



City of Blaine

Planning Commission

April 8, 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. Administration of Oaths of Office - Goracke, Halpern, Swanson, Geiselhart, Howard**
- 3. Election of Chair and Vice Chair**
- 4. Roll Call**
- 5. Approval of Minutes**
 - 5.1.** 2024-476 Approval of the March 11, 2025 Planning Commission Minutes
Sponsors:
- 6. Public Hearing**
 - 6.1.** 2025-143 Case File No. 25-0008 // Alex Pepin // 1684 132nd Avenue NE
The applicant is requesting a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district.
Sponsors: Alex Koberoski, Zoning Technician
 - 6.2.** 2025-144 Case File No. 25-0009 // The Goddard School of Blaine // 12612 Central Avenue NE
The applicant is requesting a conditional use permit amendment to allow a 8,522 square-foot addition to an existing childcare center in a Development Flex (DF) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

- 6.3.** 2025-142 Case File No. 25-0007 // iONNA EV // Southeast corner of Naples Street and Flowerfield Road
The applicant is requesting a conditional use permit to allow an Electric Vehicle (EV) charging station and a zero lot line for a shared drive on the east property line in the Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner
- 6.4.** 2025-165 Case File No.25-0010 // City of Blaine // Southwest Corner of Lexington Avenue and 125th Avenue NE.
The City is requesting preliminary plat approval to create two outlots and right-of-way dedication for the Zest Street extension.
Sponsors: Sheila Sellman, Assistant Community Development Director

7. Adjournment



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.



City of Blaine

Staff Report

File Number: 2025-143

Agenda Date	Status
April 8, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 6.1

Case File No. 25-0008 // Alex Pepin // 1684 132nd Avenue NE

The applicant is requesting a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district.

Background

Zoning	Single Family Residential (R-1)
Land Use	Low Density Residential (LDR)
Area	0.25 Acres
Applicable Regulations	Sections 27.04 and 33.25
Attachments	Zoning and Location Map Narrative Site Plans Building Plans Public Comments
Schedule	Planning Commission: 04/08/25 City Council: 05/05/25

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer

Planning Analysis

The applicant is requesting a Conditional Use Permit (CUP) for a detached Accessory Dwelling Unit (ADU), also known as a mother-in-law suite. An ADU is a small, separate, stand-alone dwelling located on the same property as an existing house. Detached ADU's must meet specific zoning and building standards, and require conditional use permit approval if located in an R-1, R-1A, or R-1AA zoning district.

Zoning

The property is zoned Single Family (R-1) and has a Low Density Residential (LDR) land use designation.

Surrounding Zoning and Uses

The surrounding properties are zoned R-1, and consist of single-family dwellings.

Existing Conditions

The 0.25-acre property contains a single family dwelling and attached garage, constructed in 1977.

Evaluation of Request

Site Plan

The applicant intends to use the ADU as accommodation for struggling families, and provide affordable solutions for aging parents and children. The occupancy of an ADU is limited to no more than two adults (who may be related or unrelated), and the parents or children of each, residing in the same dwelling unit and maintaining a common residence. No more than 1 person is allowed per 150 square feet. A rental license is required if the ADU is occupied by someone other than the homeowner or a member of the homeowner's family.

The ADU standards prohibit the total square footage of all accessory structures on an R-1 property to exceed 1,200 square feet. The applicant's existing attached garage measures 564 square feet, therefore the proposed ADU can be no more than 636 square feet. The applicant is proposing a two-bedroom, 616 square foot ADU, which meets this requirement.

Parking

Three total off-street parking spaces are required to accommodate the ADU and main house. An additional 8-foot wide concrete parking space is proposed on the west side of the existing driveway. This additional space must be constructed prior to issuance of a Certificate of Occupancy (C/O) for the ADU.

Setbacks

The ADU standards require a minimum 10-foot setback from the rear and side yard property lines, as well as a 15-foot setback from the principal dwelling. All of these setbacks have been met, as shown in the submitted site plan.

Architecture

The proposed ADU will be constructed to match the house both in architecture and color, including a 4/12 roof pitch and vinyl siding.

Tree Preservation

The applicant has stated that five trees will need to be removed to accommodate space for the construction of the ADU. The applicant will be required to plant three trees that consist of either 6-foot conifers or 2.5-inch caliper deciduous trees, in accordance with Section 33.09 of the zoning code. An escrow of \$1,200 for tree replacement or a payment of \$1,200 to the City's reforestation fund will be required at time of building permit issuance. Arborvitae trees are not an acceptable replacement species.

Engineering Analysis

Grading/Storm Drainage

A Certificate of Survey shall be provided with the building permit application. This Certificate of Survey

will show the proposed grading around the ADU and will be required to maintain the overall existing drainage patterns.

As-built survey will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Water/Sanitary Sewer Services

The proposed ADU will be required to obtain utility connections from the primary structure. Utility drawings showing the location of the proposed connections will need to be provided with the building permit application.

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.

Wetlands/Watershed/FEMA

This parcel is not within any platted wetland areas nor within the FEMA floodplain zones. A watershed review is not required.

Access/Street Design/Sidewalks/Trails

The existing primary structure has access to the public road right-of-way. No additional access will be granted. No additional street design, public sidewalk or trail will be required.

A sidewalk/hard surface is required for ingress/egress from the proposed new car parking pad to the front door of the ADU.

Easements/Right-of-way/Permits

The property owner will need to obtain any and all required permits to construct the proposed ADU.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The proposed ADU will use the same water and sewer hookups as the existing dwelling, and will not create an additional burden on existing public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)

- The intent of the R-1 District is to allow low-density, single-family units in developing portions of the City where sanitary sewer and water services are available. The proposed ADU is consistent with the intent of the R-1 zoning district.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The ADU is proposed to be constructed to match the architecture and color of the principal dwelling and meet all required setbacks. The proposed ADU will not have an adverse effect on adjacent properties.
- 4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
- 5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The zoning code has specific standards for ADU's in the R-1 zoning district. The proposed ADU meets all of these standards, and is therefore consistent with the purposes of the zoning code and the R-1 zoning district.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The proposed ADU is not in conflict with the comprehensive plan.
- 7. The use will not cause traffic hazards or congestion.
 - The proposed ADU will not result in any additional traffic hazards or additional congestion in the area.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The proposed ADU, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Recommendation

In Planning Case File No. 25-0008, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow an accessory dwelling unit (ADU) in a Single Family Residential (R-1) zoning district with the following conditions:

1. Occupancy of the ADU is limited to up to two adult individuals and the parents and children of each, with no more than one person per 150 square feet.
2. No home occupations involving outside customers coming to the property shall occur in the ADU.
3. The principal structure and ADU must remain on the same parcel and shall not be divided through any means, including, but not limited to, filing of a plat, a waiver of platting, or a Common Interest Community (CIC).
4. A rental license shall be obtained if someone other than the homeowner or a member of the homeowner's family occupies the ADU.
5. Three trees will need to be planted on the property, in accordance with Section 33.09. An escrow of \$1,200 for tree replacement or a \$1,200 payment into the City's reforestation fund is due at time of building permit issuance.
6. The additional parking space shown on the site plan must be constructed before a Certificate of Occupancy (C/O) is issued to the ADU.
7. A Certificate of Survey shall be provided with the building permit application. This Certificate of Survey will show the proposed grading around the ADU and will be required to maintain the overall existing drainage patterns.

8. An as-built survey will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
9. A sidewalk/hard surface is required for ingress/egress from the proposed new car parking pad to the front door of the ADU.
10. The proposed ADU will be required to obtain utility connections from the primary structure. Utility drawings showing the location of the proposed connections will need to be provided with the building permit application.
11. 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.
12. A 6-foot privacy fence will need to be constructed along the west property line before a C/O is issued to the ADU.

Attachment List

1. Attachments
2. Public Comments



BlaineMN.gov

Case File No. 25-0008
Alex Pepin

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



Accessory Dwelling Unit (ADU) Proposal 1684 132nd Ave NE, Blaine

An ADU is proposed in the backyard of the property located at 1684 132nd Ave NE in Blaine MN (PID 05-31-23-11-0055). The ADU will be 616 square feet and 2 bedrooms. The ADU's sewer and water will be connected to the existing home's sewer and water.

2 Maple trees and 3 pine trees will need to be cut down in order to make room for the ADU. The maple trees are shown below and 3 of the pine trees (located on the property line, planted by the former owner) are also shown below. To mitigate the loss of the trees we will either pay into the city's reforestation fund or plant 5 new 6' tall ArborVitae evergreen trees as a visual screen along the property line as shown on the site plan. The approximate location of the ADU is shown below as well, indicated by stakes with pink ribbon. It should be noted the footprint shown below is 24' x 28' so the actual footprint will be slightly smaller.

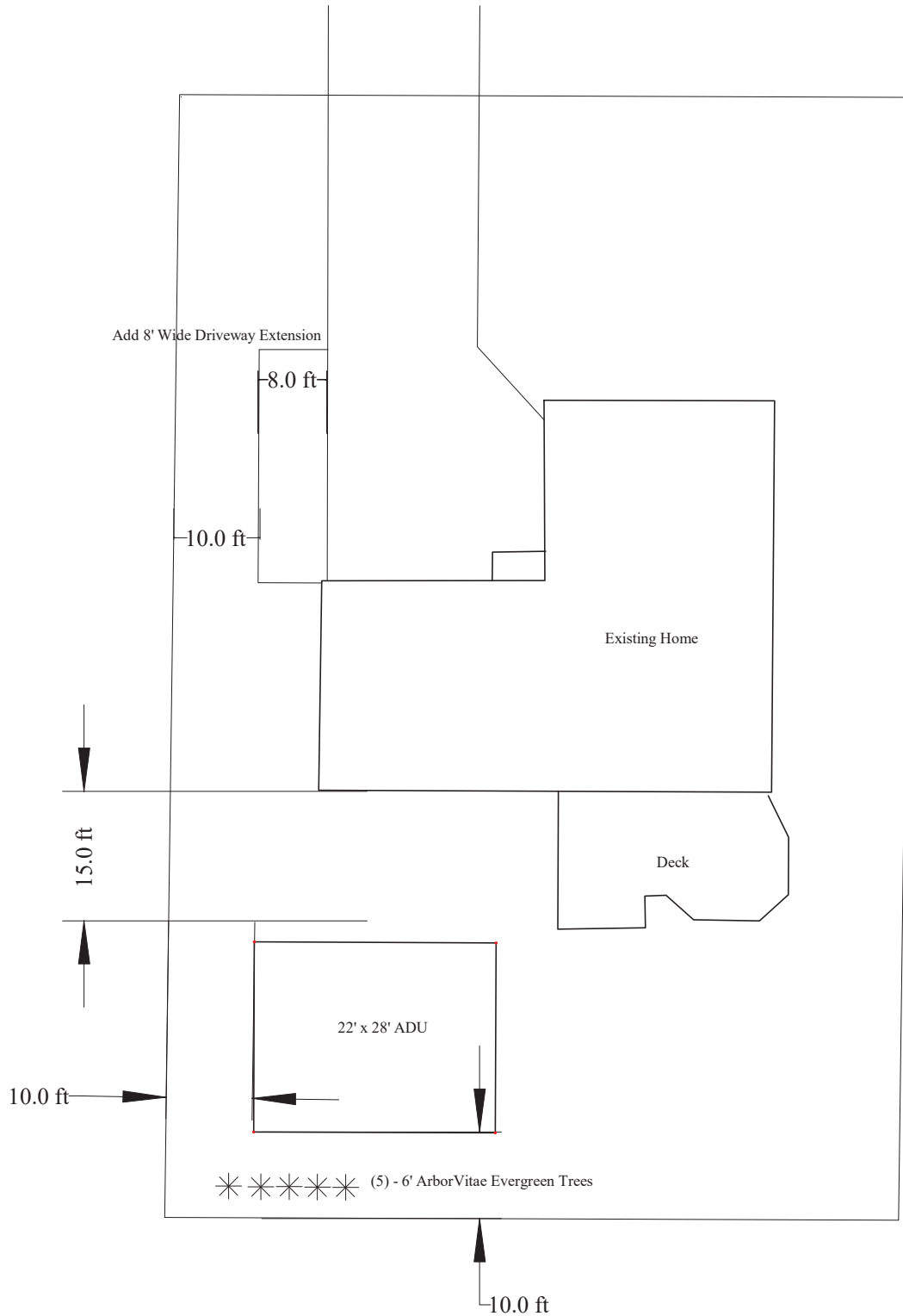
The ADU is proposed to add affordable housing to the local market as well as offer possible solutions for aging parents and children in the next 10-20 years.

