



City of Blaine

Planning Commission

December 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, December 10, 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
Alex Koberoski, Intern
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-263 Approval of the November 12, 2024 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Deonauth to approve the minutes of November 12, 2024, as presented. Motion seconded by Commissioner Swanson. The motion passed 7-0.

4. Public Hearing

4.1. 2024-541 Case File No. 24-0065 // CSM Corp // Pheasant Ridge Drive
The applicant is requesting the following:

1. Preliminary plat to develop 12.45 acres (an outlot) into two lots to be known as CSM Lexington Fifth Addition.

2. Conditional use permit to allow the construction of two office/industrial buildings and a zero lot line shared access/parking 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 24-0065 was opened at 7:05PM. As no one wished to appear, the public hearing was closed at 7:06PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0065A a preliminary plat to develop 12.45 acres (an outlot) into two lots to be known as CSM Lexington Fifth Addition with the following conditions:

Case 24-0065A:

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. Park dedication is required for 2 new lots being developed at the proposed 2025 rate of \$7,825 per acre, for a total park dedication fee of \$97,421 if paid in 2025. Park Dedication is due prior to issuance of a building permit at the rate in effect at the time the payment is received by the City.
3. 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 Trunk is \$4,628.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 10 acres of upland for a total sewer area charge of \$46,280.00.
4. All development signage by separate review.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0065B a conditional use permit to allow the construction of two office/industrial buildings and a zero lot line shared access/parking with the following conditions:

Case 24-0065B:

1. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance (SIPA) Agreement and covered by an acceptable financial guarantee.
2. 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.

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

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.

1. Rezoning from Farm Residential (FR) to Single Family Residential (R-1).
2. Preliminary plat to subdivide 1.39 acres into two lots, to be known as McNeil Addition.

Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 24-0067 was opened at 7:10PM. As no one wished to appear, the public hearing was closed at 7:11PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0067A a rezoning from Farm Residential (FR) to Single Family Residential (R-1) with the following rationale:

Case 24-0067A:

1. The R-1 district is intended for single family residential properties to be developed where sanitary sewer and water is available. The property in question is located in a low density area that has access to sewer and water services, while also able to meet the R-1 lot size and setback standards.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0067B a preliminary plat to subdivide 1.39 acres into two lots to be known as McNeil Addition with the following conditions:

Case 24-0067B:

- 1. Park dedication is required for the newly created lot at the time of final plat mylars, at the residential rate of \$4,894 per unit if paid in 2024. Park dedication must be paid prior to releasing final plat mylars for recording at Anoka County.**
- 2. The driveway extending to the existing outbuilding to be removed prior to recording of plat mylars.**
- 3. The existing outbuilding shall be removed prior to recording of plat mylars.**
- 4. The applicant is responsible for recording the plat mylars with Anoka County.**
- 5. 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.**

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

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.

- 4.3.** 2024-543 Case File No. 24-0069 // City of Blaine
The city is proposing amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0069 was opened at 7:16PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Chair Goracke asked if the Office of Cannabis Management would oversee the cannabis industry.

Planner Kaye reported this was the case.

Commissioner Olson questioned if the City would allow cultivation in community commercial.

Planner Kaye explained cultivation would not be permitted.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0069 approving the code amendments to allow regulations for cannabis. Motion seconded by Commissioner Olson. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.

- 4.4.** 2024-568 Case File No. 24-0071 // 105th BBP B2 LLC (National Sports Village) // 2180 105th Avenue NE
The applicant is requesting an amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0071 was opened at 7:23PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Commissioner Halpern requested the applicant come forward to address the Commission regarding this request.

Micheal Breese, applicant, discussed how the National Sports Village would meld well with the north side, but was its own independent area. He commented as businesses are opening on the south side, the realities of the signage restrictions were becoming apparent. He stated Scooters was suffering because there was zero visibility from Radisson Road and people don't know these new businesses are open.

Susan Nygaard, Scooters representative, explained she was excited to be open in Blaine, but noted the struggle to bring in customers has been real. She discussed how the access from Radisson Road does not have a name and so Google Maps was not picking up a route to her location. She commented on her store opening numbers were extremely low compared to

other Scooters around the country. She stated she has been pursuing other marketing efforts in order to make the public aware of her location, but noted new signage would greatly assist in getting customers to her location. She discussed how the entire sign package in Blaine has to be different colors which was now grabbing the attention that was needed.

Brent Nygaard, Scooters representative, stated they have been open for two and a half months now and stated many residents are not aware of the new access point to their location off of Radisson Road. He was in agreement that the additional signage would assist with drawing people to the location.

Chair Goracke questioned if the other Scooters have required additional signage.

Ms. Nygaard explained the other Scooters locations have very large monument signs along with signs on the buildings.

Commissioner Halpern explained he had been to the Scooters in Coon Rapids and he agreed the two locations looked very different because the one in Coon Rapids was a standalone building. He appreciated the fact the Blaine location had indoor seating. He stated he understood the challenges Scooters was facing with drawing in customers and the need for additional signage. He asked if the proposed Ordinance amendment would meet the signage needs of the applicant.

Planner Sellman explained she brought forward an ordinance amendment per the applicant's request.

Commissioner Halpern questioned what else might be planned for the southwest corner of the development area. He inquired if there would be any residential development in this area.

Planner Sellman stated there would be no residential development on this corner.

Chair Goracke indicated he understood the need for additional signage for this property. He believed the City had allowed similar signage along Ulysses due to the overpass that was added.

Planner Sellman commented this signage was a little different because these businesses were adjacent to Highway 65. She indicated signage was allowed on the back side of buildings. She reported the sign plan was approved for signage on both sides, but the sign plan that moved forward was what was submitted by the developer, which was within the confines of the code. The approved sign plan provided the limitations. She explained the applicant was now stating the sign plan was not working for their model and a change was being requested.

Commissioner Olson questioned if the ordinance amendment was approved, would this item come back to the planning commission for further consideration.

Planner Sellman indicated the amended sign plan would have to be considered by the City Council and would be with the second reading of the Ordinance.

Chair Goracke explained he supported the additional signage at this location.

Commissioner Olson inquired if additional directional signage would be allowed.

Planner Sellman stated eight square feet of directional signage would be allowed.

Commissioner Olson asked if the ordinance amendment would only apply to this property.

Planner Sellman reported this was the case, noting the Ordinance was written to only apply to the properties within the redevelopment district that were south of 105th.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0071 approving an Ordinance amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage. Motion seconded by Commissioner Homan. The motion passed 7-0.

Chair Goracke noted this would be on the agenda of the January 6, 2025 city council meeting.

5. New Business

None.

6. Adjournment

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

Adjournment time was 7:39PM.