



City of Blaine

Planning Commission

May 13, 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.** 2024-477 Approval of the April 8, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-217 Case File No. 25-0011 // Walter's Recycling & Refuse, Inc // 10191 Xylite Street NE
The applicant is requesting a conditional use permit amendment to allow the expansion of outside storage for residential carts, commercial containers and roll-off boxes in the Heavy Industrial (I-2) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.2.** 2025-220 Case File No. 25-0015 // Ideal Credit Union // 10777 Austin Street NE
The applicant is requesting a conditional use permit to construct a bank and a zero lot line for a shared drive on the east and south property lines in a Planned Business District (PBD) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.3.** 2025-218 Case File No. 25-0012 // Cat Pumps Corporation // 1681 94th Lane NE
The applicant is requesting preliminary plat approval to subdivide 10.34

acres into two lots, to be known as Burr Oak Industrial Park. No development is proposed at this time.

Sponsors: Alex Koberoski, Zoning Technician

4.4. 2025-219

Case File No. 25-0014 // Scott Uram // 8634 Central Avenue NE

The applicant is requesting preliminary plat approval to create two lots to be known as Uram Addition.

Sponsors: Sheila Sellman, Assistant Community Development Director

5. Adjournment



City of Blaine

Planning Commission

April 8, 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, April 8, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. **Administration of Oaths of Office - Goracke, Halpern, Swanson, Geiselhart, Howard**

City Clerk Sorensen administered the oath of office to Commissioners Goracke, Halpern, Swanson, Geiselhart and Howard.

3. **Election of Chair and Vice Chair**

Assistant Community Development Director Sellman requested the planning commission elect a chair and vice chair. She called for nominations for the chair and vice chair positions.

Motion by Commissioner Halpern to elect Al Goracke Chair of the Planning Commission.

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Motion by Chair Goracke to elect Jason Halpern Vice Chair of the Planning Commission.

Motion seconded by Commissioner Swanson. The motion passed 6-0.

4. **Roll Call**

Members Present: Commission Members Geiselhart, Gorzycki, Halpern, Howard, Swanson, and Chair Goracke.

Members Absent: Commission Member Olson.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Zoning Technician
Sheila Sellman, Assistant Community Development Director
Teresa Barnes, Project Engineer

5. Approval of Minutes

- 5.1. 2024-476 Approval of the March 11, 2025 Planning Commission Minutes
Sponsors:

Motion by Commissioner Halpern to approve the minutes of March 11, 2025, as presented. Motion seconded by Commissioner Swanson. The motion passed 6-0.

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

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 25-0008 was opened at 7:12PM.

Dave Hime, 1670 132nd Avenue NE, commended Alex and Linda Pepin for what they are trying to do, but noted he has concerns with the proposed tiny house. He reported he lives in a development with private single-family homes and was not intended to be low-income housing. He stated he has lived in his home for the past 40 years and would be the most impacted by this project. He questioned why the organization they are associated with doesn't purchase acreage, versus trying to fit this tiny home on a city lot. He suggested his neighbors sell their home, purchase acreage and build a home and tiny home. He expressed concern with how the value of his home would be reduced by having a tiny home so close to his property. He explained the proposed tiny home would block his view of the sun and the sky. He indicated the enlargement of the driveway was not necessary. He expressed concern with how the noise and traffic coming from his neighbor's property would increase. He reported his neighbor's house had six bedrooms and could accommodate a mother-in-law suite in the basement. He requested that the planning commission deny approval of the request. However, if the item were to be approved, he asked that no windows face his backyard and that a wood privacy fence be installed all the way around the property, including the park. He explained he wanted to go around the neighborhood and spoke with many of his neighbors. He stated he has not found one person that believes this tiny home is a good idea, but had 51 signatures against it.

Jeff Brekkestran, 1700 132nd Avenue NE, explained when he purchased his home 30 years ago, he appreciated not having anyone in his backyard. He commented on how the proposed tiny home would serve as a homeless shelter and noted this would be disruptive to the neighborhood.

Michele Kurak, 13196 Eldorado Street, stated she had safety concerns and feared her property value would decrease. She questioned who would be responsible for monitoring

the behavior of those living in the tiny home. She inquired how many people would be in the tiny home at one time, noting the proposed unit would not be used for a mother-in-law. She asked if neighbors could band together to get the law changed back to its previous language and not allow ADU's in the R-1 zoning district. She stated she was against the proposed request.

Emma Johnson, 1615 132nd Avenue NE, explained she received a letter regarding a proposed mother-in-law suite and explained the Pepin's were proposing to use this tiny home as secondary housing for low-income individuals. She indicated the applicants would have to receive a rental license if this was their plan. She reported she lives right next to the park and there were things that happened to her. While she appreciated what the Pepin's were trying to do, she was of the opinion this was not the right place for an ADU that would house low-income individuals given its close proximity to the park.

Brad Johnson, 1615 132nd Avenue NE, stated he was opposed to the ADU request. He understood the Pepin's go on mission trips and were affiliated with the 1030 Homes. He explained he was concerned that there would be a homeless encampment in his neighborhood.