It is expected that for the next 5-10 years the ADU will be used for affordable housing, both Alex and Lynda serve on the board of Ten Thirty House, a local nonprofit helping families experiencing homelessness, and they have a desire to help families in need of housing as well as offering social support if desired by being in close proximity.

In the mid term 10-20 years aging parents and children would be able to live there, again offering affordable housing and support for them both in a time of transition in their lives.

The home will be built in similar architecture and look as the existing house to ensure minimal aesthetic impacts to the area. A roof pitch of 4:12 was chosen to ensure snow/rain runoff but also not be very steep and keep the height of the structure as low as possible to ensure minimal impacts to neighbors.





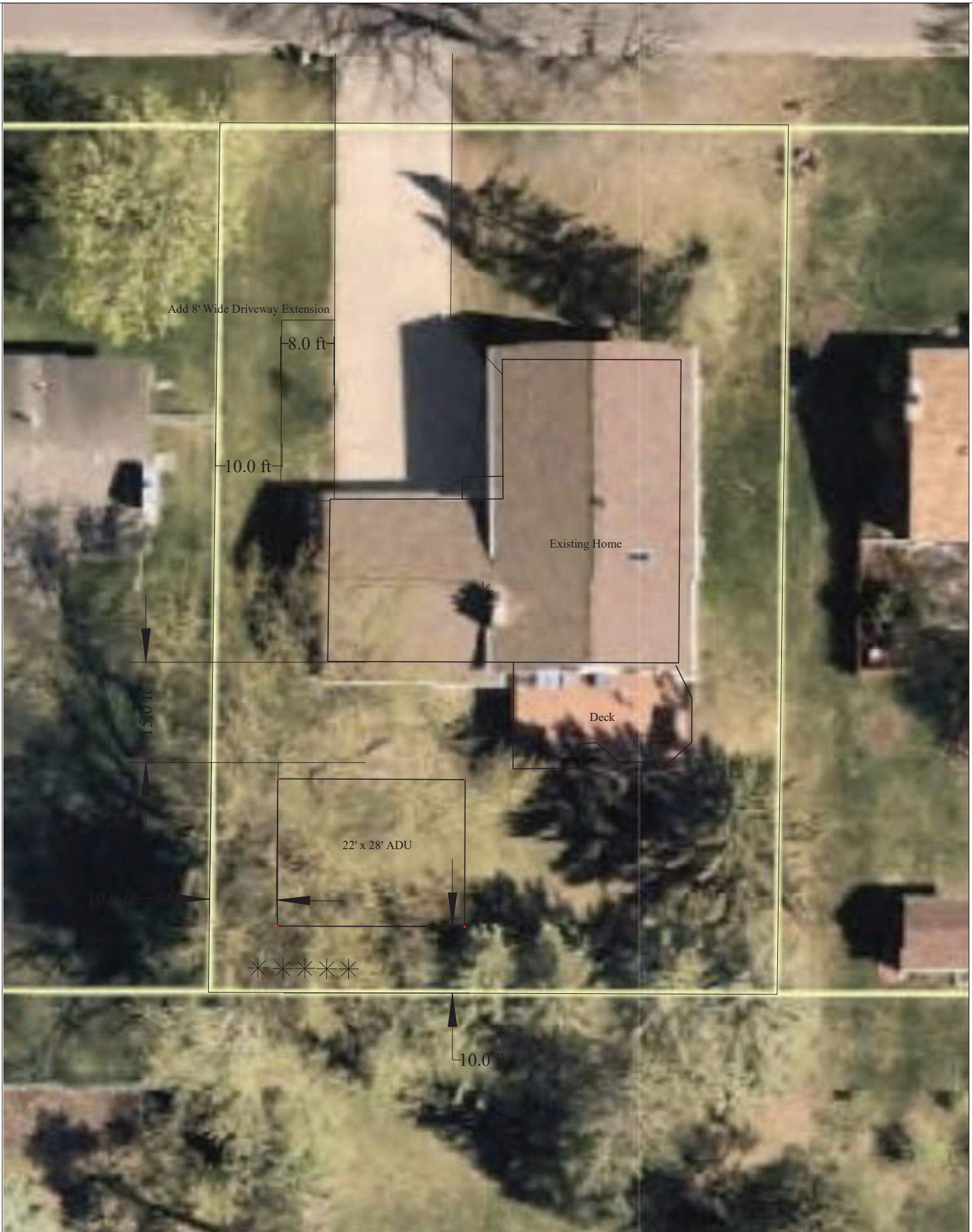
1684 132nd Ave NE
Blaine, MN 55449

Accessory Dwelling Unit Site Plan

Design By: Alex Pepin
Date: 2/14/2025
Revision: 1

50.0 ft





1684 132nd Ave NE
Blaine, MN 55449

Accessory Dwelling Unit Site Plan

Design By: Alex Pepin
Date: 2/14/2025
Revision: 1

50.0 ft



REVISIONS	BY
XXXXX	XX

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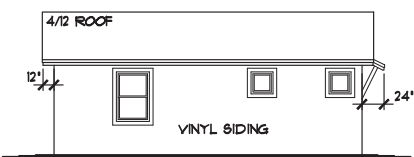
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DRAWN	J.V.
CHECKED	XX
DATE	02/26/2025
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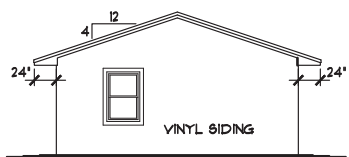
SHEET **1** OF 3

NOTE!!!
PROVIDE STANDARD
ENERGY HEEL • ALL
ROOF TRUSSES (TYP.)

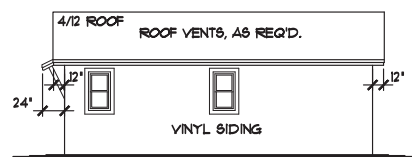


LEFT ELEVATION 1/8"=1'-0"

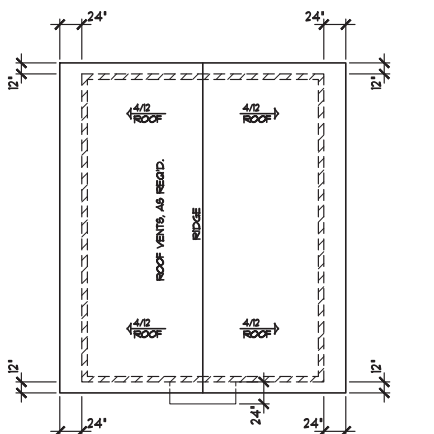
NOTE!!!
PROVIDE STANDARD
ENERGY HEEL • ALL
ROOF TRUSSES (TYP.)



REAR ELEVATION 1/8"=1'-0"



RIGHT ELEVATION 1/8"=1'-0"



BIRDS EYE ROOF PLAN 1/8"=1'-0"

NOTE!!!
PROVIDE STANDARD
ENERGY HEEL • ALL
ROOF TRUSSES (TYP.)



FRONT ELEVATION 1/4"=1'-0"
616 SQ. FT. MAIN LEVEL

LEVEL HEIGHT INFORMATION TABLE		
LEVEL	R.C.H.	TOP OF WINDOW R.O.
MAIN LEVEL	8'-1 1/8"	6'-10 1/2"

- GENERIC WINDOWS SPEC'D.
- MAINTENANCE FREE SOFFITS & FASCIA
- VINYL SIDING/CORNER TRIM (TYP.)
- 4' WINDOW/DOOR TRIM (TYP.)

NOTE!!!
EXTERIOR DOORS & GARAGE
DOORS ARE REPRESENTATION
ONLY. VERIFY EXACT STYLE OF
DOORS W/ BUILDER

THE:
PEPIN HOUSE

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- POURED CONCRETE FOUNDATION, VERIFY ALL WALL DIMENSIONS w/ FOUNDATION CONTRACTOR
- PROVIDE 2" R10 FOAM BOARD INSULATION
 - INTERIOR SIDE OF FOUNDATION WALLS
- MAIN LEVEL SLAB OF HOUSE HELD UP 90" TOP OF MAIN LEVEL SLAB IS FLUSH w/ TOP OF FOUNDATION WALLS

NOTE!!!
VERIFY ALL MECHANICAL
EQUIPMENT LOCATIONS,
LOCATIONS ON PLAN ARE
REPRESENTATION ONLY

NOTE!!!
VERIFY LOCATION OF
MINI SPLITS WITH OWNER
AND/OR CONTRACTOR
(FIELD VERIFY)



- 8'-1 1/8" PLATE HEIGHT • ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- ALTERNATE HEADER/BREAM SIZES & TYPES MAY BE SPECIFIED BY SUPPLIER

- GENERIC WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- ALL WINDOW & DOOR OPENINGS TO HAVE (2"x10" #2 GRADE HEADER @ BETTER (UNLESS NOTED OTHERWISE)
- TOP OF RO. FOR ALL WINDOWS ON MAIN LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

NOTE!!!
BEAMS/POSTS TO BE VERIFIED
BY AND MAY BE CHANGED BY
LUMBERYARD/SUPPLIER

NOTE!!!
VERIFY LOCATION OF
MINI SPLITS WITH OWNER
AND/OR CONTRACTOR
(FIELD VERIFY)



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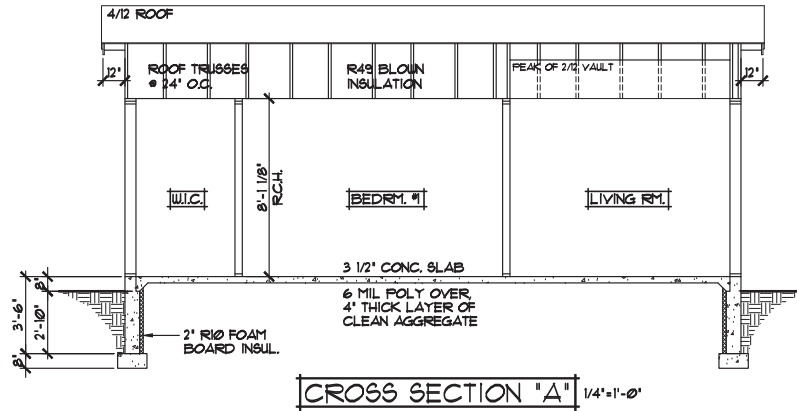


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SHEET
②
OF 3
CADD FILE #
25033

NOTE III
PROVIDE STANDARD
ENERGY HEEL @ ALL
ROOF TRUSSES (TYP.)



