



City of Blaine

Planning Commission

March 11, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by noon on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1.** 2024-475 Approval of the February 11, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-94 Case File No. 25-0005 // Blaine Town Center East, LLC
The applicant is seeking preliminary plat approval to create three outlots and dedicate road right-of-way to be known as One Hundred Fifth Redevelopment Second Addition.
Sponsors: Sheila Sellman, Assistant Community Development Director

5. Adjournment



City of Blaine

Planning Commission

February 11, 2025 | 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, February 11, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth and Halpern.

Staff Present: Sheila Sellman, Assistant Community Development Director
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-473 Approval of the December 10, 2024 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Olson to approve the minutes of December 10, 2024, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0.

4. Public Hearing

4.1. 2025-1 Case File No. 24-0073 // Herbst Raich Investments, LLC (Meadowland Estates West) // 2741 and 2775 125th Avenue NE
The applicant is requesting preliminary plat approval to subdivide 19.24 acres into 2 single family lots, 28 townhome lots, common space and one outlot to be known as Meadowland Estates West.
Sponsors: Sheila Sellman, Assistant Community Development Director

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 24-0073 was opened at 7:06PM. As no one spoke on this item, the public hearing was closed at 7:06PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0073 based on the following conditions:

Case 24-0073:

- 1. The developer is responsible for recording plat mylars with Anoka County. Proof of recording must be provided prior to issuance of building permits.**
- 2. Park dedication is required for the 28 new lots/units being constructed at the rate of \$4,894 per unit (2025 rate), for a total park dedication fee of \$137,032. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 3. All development signage by separate review.**
- 4. The required tree preservation includes 11 trees planted onsite. This is part of the overall landscape that includes 84 trees be planted.**
- 5. The Developer 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.**
- 6. Execution and recording of a Development Agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
- 7. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
- 8. Plans and specifications must be approved by the City prior to start of construction.**
- 9. An Anoka County right-of-way permit is required prior to start of any site work.**
- 10. Coon Creek Watershed District (CCWD) permit is required prior to city approval of construction plans and specifications.**
- 11. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.**
- 12. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
- 13. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
- 14. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**

15. A protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred), shall surround all wetlands. This buffer strip shall be placed in easement.
16. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
17. The developer has responsibility to construct any required improvements to 125th Avenue NE associated with this development per Anoka County plat review comments.
18. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
19. All streets will follow the Anoka County street-name grid system.
20. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
21. Hydrant locations must be reviewed and approved by the Fire Department.
22. The 2025 rate for Sanitary Sewer District 6 is \$8,229 per upland acre and will be applied to the acreage platted. This phase is proposing to develop approximately 5 acres of upland for a total sewer area charge of \$41,145.
23. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
24. Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.
25. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
26. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
27. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
28. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.

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

Chair Goracke noted this would be on the agenda of the March 3, 2025 city council meeting.

5. Adjournment

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

Adjournment time was 7:07PM.



City of Blaine Staff Report

File Number: 2025-94

Agenda Date	Status
March 11, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, Assistant Community Development Director

Agenda Item # 4.1

Case File No. 25-0005 // Blaine Town Center East, LLC

The applicant is seeking preliminary plat approval to create three outlots and dedicate road right-of-way to be known as One Hundred Fifth Redevelopment Second Addition.

Background

Zoning	105th Avenue Redevelopment District (RD)
Land Use	Planned Commercial (PC)
Area	16.21 acres
Applicable Regulations	75.32
Attachments	Zoning and Location Map Preliminary Plat
Schedule	Planning Commission: 03/11/25 City Council: 03/17/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director, and Teresa Barnes, Project Engineer

Preliminary Plat Standards of Review

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be

served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Planning Analysis

Zoning

The subject site is zoned 105th Avenue Redevelopment District (RD).

Land Use Designation

The subject site is guided Planned Commercial (PC).

Surrounding Zoning and Uses

Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned RD and are anticipated to be part of redevelopment project. Properties to the west are zoned Regional Recreation (RR) and are developed with parking lots or soccer fields. The north side abuts 109th Avenue and the south side abuts 105th Avenue.