Rod Lamb, 1528 132nd Avenue NE, reported he visits the park often with his grandchildren. He discussed what follows homeless encampments. He explained he takes care of the property at his church and discussed how his church allowed an individual to complete some community service work which then led to the church garage being broken into. He stated he understood he was generalizing, and he would like to learn more about who would be living in the proposed ADU. He questioned if Blaine would be getting money from the state for the ADU. He commented on the city's zoning standards and discussed how if the city were to allow this ADU, it would be a slippery slope and future requests would also have to be approved. He questioned how the adjacent park would be impacted if every home around the park had an ADU. While he appreciated the efforts of the Pepin's he suggested this ADU not move forward.

Dennis Elvidge, 1685 131st Avenue NE, voiced opposition to this request. He asked if the principal structure had to be owner-occupied or could the home be rented out also. He was of the opinion that this ADU would change the neighborhood and recommended the ADU not move forward.

The public hearing was closed at 7:31PM.

Chair Goracke invited the applicant forward at this time.

Alex Pepin, 1684 132nd Avenue NE, explained he plans to always live in his home while the ADU is on his property. He reported the idea of an ADU came about after he started a non-profit in 2017 to help families coming out of homelessness. He stated over the years in working with these families, he understood how difficult it was to find affordable housing, and he and his wife had considered what more they could do. He explained this led him to consider placing an ADU in his backyard given the growing need for affordable housing in the community. He indicated the ADU would only be used for families of up to four people. He stated he also had aging parents that could benefit from the ADU as could his children in the future. He commented as a Christian he believes this was something he was

called to do, to help people in need. He apologized to his neighbors for how this came about noting he was simply trying to see if this was allowed and then he was going to have conversations with the neighbors. He indicated he was willing to do anything to make this work, noting he would be willing to install a privacy fence and hedges. He commented he would also be willing to have the neighbors sit in on the interviews with the future families. He reiterated that he was not trying to start a homeless shelter in his backyard, but rather wanted to help families by providing an affordable housing option that would assist them with getting out of homelessness. It was his hope that the families would remain in the ADU for a year or two in order to develop a base to move onto the next stage in life.

Chair Goracke asked how the future tenants would be vetted.

Mr. Pepin explained the families would go through an application process and background checks would be completed. He understood he would have to go through the rental license process. He stated he would be willing to involve the neighbors in the vetting process.

Chair Goracke questioned if Mr. Pepin would be willing to not have windows on the side of the ADU that faces Mr. Heim's backyard.

Mr. Pepin stated he would be willing to rotate the window to face his garage. He commented further on how he plans to live in his home indefinitely and explained he does not want problems in the park either.

Commissioner Halpern inquired how Mr. Pepin would locate families in need that would then be vetted for placement in the ADU.

Mr. Pepin explained he would work with local churches and Family Promise of Anoka County.

Commissioner Halpern stated rental property was always a concern in single-family neighborhoods and questioned how the city would monitor this rental license.

Assistant Community Development Director Sellman explained the city has a robust rental program and the city allows single-family homes to be rented. She reported the city has a rental application process and annual inspections are completed. In addition, she noted the rental licenses have to be renewed on an annual basis.

Commissioner Gorzycki commented that there appeared to be a great deal of concerns from the neighbors. He questioned if the applicant would be willing to draft a code of conduct for the potential renters/families living in the ADU.

Mr. Pepin stated he has not drafted a code of conduct but indicated he would be willing to consider this further. He explained he struggled with putting rules in place that other people do not have to abide by.

Chair Goracke suggested the lease include certain expectations for the future tenants.

Mr. Pepin indicated this was a good point and may be a good way to address this matter. He

explained he would be living 17 feet away from these individuals, and he hoped this would help with good behavior. He reiterated that this ADU would be used for his parents at some point in time. He believed that it was amazing Blaine allowed ADU's on single-family lots to offer additional housing options for the community.

Commissioner Swanson questioned what would be charged for rent and who would be paying the rent.

Mr. Pepin reported the rent would be paid by the tenant and noted he would only be charging 30% of their income or up to \$1,400, which was the market rate for a two-bedroom apartment.

Chair Goracke commended Mr. Pepin for having a big heart and for working to help people in the community. He requested staff speak to the public notice requirements for the city of Blaine.

Assistant Community Development Director Sellman reported state statute requires notification for public hearings to be within 350 feet of the subject property. She explained city code has this same requirement.

Chair Goracke questioned how residents could make a zoning change request.

Assistant Community Development Director Sellman stated the current zoning code allows ADU's in the single family zoning district through a conditional use permit. She reported the only way to change something in city code would be to apply for a zoning code amendment.

Commissioner Swanson stated she was torn on this issue. She indicated there was a lot of discussion from the neighbors that the ADU would be a burden, but on the other hand, the homeowner would have explained the ADU would be used for their own family a portion of the time. She stated it feels uncomfortable to allow homeless individuals to live on this lot.

Commissioner Gorzycki explained the conflict in the neighborhood could be due to the manner in which this request came about and because the property abuts the park. He stated the request may be putting an excessive burden on the neighbors and the park even though the applicant's intent was very noble.