- ROOF CONSTRUCTION:**
- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
 - R49 BLOWN FIBERGLASS INSULATION
 - 1/150 ROOF VENT AT SOFFITS, 1/150 VENT AT RIDGE
 - AIR CHUTE AT EACH TRUSS SPACE
 - 15/32" ROOF SHEATHING
 - 15" ROOFING FELT
 - ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
 - ASPHALT SHINGLES,

- SOFFIT / FASCIA:**
- 2x6 SUB-FASCIA
 - MAINTENANCE FREE FASCIA COVER
 - MAINTENANCE FREE VENTED SOFFIT

- WALL CONSTRUCTION:**
- HOUSE WRAP
 - 7/16" OSB SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - WINDOWS PER SPEC'S
 - R-20 F.G. BATT INSULATION
 - 4 MIL POLY VAPOR BARRIER
 - 1/2" GYPSUM BOARD

- SILL CONSTRUCTION:**
- 2x6 SILL PLATE & SEALER
 - 1/2" ANCHOR BOLTS @ 12" O.C.

- FOUNDATION CONSTRUCTION:**
- POURED CONCRETE WALL FOUNDATION (WALL THICKNESS VARIES, SEE FOUNDATION PLAN FOR SIZES)
 - 2" (R10) RIGID FOAM BOARD INSULATION @ INTERIOR SIDE OF FOUNDATION

- SLAB CONSTRUCTION:**
- 3 1/2" POURED CONCRETE FLOOR
 - 6 MIL POLY VAPOR BARRIER UNDER SLAB
 - UNIFORM LAYER OF 3/4" CLEAN AGGREGATE 4" THICK (MINIMUM)
 - SAND FILL AS REQUIRED

NOTE III
BEAMS/POSTS TO BE VERIFIED
BY AND MAY BE CHANGED BY
LUMBERYARD/SUPPLIER.

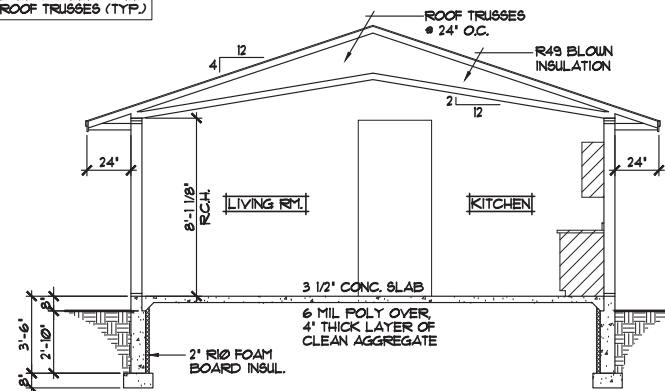
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NOTE III
PROVIDE STANDARD
ENERGY HEEL @ ALL
ROOF TRUSSES (TYP.)



CROSS SECTION "B" 1/4"=1'-0"

24" DIA. SPACE
FOR FUTURE FAN
(PROVIDE OUTLET
& LIGHT)

3" PVC PIPE OR EQUAL
WITH 'RADON REDUCTION
SYSTEM' LABELED @ EACH
LEVEL & ACCESSIBLE ATTIC
SPACE (TYP.)

NOTE III
VERIFY PATH OF PIPE
USE THE LEAST AMOUNT
OF ELBOWS AS POSSIBLE

1" FITTING

6 MIL POLY (12" LAP)
UNDER SLAB

1/2" ROCK 4" DEEP (MIN)

NOTE III
POLYURETHANE CAULK
@ ALL FOUNDATION OPENINGS

ALTERNATE METHOD FOR PASSIVE
RADON MITIGATION SYSTEM

From: [Reggie Meyer](#)
To: [Planning](#)
Subject: Re: 25-0008 Alex Pepin - 1684 132nd Ave NE
Date: Tuesday, April 1, 2025 8:47:51 AM

Good morning,

I forgot to put my address in the last email I sent but my name is Reggie Meyer and I live in 13161 Eldorado St. NE, Blaine MN 55449.

Thank you

On Tue, Apr 1, 2025 at 8:41 AM Reggie Meyer <reggiemeyer35@gmail.com> wrote:

Good morning,

I got a letter in the mail that my neighbor wants a special use permit to build a property that will be right up against my backyard. They will be using the property for homeless and potentially recovering drug addicts.

While I think they are trying to do the right thing, this is not the right place for something like this. These properties are right off a park where children are constantly running around and I don't think having homeless people and recovering addicts in the park is a good thing for the families in this neighborhood.

This will also more than likely lower the value of our home and all those around this potential homeless shelter and we just moved here in November. We moved here with the hopes of raising a family right off this park in the near future and I don't think the park will be as safe if this is allowed to be built and we would have strongly reconsidered buying this home had we know about this sooner.

Please consider all the families and children at this park while making a decision.

Thank you,
Reggie Meyer

From: [Rhonda Brekkestran](#)
To: [Planning](#)
Subject: ADU issues regarding Pepin property
Date: Wednesday, April 2, 2025 9:29:48 AM

These are some concerns from Jeff and Rhonda Brekkestran, the east side neighbors of the Pepins, regarding the building of rental property (ADU) in the Pepin's backyard.

1. Concerned that our property will drop in value or be difficult to sell because of the ADU next door.
2. The view from our backyard and the park would change. Now instead of enjoying lawns and trees, we will be looking at a house. These lots are way too small to build rental housing in the backyards. See attachment.
3. This ADU issue has already established an estrangement between neighbors.
4. In 2024, the Pepin's rented out their house to someone from their church (as it was explained to us). Once the weather turned nice, we started spending more time in our backyard. We experienced the odors of marijuana coming from this property, which was not the end of the world, but really undesirable. The renter also started using the front yard and side yard to park/drive her vehicle. If the Pepin's do the same thing and rent out their ADU to more people, why would we expect a different outcome?
5. We have security and privacy concerns. The ADU will be facing the back of our house and it will be possible to look directly into our dining room windows and our backyard. (see attachment) One could determine when we are home/gone, what time we are sleeping/awake, etc. How we use our backyard would be affected. It's would be extremely uncomfortable knowing that random/unknown people would be living just feet from our backyard. The photos that I have attached are what we see from our dining room window.

Jeff and Rhonda Brekkestran
1700 132nd Avenue NE
Blaine, MN 55449
763-242-2513





From: [Sandy Nelson](#)
To: citycouncil@blainemn.gov; [Planning](#)
Subject: Case file #25-0008, Alex Pepin, Carrara East Park
Date: Saturday, April 5, 2025 4:25:20 PM

I am writing in regards to an out building permit for 1684 132 Ave. N. E.
I have lived on this park for o

From: [Greg Nelson](#)
To: [Planning](#)
Subject: Case file 25-0008 Alex Pepin Carrara East Park
Date: Sunday, April 6, 2025 4:57:33 PM

Hi,

I am writing in regard to case 25-0008 to put an additional housing structure behind the existing house at 1684 132nd Ave NE. This is zoned single family housing. They should not allow a second structure. Plus there isn't enough room between the Park and the existing house to fit another structure. Over half of the land behind the house is Park property and they would not have sufficient gap between the park, the new structure and the existing house. It would be a horrible eye-sore. Plus they want to put a driveway next to the existing house to drive into the back yard. This driveway would be too close to the neighbors house. No one wants cars driving along side their house into the back yard. If they want to build extra structures tell them to move to Ham Lake and buy a lot big enough for 2 houses. This proposal would just decrease the property value of everyone else who lives on the Park. I am out of town this week so I can't make the meeting, but I thought it was important to voice my concerns. I know to some it may not be a big deal since we are not as big as the new developments in town, but it is important to us. We may be smaller, but we take pride in our Park and want it to stay as is. We have lived on the Park for 47 years and we don't want it trashed. Thank you for your time.

Gregory A Nelson
On the Park
1757 131st Ave NE
Blaine, MN 55449
763-221-2178



City of Blaine Staff Report

File Number: 2025-144

Agenda Date	Status
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April 8, 2025

In Control	File Type
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Planning Commission

Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 6.2

Case File No. 25-0009 // The Goddard School of Blaine // 12612 Central Avenue NE

The applicant is requesting a conditional use permit amendment to allow a 8,522 square-foot addition to an existing childcare center in a Development Flex (DF) zoning district.

Background

Zoning	Development Flex (DF)
Land Use	Community Commercial (CC)
Area	2.49 Acres
Applicable Regulations	Sections 27.04 and 29.110
Attachments	Zoning and Location Map Landscape Plan Civil Site Plan Grading Plan Floor Plan Elevations Resolution 19-104
Schedule	Planning Commission: 04/08/25 City Council: 05/05/25

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Executive Summary

The applicant is requesting a conditional use permit amendment to construct a 8,522 square foot addition to the existing Goddard School childcare center, which is located in a Development Flex (DF) zoning district. The setbacks and design are generally consistent with commercial zoning district standards.

Evaluation of Request Planning Analysis

Zoning

The property is zoned Development Flex (DF).

Surrounding Zoning and Uses

North - Emberwood Apartments, zoned DF

West - single family homes, zoned DF

South - small shopping center across Ulysses St, zoned DF

East - Highway 65

Existing Conditions

The property has an existing 10,060 square foot childcare center and associated outdoor play area.

History

The property was zoned DF in 2003 to allow for a senior apartment complex, which was never built. The Emberwood Apartments (located directly north) were initially planned to include a third phase located on the subject parcel, but the ultimate design did not include this parcel and a CUP was approved for a 10,060 childcare center in 2019 for the Goddard School under Res 19-104.

Site Plan

The applicant is proposing a 8,522 sf addition on the north side of the existing childcare center, for a total building size of 18,582 sf. The site includes several separate play areas, the footprint of which will remain unchanged.

Parking

One parking space is required for every 300 sf of floor area. The usable floor area of the building with the proposed addition, excluding utility rooms, hallways, etc., is 15,520 square feet, which requires 52 parking spaces. Fifty-three spaces are provided, which exceeds the requirement.

Setbacks

There are no prescribed setbacks in the DF zone. Staff advised the applicant to meet the following setbacks to be generally consistent with the B-2 zoning district:

- North - 20 feet (required B-2 side and rear setback when adjacent to commercial uses, although in this case the adjacent use is an apartment building)
- West - 100 feet (required B-2 setback when adjacent to residential uses)
- South and East - 50 feet (required B-2 front yard setback)

The outside play areas have the following setbacks, which exceed the parking setbacks in the B-2 district, which are used for outside recreation areas at childcare centers.

- North - 13 feet (10 feet required)
- West - 50 feet (25 feet required)
- South and East - 35 feet (30 feet required)

Architecture

The proposed plans show a continuation of the design of the current building, which utilizes brick, stone, glass, and fiber cement siding products. This exceeds the architectural standards for the B-2 district.