History

The 105th Avenue/Radisson Road industrial area was, and has been identified in the 2030 and 2040 Comprehensive Plans as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the "Growth Management" portion of the City's 2020-2023 strategic plan. This project is also identified in the City's 2023-2026 Plan as an Economic Development priority. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

In 2022, the City created a new zoning district and rezoned this area to RD, amending the land use to PC and select parcels to High Density Residential (HDR). Changes to zoning and land use also incorporated portions of the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC) property that were identified in the visioning process.

In 2023, a master developer was selected for the 105h Redevelopment Area. In 2023, the City, MASC and developer entered into various agreements that allow for private development to occur on the east portion of the NSC campus. Based on the revised master plan, a larger portion of MASC property will be incorporated into the redevelopment project than was originally anticipated when zoning and land use changes were approved in 2022.

In June 2024, portions of the site were rezoned to RD and reguided to PC as additional land was added into the master plan. Also in 2024, the "western" portion of the development area was platted into outlots and right-of-way.

Plat

Three outlots are proposed. The breakdown is as follows:

- Outlot A - 0.40 acres
- Outlot B - 9.11 acres
- Outlot C - 6.70 acres

The RD district does not have minimum lot size requirements and allows for zero lot lines. The main reason for platting at this time is for public right-of-way so that utility work can start. The outlots will be required to plat into lot and block at time of development.

Setbacks

No development is proposed at this time. All development shall have a consistent street edge maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking or other instances the City Council deems appropriate.

Landscaping

No development is being proposed with the plat. Landscaping will be reviewed with development.

Tree Preservation

No development is being proposed with the plat. Tree preservation will be reviewed with development.

Park Dedication

Park dedication will become due when the outlots are platted into lot and block.

Engineering Analysis

Grading/Storm Drainage

No development is being proposed with the plat. Grading and storm water drainage will be reviewed with development.

Utilities

No development is being proposed with the plat. Utilities will be reviewed with development.

The developer will be responsible to extend the required sanitary sewer, water main, and storm sewer to adequately serve future development. The extension of utilities, sizing, looping and location will need to follow city standards and specifications.

Wetlands/Watershed

No development is being proposed with the plat. A Coon Creek Watershed District (CCWD) permit will be required to be received by the City prior to development.

Access/Street Design/Sidewalks

While no development is being proposed, the developer is responsible for extending the appropriate network of streets onto the site that will serve both future 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 of the plat.

The plat indicates that 106th Lane will connect to Radisson Road (CSAH 52). The developer will be responsible for constructing any required improvements that the county outlines in their review of the development along with any mitigation measures listed in the AUAR.

Easements/Right-of-way/Permits

While no development is being proposed, the plat shows varying widths of dedicated right-of-way for 106th Lane and Nassau Street NE. The proposed Nassau Street will need to be a dedicated 60-foot right-of-way. Please note that Nassau Street will need to be adjusted in width to accommodate any future expansion to include the street and any trails or walks.

Additional right-of-way will be required to be dedicated for 106th Lane NE across existing lot 5 of the Northway Estates Addition when it is incorporated into the overall development.

The master plan also indicates that a roundabout will be constructed on 105th Avenue NE. Future dedication or right-of-way will be required to accommodate the roundabout connection along with the accompanying trails and walks.

The developer needs to vacate all the existing easements for drainage and utility, and ingress/egress, as it pertains to the existing conditions.

The developer will need to obtain all required permits to construct any infrastructure. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management features.

