



City of Blaine

Planning Commission

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

2. Roll Call

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

Members Absent: Commission Members Gorzycki and Swanson.

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

3. Approval of Minutes

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

Motion by Commissioner Homan to approve the minutes of February 11, 2025, as presented. Motion seconded by Commissioner Olson. The motion passed 5-0.

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

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 25-0005 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Commissioner Halpern asked how the different lots would be developed. Will O'Keefe, Bader Development, explained the master development was approved previously, which set up guardrails of what could be developed on these lots. He reported the city was still working through the acquisition of several adjacent lots and he was working through what would be located on these lots.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0005 based on the following conditions:

Case 25-0005:

- 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.**

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

Chair Goracke noted this would be on the agenda of the March 17, 2025 city council meeting.

5. Adjournment

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

Adjournment time was 7:08PM.