Lighting must meet code requirements and a photometric plan is required prior to building permit issuance for any new or modified lighting.

Landscaping

The applicant is proposing to remove 10 trees previously planted when the building was constructed, and plant 16 new trees to meet the landscaping requirements for:

- 13 overstory trees
- 10 conifers
- 10 ornamental
- 64 shrubs

The property is located within 750 feet of Highway 65, and would be subject to the landscaping requirements of the Highway Overlay District (HOD) if zoned as a standard commercial district. The HOD does not apply to properties with DF zoning, however, it is typical practice in the City to apply the requirements to DF properties when appropriate. Staff recommends applying the requirement that 25% of the required trees be oversized, which accounts for a total of 8 oversized trees (8 foot conifers or 3 inch overstory).

Engineering Analysis

Grading/Storm Drainage

The developer will need to submit construction contract documents that include grading, erosion protection, sediment control, development, utilities, and storm drainage plan sheets.

Utilities

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.

Wetlands/Watershed/FEMA

The developer will need to submit the project to Coon Creek Watershed District (CCWD) for review, approval and permits required prior to City plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The site has an existing access drive from Ulysses Street. No additional access will be granted. No additional street design, sidewalk or trail will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The use will not create an excessive burden on public facilities or utilities. The use is consistent with the zoning, land use, and expected use of the property.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The proposed addition is well-designed to be compatible with the surrounding commercial, multifamily, and single-family properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The architecture is compatible with nearby properties and landscaping is designed to provide buffering to nearby residential properties. Sufficient setbacks are in place on the frontage road and adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the DF district to have higher architectural standards and will be a commercial use serving the inhabitants of adjacent residential-zoned DF properties.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the 2040 Comprehensive Plan which guides the property as Community Commercial
7. The use will not cause traffic hazards or congestion.
 - The proposed development will not result in any additional traffic hazards or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

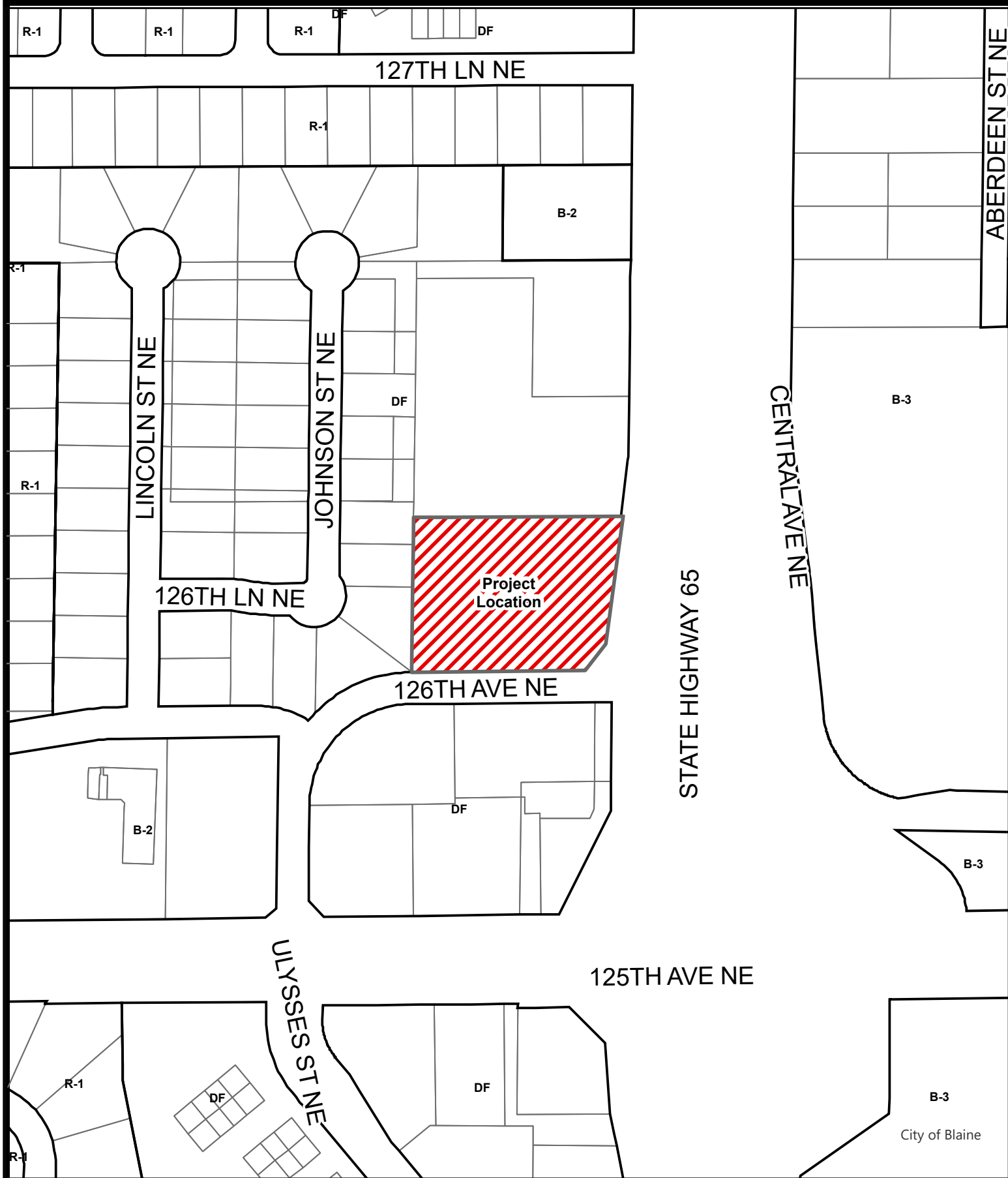
Recommendation

In Planning Case File No. 25-0009, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment to allow a childcare center in a Development Flex (DF) zoning district with the following conditions:

1. Expansion of the childcare use is permitted, subject to performance standards listed in Chapter 33 of the Zoning Code and the following setbacks:
 - o North: 20-foot building, 10-foot play area and parking
 - o West: 100-foot building, 25-foot play area and parking
 - o South and East: 50-foot building, 30-foot play area and parking
2. The proposed and any future building additions must be architecturally compatible with the existing building and utilize glass, brick, stone, and fiber cement siding products on each facade. Zoning administrator may approve alternative facade designs that utilize equivalent or higher quality materials.
3. Landscaping plan must conform with the landscaping quantities listed in 33.07 with at least 25% of the trees oversized. Overstory trees must be 3 caliper inches to be considered oversized and conifers must be 8 feet tall to be considered oversized. Based on the plans submitted, 8 trees must be oversized.
4. This resolution rescinds and replaces Res 19-104.
5. Provide a copy of the issued Coon Creek Watershed District Permit.

Attachment List

1. Attachments

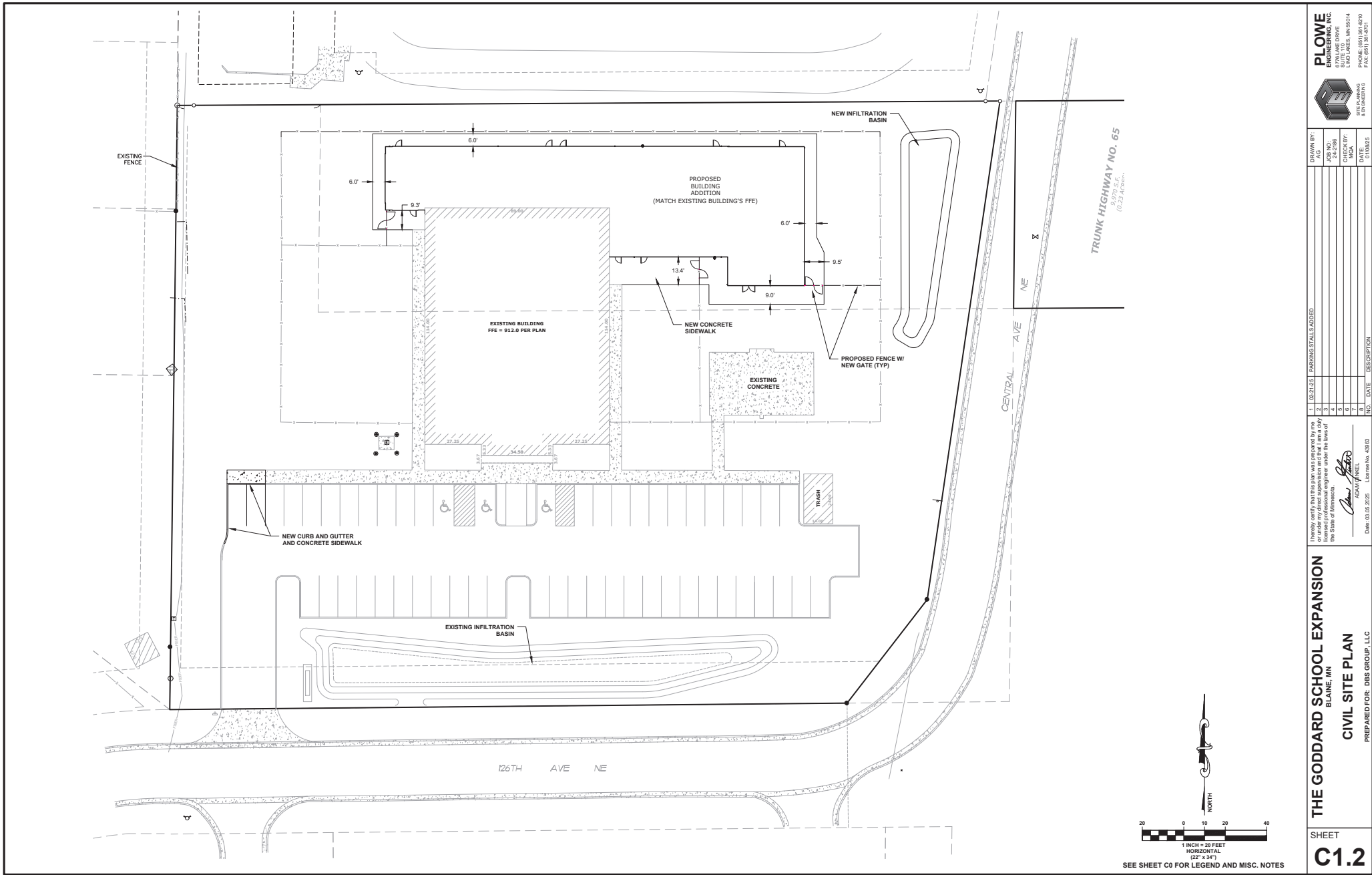


BlaineMN.gov

Case File No. 25-0009 The Goddard School of Blaine

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





S:\(PLOWE\CAD\24PRD)\2186 GODDARD EXPANSION (BLAINE)\2186 CAD\2186 BASE 2.DWG
Wednesday, March 3, 2025 3:26:21 PM

PLOWE ENGINEERING
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 941-5210
FAX: (651) 941-9017