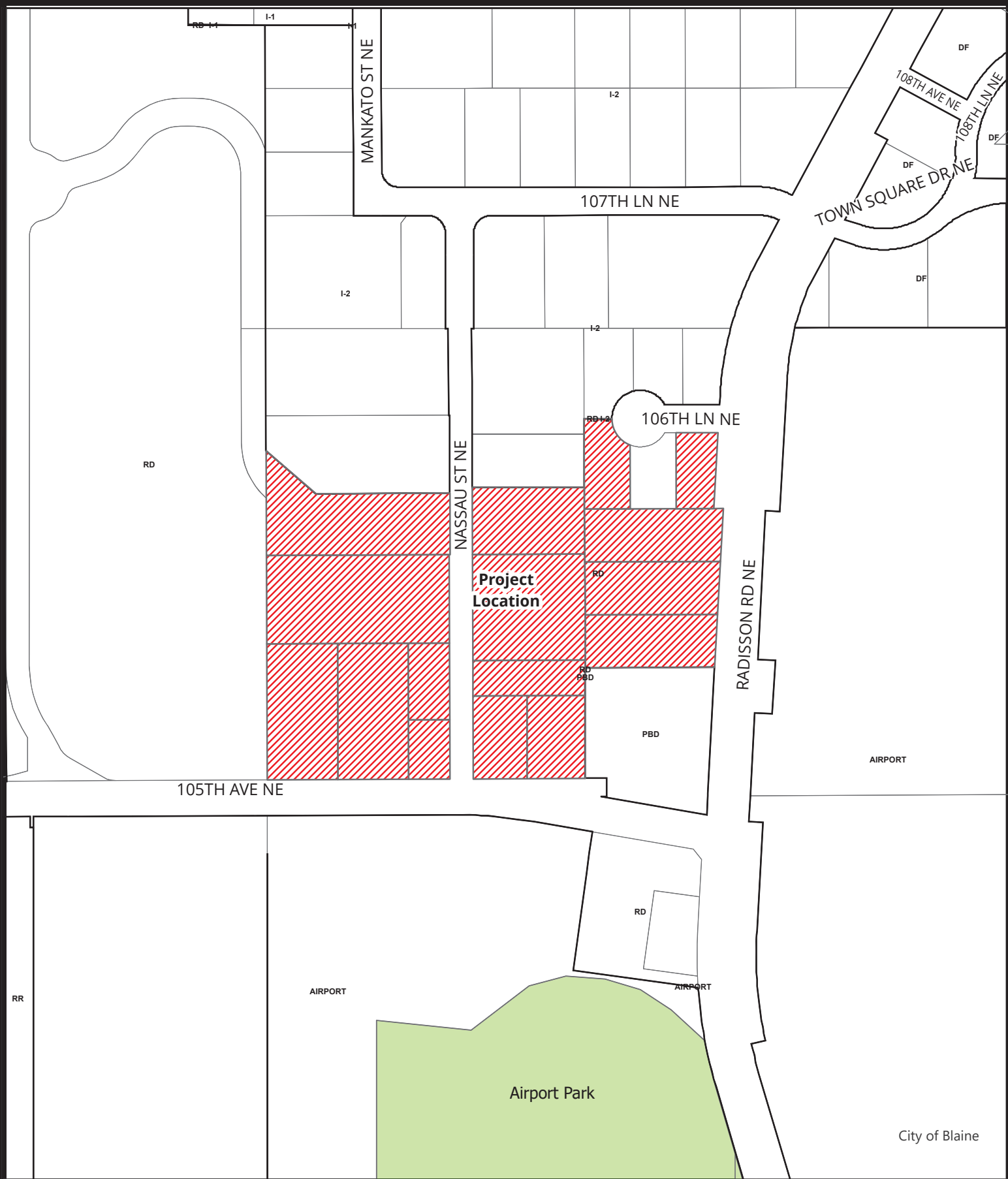
Recommendation

In Planning Case File No. 25-0005, it is recommended that the Planning Commission recommend approval of a preliminary plat to create three outlots and dedicate road right-of-way to be known as One Hundred Fifth Redevelopment Second Addition with the following conditions:

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 any access easements and shared parking agreements with Anoka County.
3. The developer is responsible for constructing any required improvements based on Anoka County review.
4. Nassau Street is required to have a minimum dedicated right-of-way of 60 feet in width. It will also need to widen in length to accommodate a future street and any trails or walks.
5. Additional right-of-way is required to complete the 106th Lane through existing Lot 5 of the Northway Estates plat when acquired along with the 105th Avenue roundabout.
6. The developer is responsible for vacating the existing easements for drainage and utility, and ingress/egress as it pertains to the existing conditions.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 25-0005 105th Redevelopment Second Addition