Motion by Commissioner Gorzycki to recommend denial of Planning Case 25-0008, a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district based on Section 27-04 for excessive burden on the existing park. Motion failed for lack of a second.

Commissioner Halpern stated he could support approval of the request with an additional condition that would require the applicant to install a privacy fence between the adjoining properties and that the ADU's windows be moved.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0008 based on the following conditions:

Case 25-0008:

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 shall be constructed along the entirety of the rear yard, and no windows are permitted on the west side of the ADU. These requirements will need to be met prior to issuance of the C/O.**

Motion seconded by Commissioner Halpern. The motion passed 4-2 (Commissioners Gorzycki and Howard opposed).

Chair Goracke noted this would be on the agenda of the May 5, 2025 city council meeting.

- 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

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 25-0009 was opened at 8:01 PM. As no one wished to appear, the public hearing was closed at 8:01 PM.

Kyle Olson, representative for the developer, explained he was available for comments or questions.

Chair Goracke questioned how many children would be served after the building expansion.

Mr. Olson reported the maximum capacity would be 103 children in the facility. He commented on how the gym space could be used for special events.

Chair Goracke inquired if the facility had adequate parking.

Community Development Specialist Showalter reported the applicant would be meeting the city's parking requirements.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0009 based on the following conditions:

Case 25-0009:

- 1. Expansion of the childcare use is permitted, subject to performance standards listed in Chapter 33 of the Zoning Code and the following setbacks:**
 - **North: 20-foot building, 10-foot play area and parking**
 - **West: 100-foot building, 25-foot play area and parking**
 - **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.**

Motion seconded by Commissioner Swanson. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 5, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0007 was opened at 8:07PM. As no one wished to appear, the public hearing was closed at 8:07PM.

Chair Goracke asked if this would be the first stand-alone charging station in Blaine.

Planner Kaye reported this was the case, but there are EV charging stations at Cub locations.

Commissioner Halpern questioned why this location was chosen.

Eli Sankey, representative for the applicant, stated it was his understanding the real estate team chooses locations based on proximity to the freeway.

Commissioner Gorzycki asked if these chargers would be compatible for all electric cars.

Mr. Sankey explained Level 3 chargers would be installed that were compatible for the NAC and CCS vehicles.

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0007 based on the following conditions:

Case 25-0007:

- 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.**

Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 5, 2025 city council meeting.

- 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.

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 25-0010 was opened at 8:12PM. As no one wished to appear, the public hearing was closed at 8:12PM.

Commissioner Halpern expressed concern with the amount of traffic moving in this area, especially at the Zest Street Lexington Avenue intersections.

Project Engineer Barnes reported the proposed intersection at 125th and Zest was slated to get a stop light. She noted this was part of Anoka County's plans. She commented the intersection at 122nd and Lexington Avenue received a stop light last year. She further discussed how Zest Street would run through the project in order to connect to future Lakes Parkway.

Chair Goracke inquired if this was the exact preliminary plat that had already been approved.

Assistant Community Development Director Sellman reported this was the case.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0010 based on the following conditions:

Case 25-0010:

- 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.**

Motion seconded by Commissioner Geiselhart. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the April 21, 2025 city council meeting.

7. Adjournment

Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting. Motion seconded by Commissioner Halpern. The motion passed 6-0.

Adjournment time was 8:13PM.



City of Blaine Staff Report

File Number: 2025-217

Agenda Date	Status
May 13, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 25-0011 // Walter's Recycling & Refuse, Inc // 10191 Xylite Street NE

The applicant is requesting a conditional use permit amendment to allow the expansion of outside storage for residential carts, commercial containers and roll-off boxes in the Heavy Industrial (I-2) zoning district.

Background

Zoning	Heavy Industrial (I-2)
Land Use	Heavy Industrial (HI)
Area	7.19 Acres
Applicable Regulations	Sections 27.04 and 31.24 (e)
Attachments	Zoning and Location Map Site Plan Narrative RES 22-096
Schedule	Planning Commission: 05/13/25 City Council: 06/02/25

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

Evaluation of Request Planning Analysis

Zoning

The subject site is zoned Heavy Industrial (I-2). The I-2 district is intended to provide for the development of heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses and storage.

Surrounding Zoning and Uses

The property to the east of the subject site is zoned Heavy Industrial (I-2A) and the property to the west

is zoned I-2. The site to the north (known as Sanctuary Business Center) is zoned Light Industrial (I-1).

Existing Conditions

The subject parcel has an existing transfer station building, outside storage of residential carts, commercial containers, roll-off boxes and trailers for the carts. The front of the site has a berm with conifer trees and additional plantings on all sides. The parking lot and driveway are paved.

History

In 2001, a CUP was approved to allow outside storage and a waste transfer facility.

A CUP was approved in 2012 to store dumpster containers outside and for the construction and operation of a new solid waste transfer and recycling facility, with an annual capacity of not more than 99,000 tons of material per year.

A CUP amendment was approved in 2018 to increase the annual capacity at the solid waste transfer and recycling facility from 99,000 tons of solid waste material per year to not more than 140,000 tons of solid waste, construction, and demolition debris.