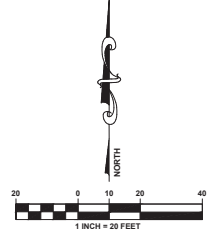
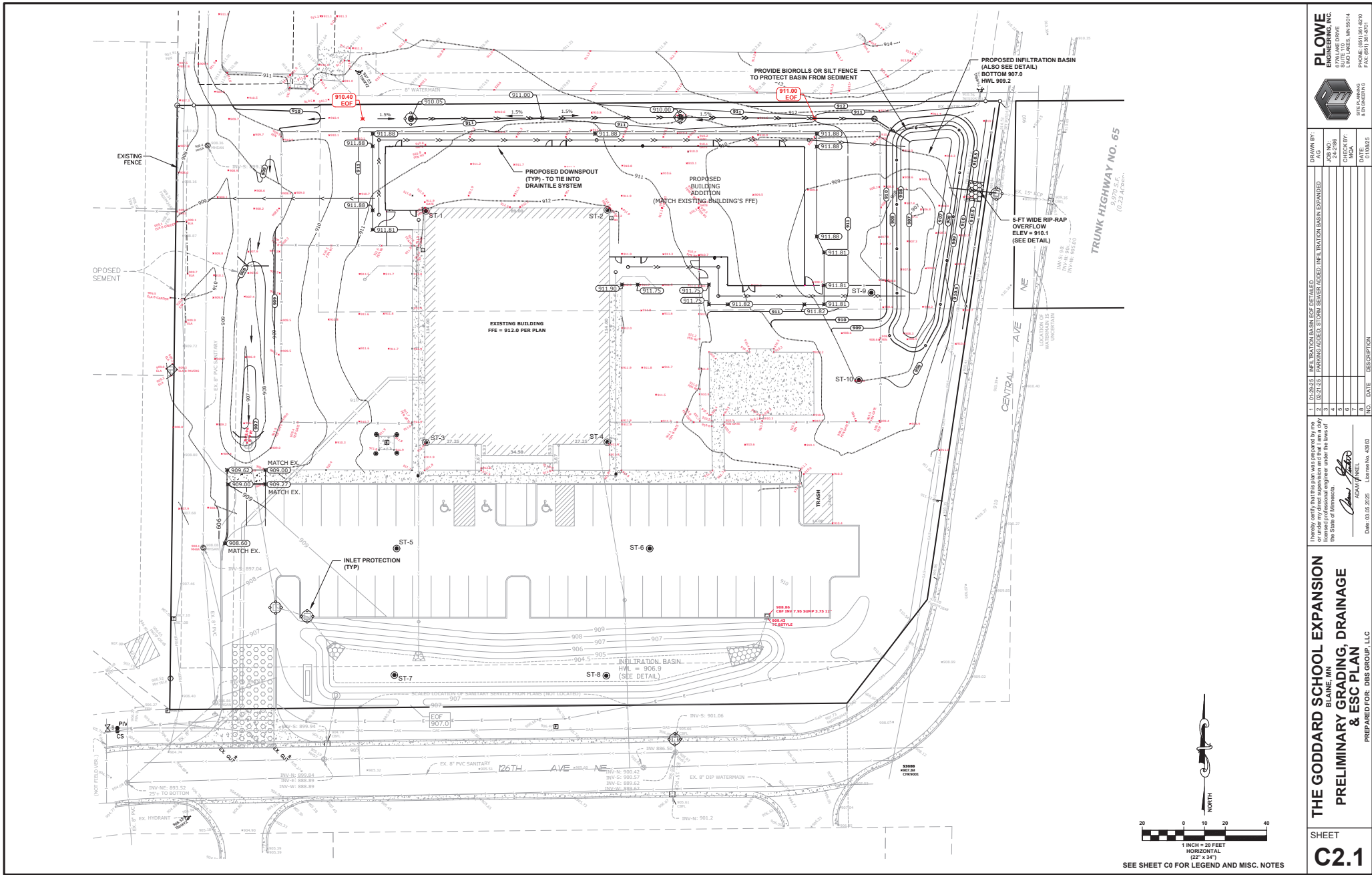
NO.	DATE	DESCRIPTION
1	02-21-25	PARKING STALLS ADDED
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3		
4		
5		
6		
7		

Drawn BY: [blank]
Check BY: [blank]
Date: 03.05.2025
Licens No. 40963

THE GODDARD SCHOOL EXPANSION
BLAINE, MN
CIVIL SITE PLAN
PREPARED FOR: DBS GROUP, LLC

SHEET
C1.2

SEE SHEET C0 FOR LEGEND AND MISC. NOTES



SEE SHEET C0 FOR LEGEND AND MISC. NOTES

THE GODDARD SCHOOL EXPANSION
BLAINE, MN
**PRELIMINARY GRADING, DRAINAGE
& ESC PLAN**
PREPARED FOR: DBS GROUP, LLC

C2.1

SHEET

1. 01-25-25 INFILTRATION BASIN (ESC DETAIL)
2. 02-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT
3. 03-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT
4. 04-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT
5. 05-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT
6. 06-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT
7. 07-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT
8. 08-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT
9. 09-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT
10. 10-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

NO. DATE DESCRIPTION

1 01-25-25 INFILTRATION BASIN (ESC DETAIL)

2 02-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

3 03-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

4 04-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

5 05-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

6 06-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

7 07-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

8 08-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

9 09-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

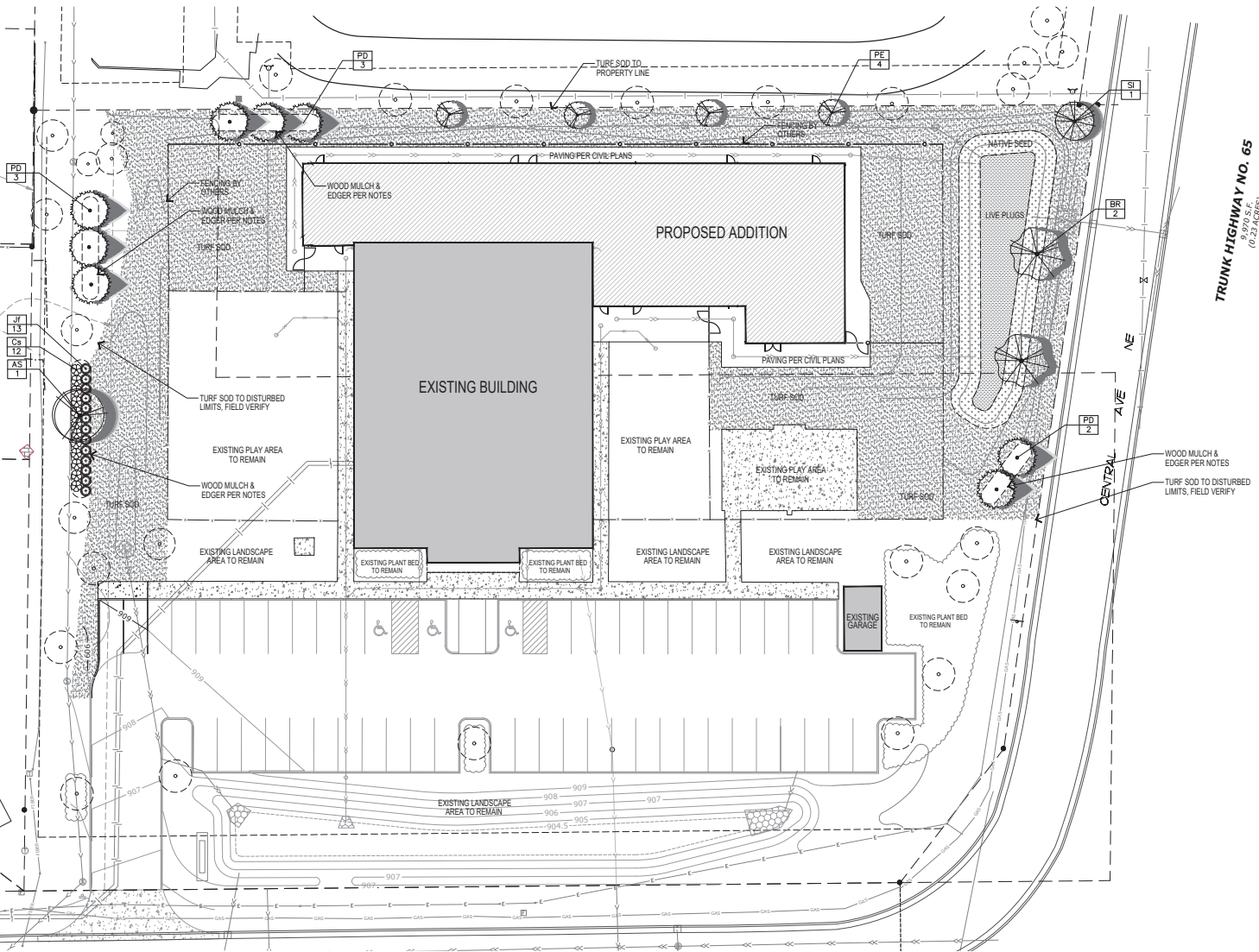
10 10-21-25 PROPOSED BASIN TO PROTECT BASIN FROM SEDIMENT

THE GODDARD SCHOOL EXPANSION
BLAINE, MN
PREPARED FOR: DBS GROUP, LLC

PLOWE ENGINEERING
6770 LANE DRIVE
BLAINE, MN 55425
PHONE: (612) 911-2010
FAX: (612) 911-2011

General Notes:

1. See Civil Engineer's plans for grading layout and requirements.
2. Contractor to coordinate all work in the city right-of-way with City of Blaine Public Works Department.
3. Sod all disturbed areas except plant beds and mulch beds.
4. Install tree mulch ring on new trees planted in turf areas.
5. Refer to Sheet L1.2 for Plant Schedules, Notes, and Details.
6. All existing utilities must be field verified and located.



Landscape Materials Legend:

- Proposed Turf Sod
- Live Plugs Per Schedule
- Native Seed Per Schedule

Landscape Requirements:

Total Building Footprint: approx. 19,070 sq ft
Site Perimeter: 1320 LF

2" Overstory Deciduous Shade Trees
Whichever is greater:

- (1) Overstory Deciduous Shade Tree per 2,000 sq ft of building footprint
Calculation: $19,070 / 2,000 = 10$
- or-
- (1) Overstory Deciduous Shade Tree per 100 LF of site perimeter
Calculation: $1320 / 100 = 13$

Existing Overstory Deciduous Trees to Remain as Credit: 6
New Overstory Deciduous Trees Required: 7

6" Coniferous Trees
Whichever is greater:

- (1) Coniferous Tree per 2,000 sq ft of building footprint
Calculation: $19,070 / 2,000 = 10$
- or-
- (1) Coniferous Tree per 200 LF of site perimeter
Calculation: $1320 / 200 = 7$

Existing Coniferous Trees to Remain as Credit: 2
New Coniferous Trees Required: 8

2" Ornamental Trees
Whichever is greater:

- (1) Ornamental Tree per 2,000 sq ft of building footprint
Calculation: $19,070 / 2,000 = 10$
- or-
- (1) Ornamental Tree per 200 LF of site perimeter
Calculation: $1320 / 200 = 7$

Existing Ornamental Trees to Remain as Credit: 9
New Ornamental Trees Required: 1

Understory Shrubs
Whichever is greater:

- (1) Understory Shrub per 300 sq ft of building footprint
Calculation: $19,070 / 300 = 64$
- or-
- (1) Understory Shrub per 30 LF of site perimeter
Calculation: $1320 / 30 = 44$

Existing Shrubs to Remain as Credit: 39
New Shrubs Required: 25

811 Know what's below. Call before you dig.

0 20' 40'

SCALE: 1" = 20'-0" NORTH

PLAN DATE:	DESIGN BY:
03/05/2025	H.L.
CHECKED BY:	PROJ. NO.
B.H.	24-134

DATE	REVISION DESCRIPTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Landscape Architect under the laws of the State of MINNESOTA.