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



ONE HUNDRED FIFTH REDEVELOPMENT SECOND ADDITION

City of Blaine
County of Anoka
Sec. 21, Twp. 31, Rng. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Blaine Town Center East, LLC, a Minnesota limited liability company, owner of the following described property:

The East 165 feet of the East 350 feet of the West 900 feet of the South 285 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

AND

Lot 4, Block 1, Northway Estates, Anoka County, Minnesota.

AND

Lot 6, Block 1, Northway Estates, Anoka County, Minnesota.

AND

The South 435 feet of the East 200 feet of the West 400 feet of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 31, Range 23, Anoka County, Minnesota.

AND

The East 350.00 feet of the West 900.00 feet of that part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota, lying north of the south 685.00 feet and south of the north 450.00 feet thereof.

AND

The North 150 feet of the South 812.69 feet lying East of the West 900 feet of the SE 1/4 of the NW 1/4 of Section 21, Township 31, Range 23, Anoka County, Minnesota. Except Parcel 7 of Anoka County Highway Right-of-Way Plat No. 62.

AND

The North 150 feet of the South 662.69 feet of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) of Section 21, Township 31, Range 23, lying East of the West 900 feet thereof, Anoka County, Minnesota.

AND

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of NW1/4) of Section 21, Township 31, Range 23 lying North of the South 363 feet and South of the North line of the South 512.69 feet and East of the West 900 feet, according to the U.S. Government Survey thereof, Anoka County, Minnesota, except Parcel 9 of Anoka County Highway Right-of-Way Plat No. 62.

AND

The East Three hundred fifty (350) feet of the West Nine hundred (900) feet of the North Three hundred (300) feet of the South Six hundred eighty-five (685) feet of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-one (21), Township Thirty-one (31), Range Twenty-three (23), subject to road easement, Anoka County, Minnesota.

AND

The North 100 feet of the South 385 feet of the East 350 feet of the West 900 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, Anoka County, Minnesota.

AND

That part of the South 435 feet of the East 150 feet of the West 550 feet of the Southeast Quarter of the Northwest Quarter of Section 21, Township 31, Range 23, lying North of the South 218 feet of said Southeast Quarter of the Northwest Quarter, Anoka County, Minnesota.

AND

Lot 2, Block 1, Northeast NSC Extension, Anoka County, Minnesota.

AND

The North 250 feet of the South 685 feet of the West 550 feet of the SE 1/4 of the NW 1/4 of Section 21, Township 31, Range 23, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as ONE HUNDRED FIFTH REDEVELOPMENT SECOND ADDITION and does hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Blaine Town Center East, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

BLAINE TOWN CENTER EAST, LLC

Corey Burstad, Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Corey Burstad, as Manager of Blaine Town Center East, LLC, a Minnesota limited liability company, on behalf of the company.

Signature _____ Printed Name, Notary _____
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I Max L. Stanislowski do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Max L. Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this ____ day of _____, 20____ by Max L. Stanislowski.

Signature _____ Printed Name, Notary _____
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20____

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of ONE HUNDRED FIFTH REDEVELOPMENT SECOND ADDITION was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Blaine, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