In 2022, a CUP amendment was approved for two or more buildings on one lot, truck wash, and the outside storage of residential carts, commercial containers, roll-off boxes and trailers. The applicant has stated that with the proposed addition to the transfer station building they will no longer be constructing the freestanding building for the truck wash that received approval in 2022.

In 2025, a CUP amendment was approved to increase the annual capacity at a solid waste transfer and recycling facility from 140,000 tons of solid waste material per year to not more than 230,000 tons of solid waste, organic food scrap bags, construction and demolition debris.

Site Plan

Walters previously received approval to construct a container maintenance and office building on the north side of the property in 2022. The transfer station expansion has canceled their plans for building the maintenance/office/truck wash building on this site.

The CUP that was issued in 2022 for outside storage limited the storage to the east side of the property so as not to interfere with the proposed maintenance building, employee parking lot, or truck traffic flow. Because Walters is no longer building the container maintenance building on site, they would like to be able to use the space on the north side of the property for outside storage.

The proposed outside storage would include roll-off boxes, residential carts, commercial containers, and trailers for the carts. The outside storage currently takes place on the east side of the site.

The proposed outside storage area will be approximately 59,300 square feet on the north and east sides of the site.

The outside storage will meet the required I-2 side yard parking setback of 10 feet on the north and east sides of the site. The outside storage will be set back from the front property line (101st Avenue) by approximately 130 feet. Therefore, the outside storage will be well beyond the 1-2 front yard building setback of 40 feet.

Setbacks

Front Building Setback - 40 feet

Rear Parking Setback - 10 feet

Side Parking Setback - 10 feet

All setbacks are met for the existing and proposed outside storage.

Landscaping

A landscape plan has been provided that meets zoning ordinance requirements.

The existing landscaping on site will remain. The south side of the site has an existing 8-10-foot berm with conifers planted. The plantings on site exceed landscape requirements in the zoning ordinance.

Engineering Analysis

Grading/Storm Drainage

The proposed expansion of outdoor storage does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed expansion of outdoor storage does not require any additional utility connections. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA areas on the property. A Rice Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The proposed expansion of outdoor storage does not propose any new access points. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The proposed expansion of outdoor storage does not require any additional easements or right-of-way. All necessary permits will be required to be obtained.

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.

- Outdoor storage of carts, containers and roll-offs are already taking place on-site. The request is to increase the amount of storage. The additional outside storage area will not create an excessive burden. The outside storage of carts, containers, and roll-offs does 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)
 - The I-2 district is intended to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses and storage. The use meets this intent.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use will be in the side and rear of the site and adjacent to other industrially zoned parcels. The visual impact from 101st Avenue is minimized by an 8–10-foot berm with large conifers. The surrounding sites are zoned industrial with outside storage and truck parking to the west and east. The use will not have an adverse effect on other adjacent parcels.
- 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 I-2 district's intent is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and storage and related services. Outdoor storage is typical in the I-2 district. The request is to increase the existing outdoor storage, which meets the purpose of the I-2 zoning district.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use shall not be in conflict with the comprehensive plan of the City. The comprehensive plan designation is Heavy Industrial (HI) which is for small to large scale industry with a need for outdoor uses and related services. The use is not in conflict with the Comprehensive Plan.
- 7. The use will not cause traffic hazards or congestion.
 - The proposed expansion of outdoor storage will not cause any additional traffic hazards or congestion.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The proposed expansion of outdoor storage has adequate utilities, access roads and facilities.