BENJAMIN D. HARTBERG, P.L.A.
DATE: XXXX/XXXX/XXXX LIC. NO. 46984

THE GODDARD SCHOOL EXPANSION
BLAINE, MINNESOTA
PRELIMINARY LANDSCAPE PLAN

PREPARED FOR: GOLDRIDGE GROUP LLP

PLOWE ENGINEERING, INC.
SITE PLANNING & ENGINEERING
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

cdg

CALYX DESIGN GROUP
Landscape Architecture
Sustainable Design
Planning
425 Cleveland Avenue N.
Suite 101A
Duluth, MN 55812
Telephone: (612) 788-8018

L1.1

3/27/2025 10:13:34 AM



200 French Road
Onalaska, Wisconsin, 54650
608-881-6007
www.DBSG.com

3425 40th Avenue NW, Suite 100
Rochester, MN, 55901
507-396-4050

THIS PLAN INCLUDING THE DESIGN AND
CONCEPT, IS THE PROPERTY OF DBS
GROUP AND IS PROTECTED UNDER
COPYRIGHT LAW. UNAUTHORIZED USE
OR DUPLICATION IS STRICTLY PROHIBITED.

COPYRIGHT 2020/4

The Goddard School of Blaine Expansion
12612 Central Ave NE, Blaine, MN 55434

FLOOR PLAN

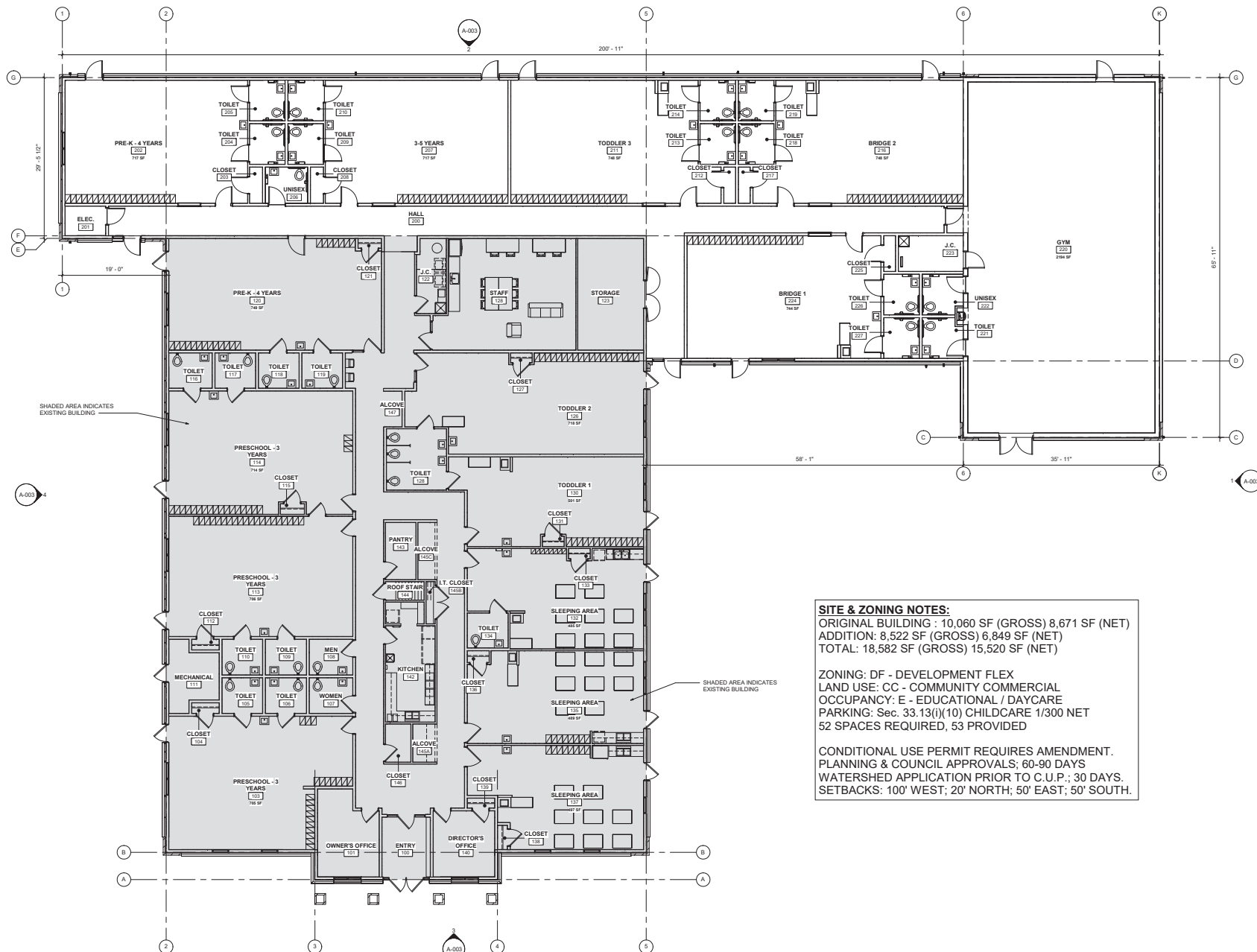
#	DATE	DESCRIPTION

DRAWN BY: PROJECT #
C.J.N. 24016
SHEET #

A-001

Preliminary

PROJECT ISSUE DATE: 03/06/2025



SITE & ZONING NOTES:
ORIGINAL BUILDING : 10,060 SF (GROSS) 8,671 SF (NET)
ADDITION: 8,522 SF (GROSS) 6,849 SF (NET)
TOTAL: 18,582 SF (GROSS) 15,520 SF (NET)

ZONING: DF - DEVELOPMENT FLEX
LAND USE: CC - COMMUNITY COMMERCIAL
OCCUPANCY: E - EDUCATIONAL / DAYCARE
PARKING: Sec. 33.13(i)(10) CHILDCARE 1/300 NET
52 SPACES REQUIRED, 53 PROVIDED

CONDITIONAL USE PERMIT REQUIRES AMENDMENT.
PLANNING & COUNCIL APPROVALS; 60-90 DAYS
WATERSHED APPLICATION PRIOR TO C.U.P.; 30 DAYS.
SETBACKS: 100' WEST; 20' NORTH; 50' EAST; 50' SOUTH.

1 DIMENSIONED 1ST FLOOR PLAN
A-002 1/8" = 1'-0"



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 19-104

File Number: RES 19-104

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR
THE CONSTRUCTION OF A 10,060 SQUARE FOOT DAY
CARE/EARLY EDUCATION CENTER IN A DF
(DEVELOPMENT FLEX) ZONING DISTRICT LOCATED AT
12612 CENTRAL AVENUE NE. THE GODDARD SCHOOL
(TWIN CITIES BROTHERS, LLC). (CASE FILE NO. 19-0025)**

WHEREAS, an application has been filed by Twin Cities Brothers, LLC as Conditional Use Permit Case File No. 19-0025; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 11, 2019; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case July 8, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for the construction of a 10,060 square foot day care/early education center in a DF (Development Flex) zoning district based on the following conditions:

1. Site plan approval will be required for this development and this process will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.
2. All plans that are submitted for site plan approval must be consistent with the plans submitted with the application for the conditional use permit.
3. Staff will monitor the parking situation on site and if the extra proof of parking stalls are needed, the applicant will be required to construct those stalls.
4. The landscaping and building elevations must meet the requirements of the Highway 65 Overlay District standards. Landscaping must be

designed to maintain the proper stopping sight distance for vehicles travelling on 126th Avenue/Central Avenue.

5. A Coon Creek Watershed District permit is required prior to issuance of a building permit. Applicant shall utilize an existing water main stub on 126th Avenue just west of the site.
6. The site is made up of two separate parcels, one of which is platted and the other is a metes and bounds description. The two parcels will need to be combined into one tax parcel through a lot combination process at Anoka County Recorder's Office.
7. The smaller un-platted parcel is .73 acres in size and has not paid park dedication. The 2019 commercial rate is \$8,704 per acre or a payment in this case of \$6,353. This payment would be due at time of building permit.
8. All signage will be issued under separate permits. No signage will be allowed on the west side of the building facing the residential development.
9. All lighting on site must be downlit and shielded to prevent glare or spill. All pole mounted lighting is limited to 20 feet in height. Additionally no wall mounted lighting will be allowed on the west side of the site adjacent to the residential development.

PASSED by the City Council of the City of Blaine this 8th day of July, 2019.



Signed by

Tom Ryan, Mayor

Date

7-8-19

Attest by

Catherine Sorensen, CMC, City Clerk

Date

7-8-19



City of Blaine

Staff Report

File Number: 2025-142

Agenda Date	Status
April 8, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 6.3

Case File No. 25-0007 // iONNA EV // Southeast corner of Naples Street and Flowerfield Road
The applicant is requesting a conditional use permit to allow an Electric Vehicle (EV) charging station and a zero lot line for a shared drive on the east property line in the Community Commercial (B-2) zoning district.

Background

Zoning	Community Commercial (B-2)
Land Use	Community Commercial (CC)
Area	1.35 Acres
Applicable Regulations	Sections 27.04 and 30.14 (d)
Attachments	Zoning and Location Map Site/Landscape Plan Canopy Elevation (2) EV Charger Picture Narrative
Schedule	Planning Commission: 04/08/25 City Council: 05/05/25

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Evaluation of Request

Planning Analysis

Zoning

The property is zoned B-2 (Community Commercial).

Surrounding Zoning and Uses

The properties to the north are single-family homes in the City of Lexington. The properties to the south and east are zoned B-2. The south property is the location of a Kwik Trip car wash and a multi-tenant

building is located to the east. Naples Street is located to the west.

Existing Conditions

The site is a vacant parcel with some smaller trees and wetland on the west side of the parcel.

History

There are no prior approvals for this parcel.

Site Plan

The applicant, iONNA, is proposing six (6) Level 3 Direct Current (DC) fast-charging stations with protective canopies to provide essential charging infrastructure for the Electric Vehicle (EV) community in Minnesota. iONNA is a joint venture established by automotive manufacturers including BMW, General Motors, Honda, Hyundai, Kia, Mercedes-Benz, Stellantis, and Toyota.

Freestanding EV Charging stations are defined the same as a gas station in the zoning ordinance and therefore require a Conditional Use Permit (CUP) in the B-2 zoning district. The proposed installation will feature high-powered charging capabilities, ensuring accessibility for all EV makes and models. The charging stations will be equipped with overhead canopies to protect users and vehicles from weather conditions, along with appropriate lighting for enhanced security and safety during nighttime charging sessions. The EV station will be open 24 hours a day.

