 31, 2025.**
- 5. Any off-site parking shall require a shuttle service provided by the applicant.**
- 6. Temporary uses such as outdoor events are not permitted without a specific special event 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 December 2, 2024 city council meeting.

5. Adjournment

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

Adjournment time was 7:23PM.