Recommendation

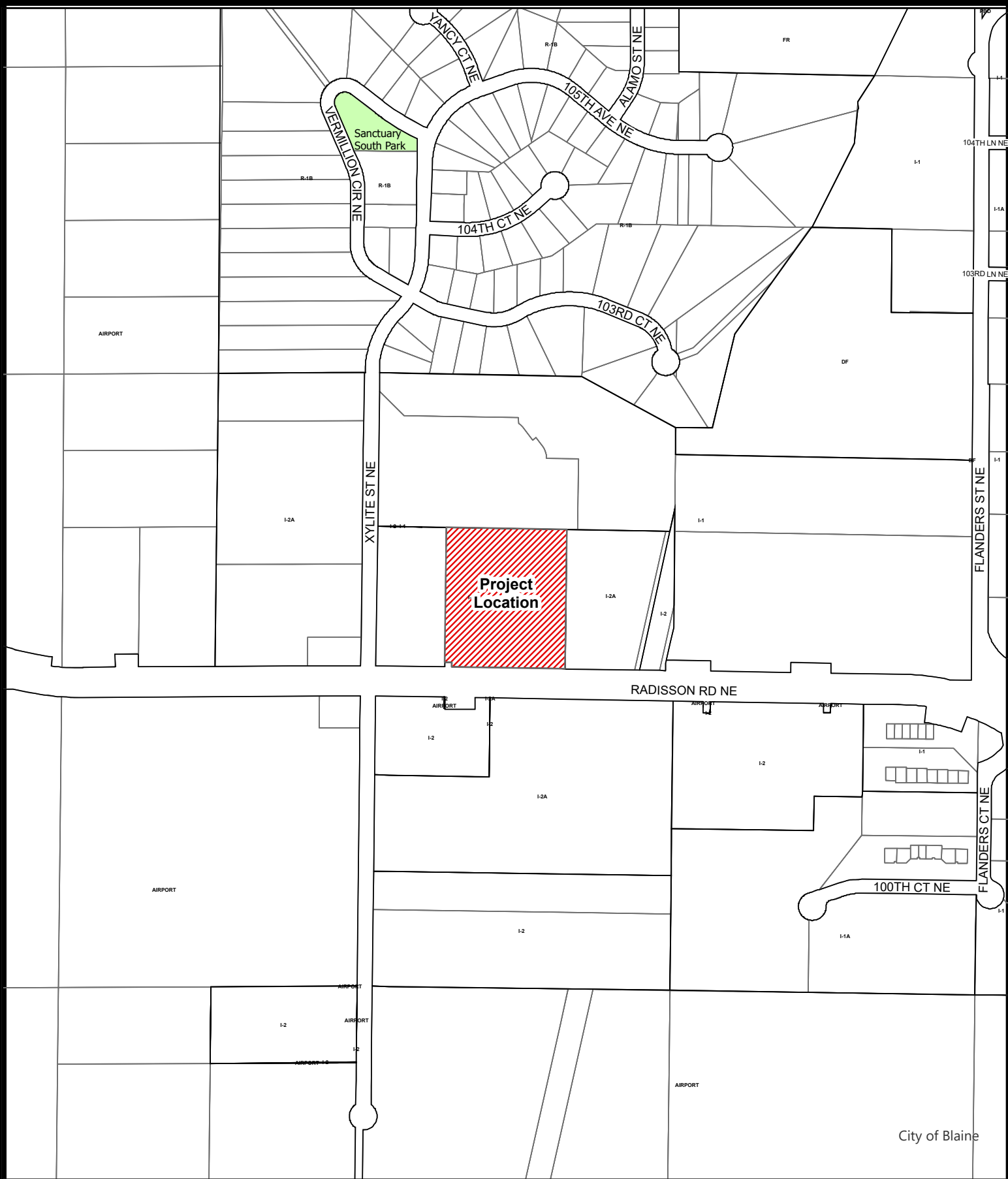
In Planning Case File No. 25-0011, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment to allow the expansion of outside storage for

residential carts, commercial containers and roll-off boxes in the Heavy Industrial (I-2) zoning district with the following conditions:

1. The outside storage area shall be limited to the area identified as outside storage on the east and north sides of the site on the attached site plan. This area is for the storage of dumpsters, roll-off boxes, cart/containers, and trailers for cart/containers.
2. Resolution No. 22-096 is null and void with the approval of this conditional use permit resolution.