Most EVs will reach 80% battery capacity in approximately 30 minutes, and a full charge in just over an hour when using the high-powered DC fast chargers. Drivers can tap their credit or debit card directly on the charging unit, or use contactless payment methods including Apple Pay and Google Pay to make payment.

The site will meet all parking setbacks except the east property line, which is the location of a shared drive for access to the development. The application includes a request for a zero-lot line and shared access for the east property line.

Parking Setbacks

- Front: 30 feet
- Side: 10 feet

Architecture

The canopy will need to meet the same requirements as a gas station canopy. Gasoline canopies support columns shall be constructed of masonry materials to a minimum height of 5 feet. The submitted canopy elevation meets this requirement.

Landscaping

The number of plantings shown on the landscape plan meets ordinance requirements.

Engineering Analysis

Grading/Storm Drainage

The developer will need to submit construction contract documents that include grading, erosion

protection, sediment control, development, and storm drainage plan sheets.

The grading plan will need to clarify the location of the existing 100-year flood elevation, per Rice Creek Watershed District (RCWD). Proposed top of foundations should be 18-inches above the high water elevation. If the parking area is below 18-inches above the high water elevation, documentation will need to be provided stating the design water elevation will not result in issues with the proposed charging station.

Utilities

The current plan does not indicate that any water or sanitary services will be provided. If services are required, a plan set will need to be provided for review and 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.

Wetlands/Watershed/FEMA

The development will need to maintain a protective buffer strip of natural vegetation, at least 15-ft in width (but 25-ft is preferred), shall surround all wetlands. The current proposed site plan meets this requirement.

The developer will need to submit the project to RCWD for review, approval and permits required prior to City plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to an existing development/parking lot. No additional access to the public street system will be granted. No additional street design, sidewalk or trail will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - Low-traffic EV charging station use and an existing shared drive will not create an excessive burden.

2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - o The B-2 district is intended to provide commercial uses serving surrounding neighborhoods with low to moderate traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The shared/parking access and new charging station will meet setback and landscaping requirements. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o The use meets the purpose of the B-2 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The comprehensive plan designation is Community Commercial (CC), which is for retailing and services that serve larger areas, from neighborhood to regional scale. The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - o The proposed development will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Recommendation

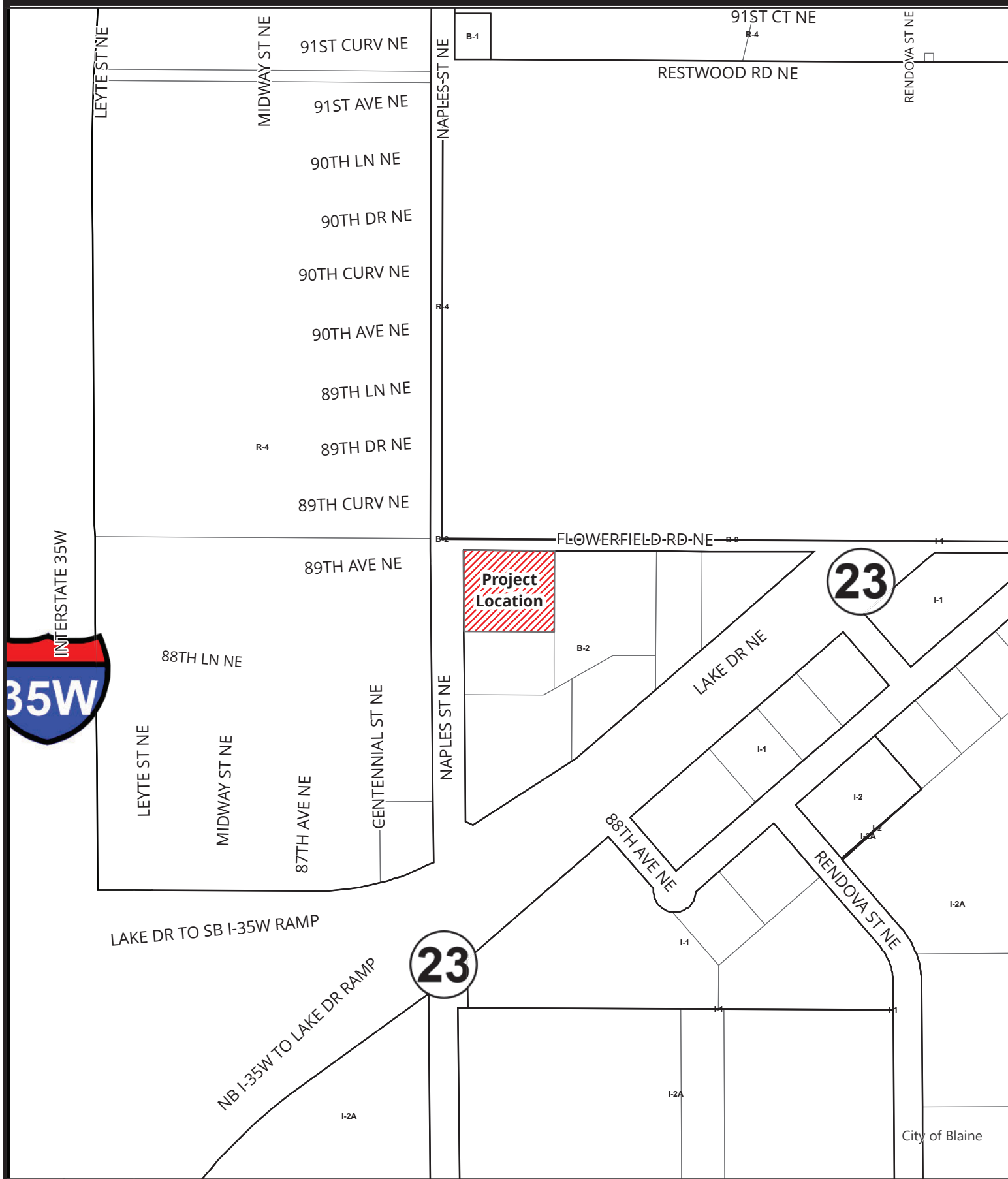
In Planning Case File No. 25-0007, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow an Electric Vehicle (EV) charging station and a zero lot line for a shared drive on the east property line in the Community Commercial (B-2) zoning district. with the following conditions:

1. Site plan approval will be required as a part of the building permit application.
2. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
3. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures are limited in height to not more than 20 feet.
4. Developer to provide a copy of their Rice Creek Watershed permit to the City prior to any site work.
5. 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.

6. Developer to provide additional documentation clarifying the elevation of the Level 3 DC fast-charging stations, in relation to flood plain elevation, does not create a construction concern or issue.

Attachment List

1. Attachments



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Case File No. 25-0007 IONNA

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









This project proposes to establish a new iONNA charging station within an existing commercial space located at 3453 Lake Dr, Blaine, MN 55406. This installation will feature six (6) Level 3 DC fast-charging stations with protective canopies, providing essential charging infrastructure for the electric vehicle community in Minnesota.

iONNA, a joint venture established by leading automotive manufacturers including BMW, General Motors, Honda, Hyundai, Kia, Mercedes-Benz, Stellantis, and Toyota, aims to create North America's premier charging network. This location will serve as a crucial link in iONNA's expanding charging infrastructure, supporting both local EV drivers and travelers along the Interstate 5 corridor.

The proposed installation will feature high-powered charging capabilities compatible with both North American Charging Standard (NACS) and Combined Charging System (CCS) connectors, ensuring accessibility for all electric vehicle makes and models. The charging stations will be equipped with overhead canopies to protect users and vehicles from weather conditions, along with appropriate lighting for enhanced security and safety during nighttime charging sessions.

Users can expect efficient charging times, with most electric vehicles reaching 80% battery capacity in approximately 30 minutes and a full charge in just over an hour when using our high-powered DC fast chargers. Payment is seamlessly integrated through multiple user-friendly options - drivers can simply tap their credit or debit card directly on the charging unit, or use contactless payment methods including Apple Pay and Google Pay. There's no need to download additional apps or create accounts, making the charging process accessible to everyone with a compatible electric vehicle.

The project will adhere to all required safety standards and will be designed to minimize impact on existing infrastructure while maximizing accessibility for EV drivers. The charging stations will be available 24/7, providing crucial charging access for the community at any time of the day or night.

This iONNA site represents an investment in Blaine's future, supporting the growing EV community while contributing to the region's environmental sustainability goals.



City of Blaine Staff Report

File Number: 2025-165

Agenda Date	Status
April 8, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, Assistant Community Development Director

Agenda Item # 6.4

Case File No.25-0010 // City of Blaine // Southwest Corner of Lexington Avenue and 125th Avenue NE. The City is requesting preliminary plat approval to create two outlots and right-of-way dedication for the Zest Street extension.

Background

Zoning	Town Commercial (B-5)
Land Use	Planned Commercial (PC)
Area	37.16 Acres
Applicable Regulations	75-32
Attachments	Zoning and Location Map Preliminary Plat
Schedule	Planning Commission: 04/08/25 City Council: 04/21/25

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 Town Commercial (B-5).

Land Use Designation

The land use designation is Planned Commercial (PC).

Surrounding Zoning and Land Uses

The property to the west is zoned Farm Residential (FR) with Planned Industrial/Planned Commercial (PI/PC) and Low-Density Residential (LDR) land use designations. The property to the north (across 125th Avenue) is zoned FR with a Medium Density Residential/Community Commercial (MDR/CC) land use. Across Lexington Avenue to the east, properties are zoned Planned Business District (PBD) with a land use designation of Planned Commercial (PC). Property to the south is zoned PBD with a PC land use designation.

Existing Conditions

The site is currently two vacant lots with some trees and wetlands present.

History

This same preliminary plat was approved in 2022. City code requires final plat approval within one year of approving the preliminary plat, and allows for one extension. The extension was given and has since expired, therefore a new preliminary subdivision is required.

Plat

Development is not proposed at this time. The plat creates two outlots and right-of-way dedication for the extension of Zest Street. The subdivision is necessary in order for the City and commercial developer to purchase the respective outlots. Once development is proposed, the outlots will need to be final platted into lots. As proposed, Outlot A is 8.83 acres and Outlot B is 25.83 acres. The B-5 district does not have lot size minimums.

Setbacks

No development is proposed, therefore there are no setbacks to review. This will be evaluated when there is development.

Landscaping

No development is proposed, therefore there is no landscaping to review. This will be evaluated when there is development.

Tree Preservation

No development is proposed, therefore there is no tree preservation to review. This will be evaluated

when there is development.

Park Dedication

The proposed plat is creating two outlots. Park dedication will become due when the lots are final platted into lot and block.

Engineering Analysis

Grading/Storm Drainage

No development is proposed, therefore there is no grading/storm drainage to review. This will be evaluated when there is development.

Utilities

No development is proposed, therefore there are no utilities to review. This will be evaluated when there is development.

Wetlands/Watershed

No development is proposed, therefore there is no wetlands/watershed to review. This will be evaluated when there is development.

Access/Street Design/Sidewalks

No development is proposed, therefore there is no access or sidewalks to review. This will be evaluated when there is development. The proposed plat dedicates the necessary Zest Street right-of-way and allows for the standard state-aid street section to be constructed once development is proposed.

Easements/Right-of-Way/Permits

The developer will need to obtain all required permits to construct the proposed project. 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 ponds.