David M. Ziegemeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

By: _____, Deputy
Property Tax Administrator

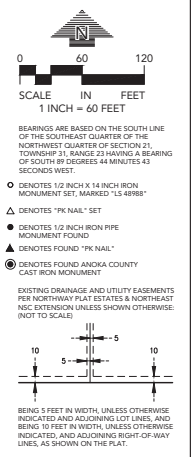
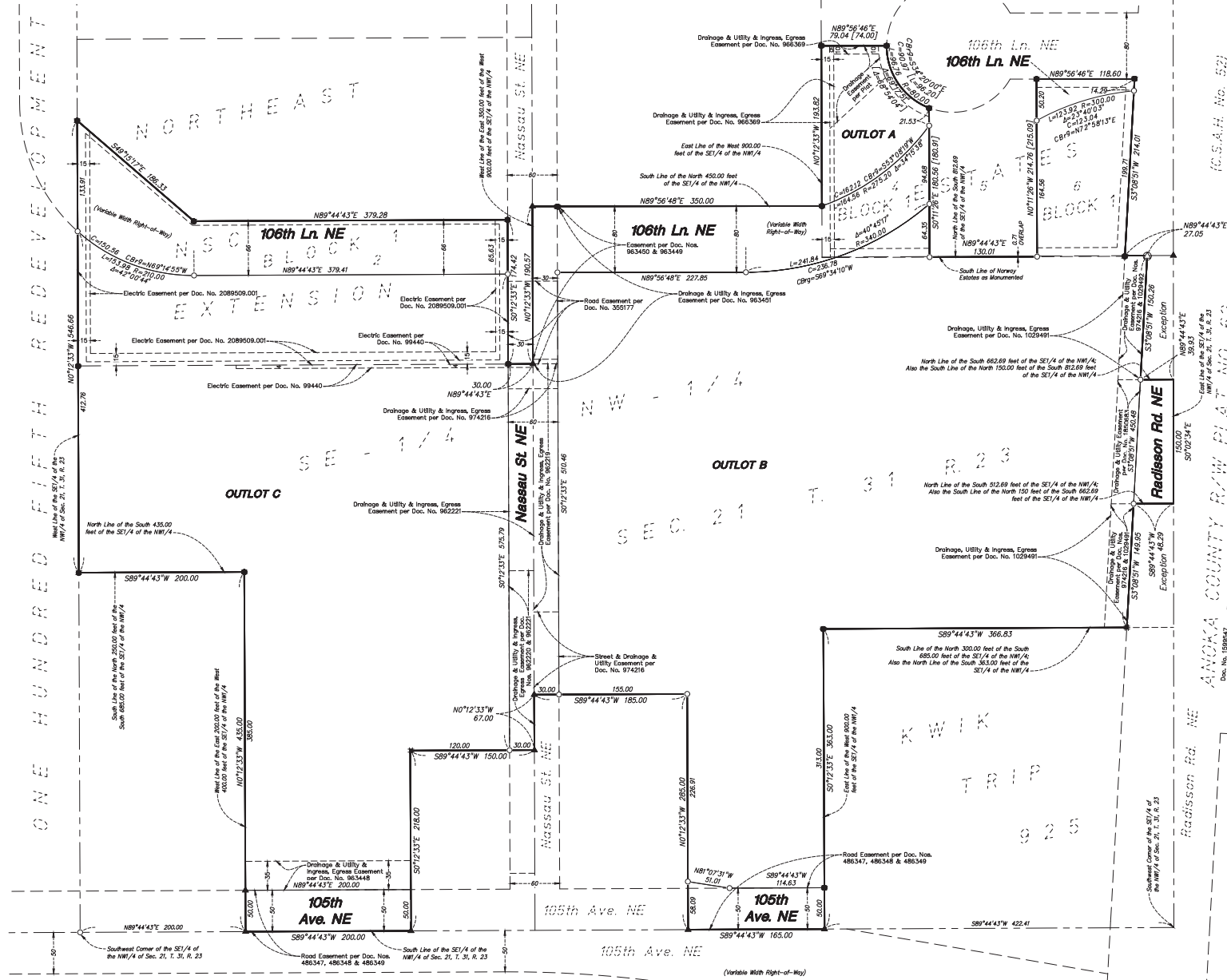
COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of ONE HUNDRED FIFTH REDEVELOPMENT SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ M. and was duly recorded as Document Number _____.

By: _____, Deputy
County Recorder/Registrar of Titles

ONE HUNDRED FIFTH REDEVELOPMENT SECOND ADDITION

City of Blaine
County of Anoka
Sec. 21, Twp. 31, Rng. 23



LOUCKS
SHEET 2 OF 2 SHEETS