Attachment List

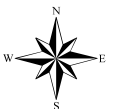
1. Attachments

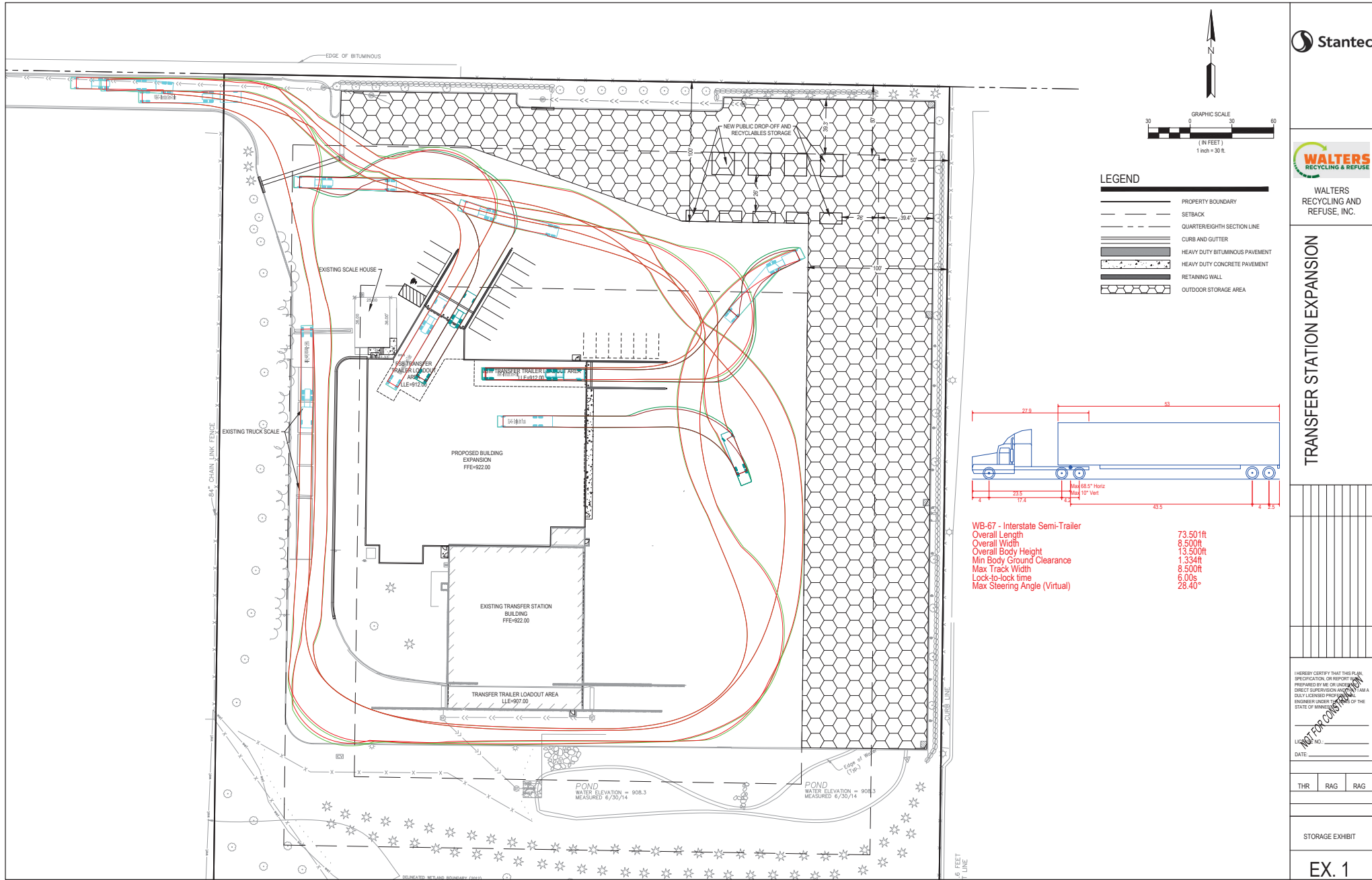


BlaineMN.gov

Case File No. 25-0011 Walter's Refuse & Recycling

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







2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

March 12, 2025

Shawn Kaye
City of Blaine – Planning Department

Reference: Walters Recycling & Refuse – Transfer Station Outdoor Storage Project Narrative

Walters Recycling & Refuse (Walters) was previously approved for a plan to build a container maintenance and office building on the north side of the property (RES22-096 dated June 6, 2022). Given the importance of the new Food Scrap Bag initiative and required transfer station expansion, our plans for building the maintenance/office/truck wash building have been cancelled and we will look at another site for that purpose.

One condition of the CUP that was issued June 6, 2022 (RES 22-096) for the container maintenance building stated that the outside storage area be limited to the east side of the property so as not to interfere with the new building, employee parking lot, or truck traffic flow. Given the fact that we are no longer going to build the container maintenance building we would like an amendment to our CUP that will enable us to use the space on the north side of the property that is now open. Based on the existing and proposed use of the site, a CUP amendment application is required. This narrative is provided per City requirements to accompany the CUP amendment application and highlights key aspects of the project.

The overall purpose of the request is to amend our CUP to allow for outside storage of roll-off boxes, residential carts, commercial containers and a potential move of our public drop-off area from where the new transfer station building expansion will be to an open and safe space on our property. It's important to note that all of this activity currently takes place on the site and conforms to all zoning and other ordinances. We are simply asking for an amendment that enables us to utilize what is now empty space on the site that was to be used for the maintenance/office building. This space was approved for and used for storage prior to the CUP Amendment granting the container maintenance building.

Given that construction on the Food Scrap Bag expansion project will begin soon, it is also important for the short-term that this space be allowed for storage as there will no doubt be construction materials that will need to be stored onsite. The recent history of a disgruntled neighbor complaining about everything related to our business leads us to believe a complaint could also be filed if we use the previously used empty space for construction storage.

Attached is a plan that outlines both truck traffic flow patterns and the proposed storage area. The storage area in no way overlaps into truck traffic flow. The storage area conforms to all setback rules. In addition, the area to be used for relocating the existing public drop-off area will conform to the 50-foot setback rule.

The public drop-off area is used for the general public to dispose of a number of permitted materials, including municipal solid waste, construction and demolition waste, and recyclable materials such as cardboard, aluminum, appliances, electronics, metals, mattresses, tires, and bicycles. The public enters the property and checks in at the scale house where they receive safety instructions, where to deposit their materials and pay if applicable. They then drive to the appropriate container, deposit the materials and close out the transaction at the scale house before exiting the property. The hours for public drop-off will remain unchanged from 8:00am -



2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

4:30pm. In fact, nothing changes with this request except for the relocation of the public drop-off area and the ability to use the open space for outside storage of non-transfer station related carts, containers and equipment that was previously approved for this purpose.

This proposed amendment does not require any construction work, including sanitary sewer and storm sewer improvements, water and sewer service relocations, electrical work, pavement reconstruction, or landscaping.

If there are any questions about the information presented in this narrative, please contact Mike Moroz:

Mike Moroz – Chief Executive Officer

Walters Recycling & Refuse, Inc.