The developer will need to modify the plat to provide additional right-of-way and restricted access on 125th Avenue (CSAH 14) and Lexington Avenue (CSAH 17), per the County's plat review letter dated November 2, 2022, adjust dedicated Zest Street right-of-way for it to meet state aid standards for a 30 mph roadway, and coordinates with the proposed street extension to the south.

Recommendation

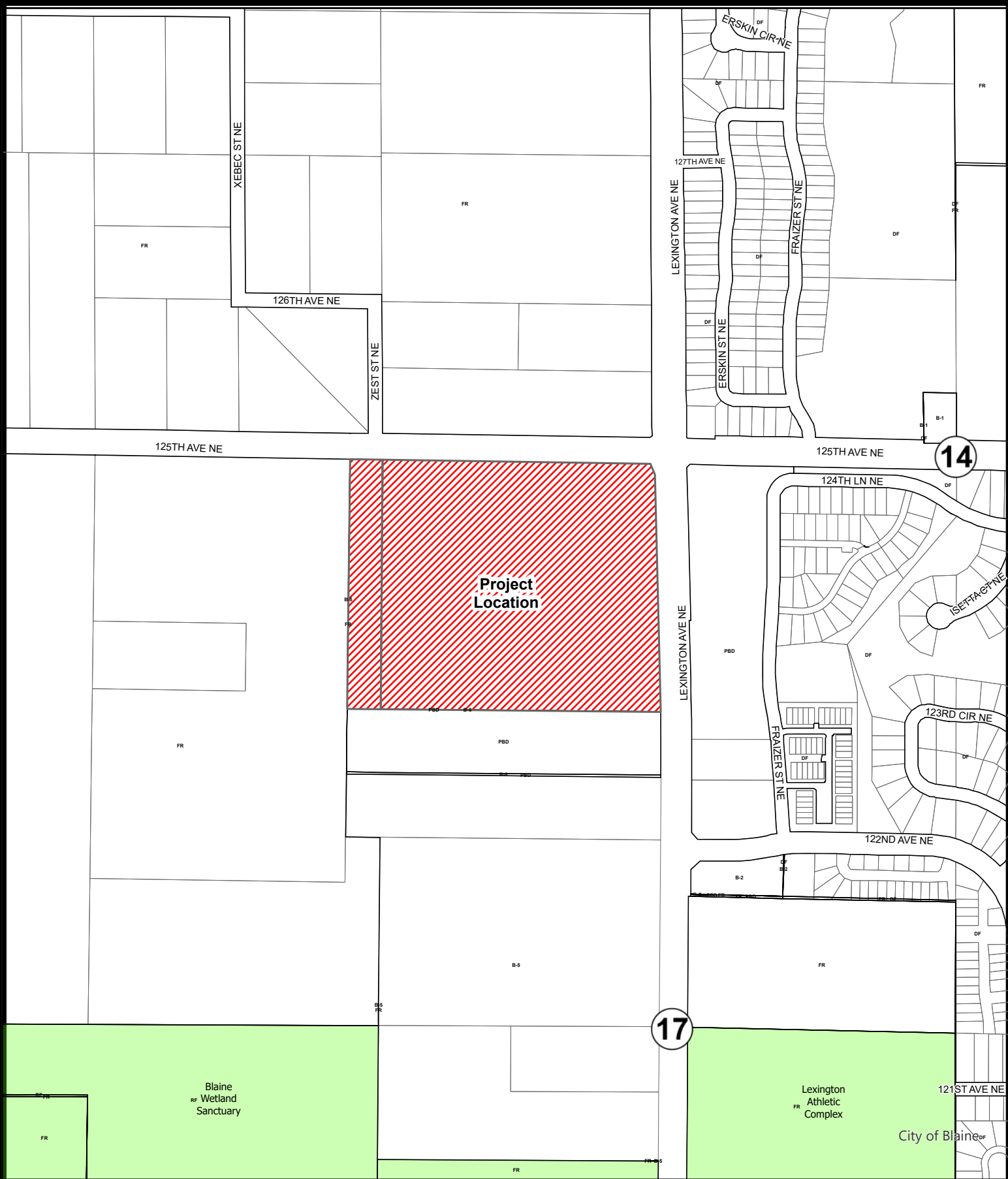
In Planning Case File No. 25-0010, it is recommended that the Planning Commission recommend preliminary plat approval to create two outlots and right-of-way dedication for the Zest Street extension with the following conditions:

1. The developer will need to modify the plat to provide additional right-of-way and restricted access on 125th Avenue (CSAH 14) and Lexington Avenue (CSAH 17) per the County's plat review letter dated November 2, 2022.

2. Adjust the Zest Street right-of-way to allow for a design that meets state aid standards for a 30 mph roadway, and coordinates with the proposed street extension to the south.
3. All development signage by separate review.
4. Final plat is required within one year of approval.

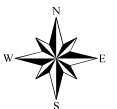
Attachment List

1. Attachments

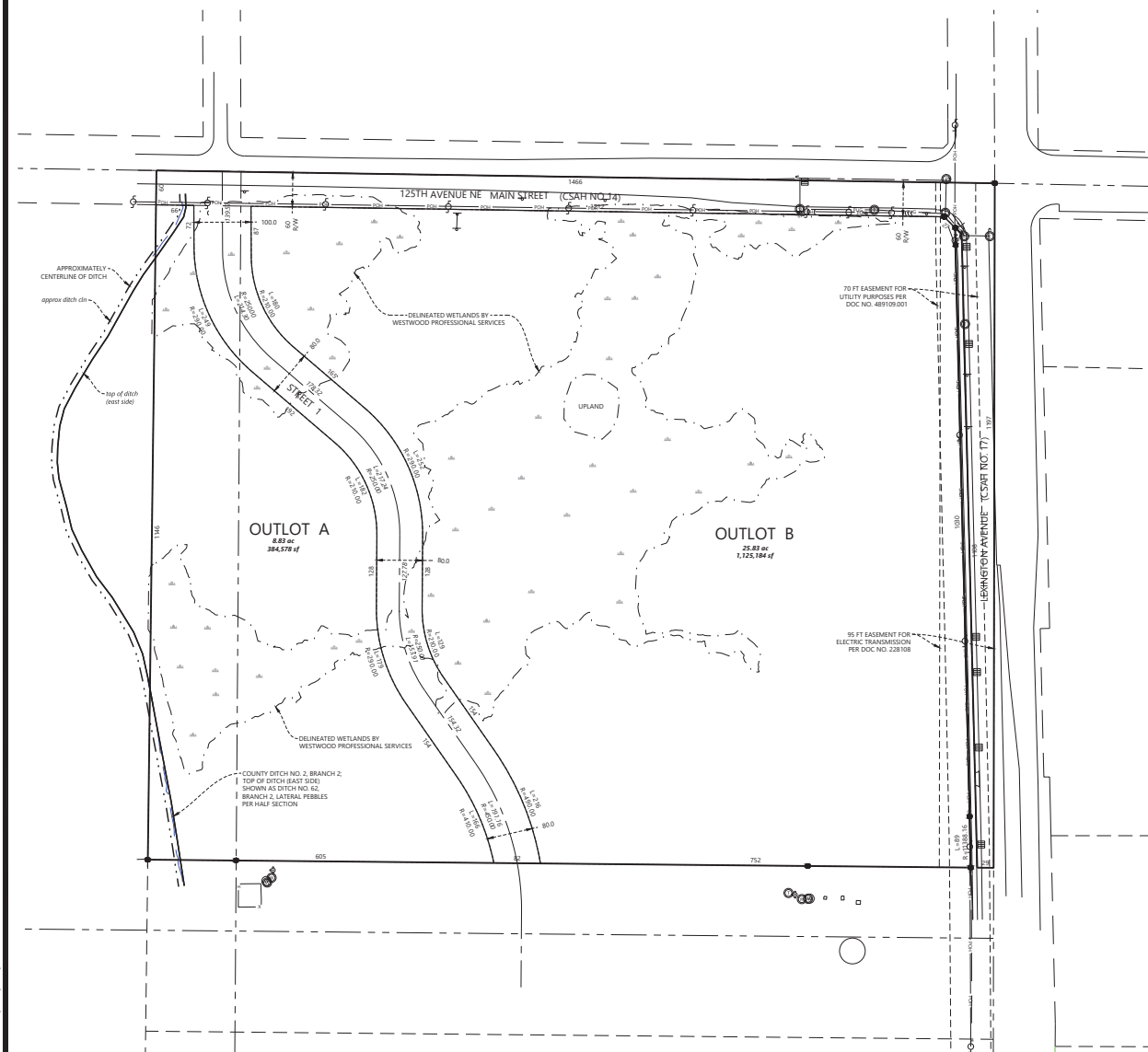


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Case File No. 25-0010 Kempf Properties



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



PROPERTY DESCRIPTION

That part of the North Half of the Northeast Quarter of Section 11, Township 31, Range 23, lying East of the West 1170 feet of said North Half of the Northeast Quarter and North of the South 123.38 feet of said North Half of the Northeast Quarter, EXCEPT Parcel 49, Anoka County Highway Right of Way Plat No. 61

SITE DEVELOPMENT DATA

EXISTING ZONING:	B-5 - TOWN COMMERCIAL
GROSS SITE AREA:	40.33 AC
MAJOR ROW (CSAH NO. 14 & CSAH NO. 17):	3.17 AC
NET SITE AREA:	37.16 AC
OUTLOT A	10.04 AC
OUTLOT B	27.12 AC

DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.

LEGEND

HYDRANT	BOUNDARY LINE
WATER MAINHOLE	RIGHT-OF-WAY LINE
WELL	LOT LINE
ELECTRIC BOX	EASEMENT LINE
ELECTRIC MANHOLE	SECTION LINE
GUY WIRE	CABLE TELEVISION LINE
POWER POLE	GAS LINE
TRAFFIC SIGNAL	POWER OVERHEAD
TELEPHONE MANHOLE	POWER UNDERGROUND
CABLE TV MANHOLE	STORM SEWER
NATURAL GAS METER	TELEPHONE UNDERGROUND
STEEL/WOOD POST	WATERMAIN
SIGN	FENCE LINE
	CURB & GUTTER
	WETLAND
	FOUND MONUMENT (SEE LABEL)
	CAST IRON MONUMENT (SEE LABEL)



DESIGNED:
CHECKED: CLM
DRAWN: SRM
HORIZONTAL SCALE: 100'
VERTICAL SCALE:

INITIAL ISSUE: 10/07/2022
REVISIONS:
10/13/2022 ADJUSTED THE SOUTH LINE DISTANCE OF OUTLOT A (SRM)

PREPARED FOR:
TOMPKINS DEVELOPMENT, LLC
PO BOX 293
MARINE ON ST. CROIX, MINNESOTA 55047

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
CORY L MEYER
DATE: 10/07/2022 LICENSE NO. 26971

KEMPF PROPERTY
BLAINE, MINNESOTA

Westwood

Phone (852) 937-5150 12701 Whitewater Drive, Suite #300
Fax (852) 937-5822 Minneapolis, MN 55443
TollFree (888) 937-5150 westwoodpro.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

PROJECT NUMBER: 0036556.01

SHEET NUMBER:
1 OF 1
DATE: 10/07/2022