763-210-5030

mikem@waltersrecycling.com



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-096

File Number: RES 22-096

Granting a Conditional Use Permit Amendment for Two or More Buildings on One Lot, Truck Wash, and the Outside Storage of Residential Carts, Commercial Containers and Roll-off Boxes in an I-2 (Heavy Industrial) Zoning District at 10191 Xylite Street NE. Walter's Recycling (Case File No. 22-0029/SLK)

WHEREAS, an application has been filed by Stantec as Conditional Use Permit Case File No. 22-0029 for Walter's Recycling and Refuse, Inc.; and

WHEREAS, said case involves the property described as follows:

THE E 521 FT OF W 851 FT OF S1/2 OF SW1/4 OF SW1/4 OF SEC 22 TWP 31 RGE 23, EX RD, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission held a public hearing on May 10, 2022, and recommended approval regarding said conditional use permit; and

WHEREAS, the Blaine City Council has reviewed said case on June 6, 2022; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

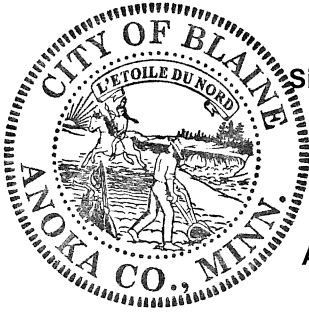
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.24 (e) (g) (l) and 27.04 of the Zoning Ordinance to allow for two or more buildings on one lot, truck wash, and the outside storage of residential carts, commercial containers and roll-off boxes in an I-2 (Heavy Industrial) zoning district with the following conditions:

1. Site plan approval is required as a part of the issuance of a building permit. All site improvements to be included in site improvement performance agreement and covered by an acceptable financial guarantee.
2. 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.
3. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
4. All building construction to meet the I-2 (Heavy Industrial) zoning standards.
5. The outside storage area shall be limited to a 42,000 square foot area on the east side of the site. This area to be generally for the storage of dumpsters, cart/containers, and trailers for carts/containers.
6. All signage requires a separate permit meeting the requirements of the zoning

ordinance.

7. A Rice Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the City.
8. The approval of this request is in addition to Resolution No. 01-145.

PASSED by the City Council of the City of Blaine this 6th day of June, 2022.



Signed by: 
Tim Sanders, Mayor

Date June 6, 2022

Attest by: 
Catherine Sorensen, CMC, City Clerk

Date June 6, 2022



City of Blaine Staff Report

File Number: 2025-220

Agenda Date	Status
May 13, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.2

Case File No. 25-0015 // Ideal Credit Union // 10777 Austin Street NE

The applicant is requesting a conditional use permit to construct a bank and a zero lot line for a shared drive on the east and south property lines in a Planned Business District (PBD) zoning district.

Background

Zoning	Planned Business District (PBD)
Land Use	Planned Industrial/Planned Commercial (PI/PC)
Area	1.84 acres
Applicable Regulations	Sections 27.04 and 30.52 (e)
Attachments	Zoning and Location Map Site Plan Landscape Plan Grading Plan Floor Plans Building Elevations Narrative
Schedule	Planning Commission: 05/13/25 City Council: 06/02/25

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

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Planned Business District (PBD). All uses in the PBD district require conditional use permits.

Land Use Designation

The property has a land use designation of Planned Industrial/Planned Commercial (PI/PC). This land use is intended to provide flexibility in development and to allow for the possibility of a mixture of uses within the same area such as retailing and services that serve larger areas, from neighborhood to regional scale.

Surrounding Zoning and Uses

All surrounding properties have PBD zoning and a PI/PC land use except for the property to the south which is zoned DF (Development Flex) and a land use of High Density Residential (HDR-2). The properties to the north are a Culver's restaurant and a vacant parcel. The property to the east is a vacant parcel, and an apartment building is to the south. Austin Street is located to the west.

Existing Conditions

The property is a vacant parcel.

History

The Lexington Meadows development was preliminary platted in 2018. The vacant parcel has no other previous approvals.

Site Plan

The applicant is proposing to construct a 4,410 square-foot bank with a 660 square-foot attached canopy for a total of 5,010 square feet on a vacant parcel on 108th Avenue.

The site is proposed to have a zero-lot line with properties to the south and east. An approximately 45-foot landscaped area will be provided on the south in addition to the shared private drive. The east property line will have a shared drive.

Hours of operation for the lobby are typically Monday – Friday 9AM to 5PM and Saturday 9AM to 12PM. On weekdays, the drive-through hours are extended by 30 minutes to 5:30PM.

Staffing of a branch this size would require between 3-7 employees, depending on time of day and transactional needs.

Setbacks

Building

- Front: 50 feet
- Side: 15 feet

Parking

- Front: 30 feet
- Side: 15 feet

The setbacks have been met on site, including zero lot lines on the west, north, and east property lines.

Parking

The parking provided on site meets parking requirements for the proposed bank use. A total of 11 parking stalls are required for the bank use proposed, and 21 parking spaces have been provided.

Architecture

The credit union's elevations have been attached and include the following materials:

- glass
- stone
- brick
- metal panel

The proposed buildings will meet the PBD zoning requirements.

Landscaping

The submitted landscape plan does meet zoning ordinance requirements except for the ornamental trees, which will need to be 2-inch caliper trees.

Tree Preservation

There are currently no trees on site.

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 Rice Creek Watershed District (RCWD) for review, approval and permits required prior to City plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The site will be accessed from existing private roads that connect to Austin Street and 108th Avenue NE. 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.
 - A bank with shared access/parking does 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)
 - The PBD zoning district is intended to provide an opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs. This use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The shared/parking access and bank will meet all landscaping and building elevation 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.
 - The use meets the purpose of the PBD zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is PI/PC, which is intended to provide flexibility in development and to allow for the possibility of a mixture of uses within the same area such as 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.
 - The proposed development will not cause any additional traffic hazards or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The proposed development will be served with adequate utilities, road access and necessary facilities.

Recommendation

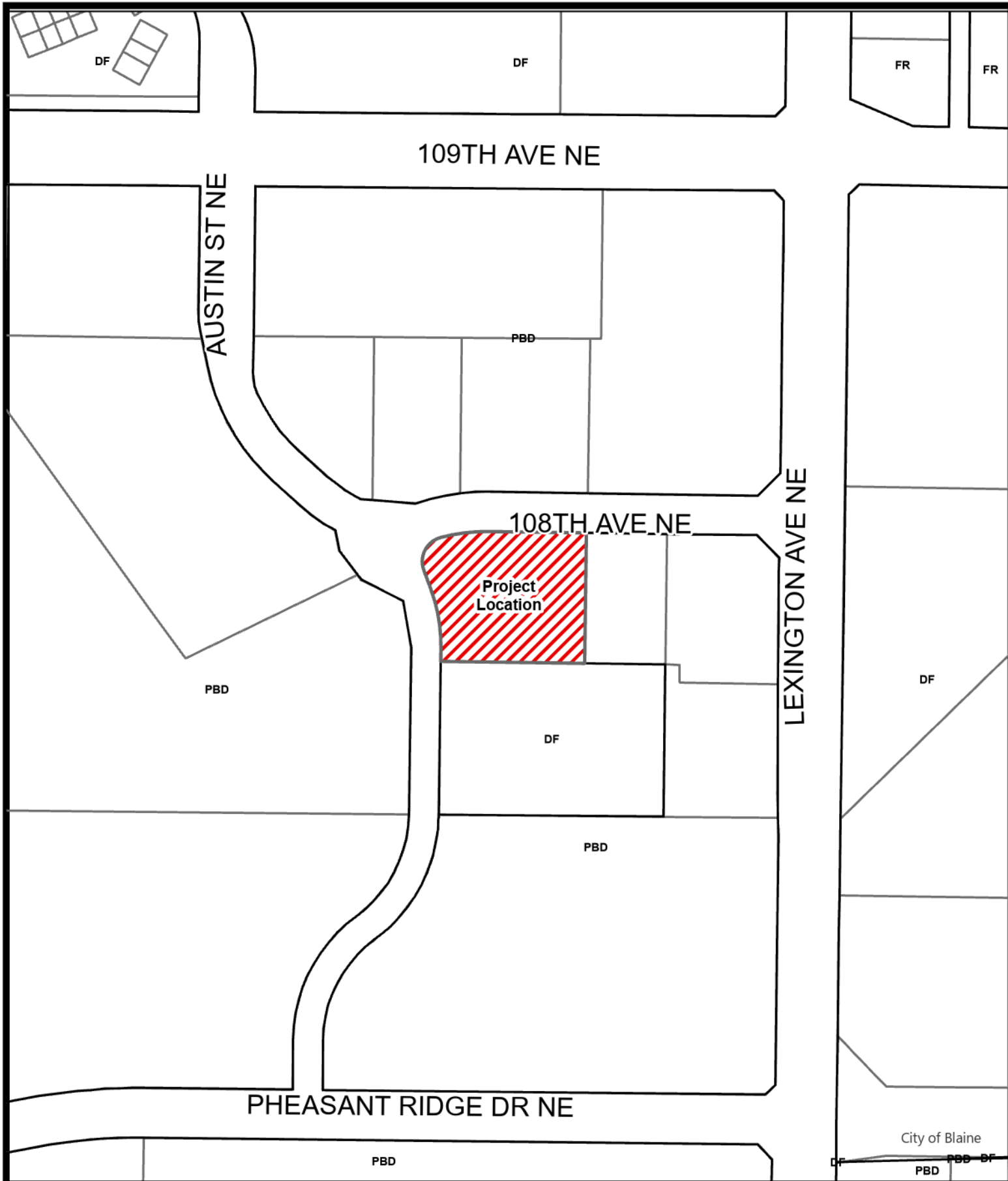
In Planning Case File No. 25-0015, it is recommended that the Planning Commission recommend approval of a conditional use permit to construct a bank and a zero lot line for a shared drive on the east and south property lines in a Planned Business District (PBD) zoning district with the following conditions:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. All site lighting to be down-lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole-mounted lighting is limited to 20 feet in height.

3. All signage requires a separate permit meeting the requirements of the zoning ordinance.
4. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
5. The landscape plan to meet zoning ordinance requirements. The ornamental trees shall be a minimum of 2 inches caliper.
6. A copy of the shared parking/access agreement to be provided to the Planning Department prior to a building permit being issued.
7. An issued Rice Creek Watershed District permit will be required to be received by the City prior to the proposed project receiving any city approval.

Attachment List

1. Attachments

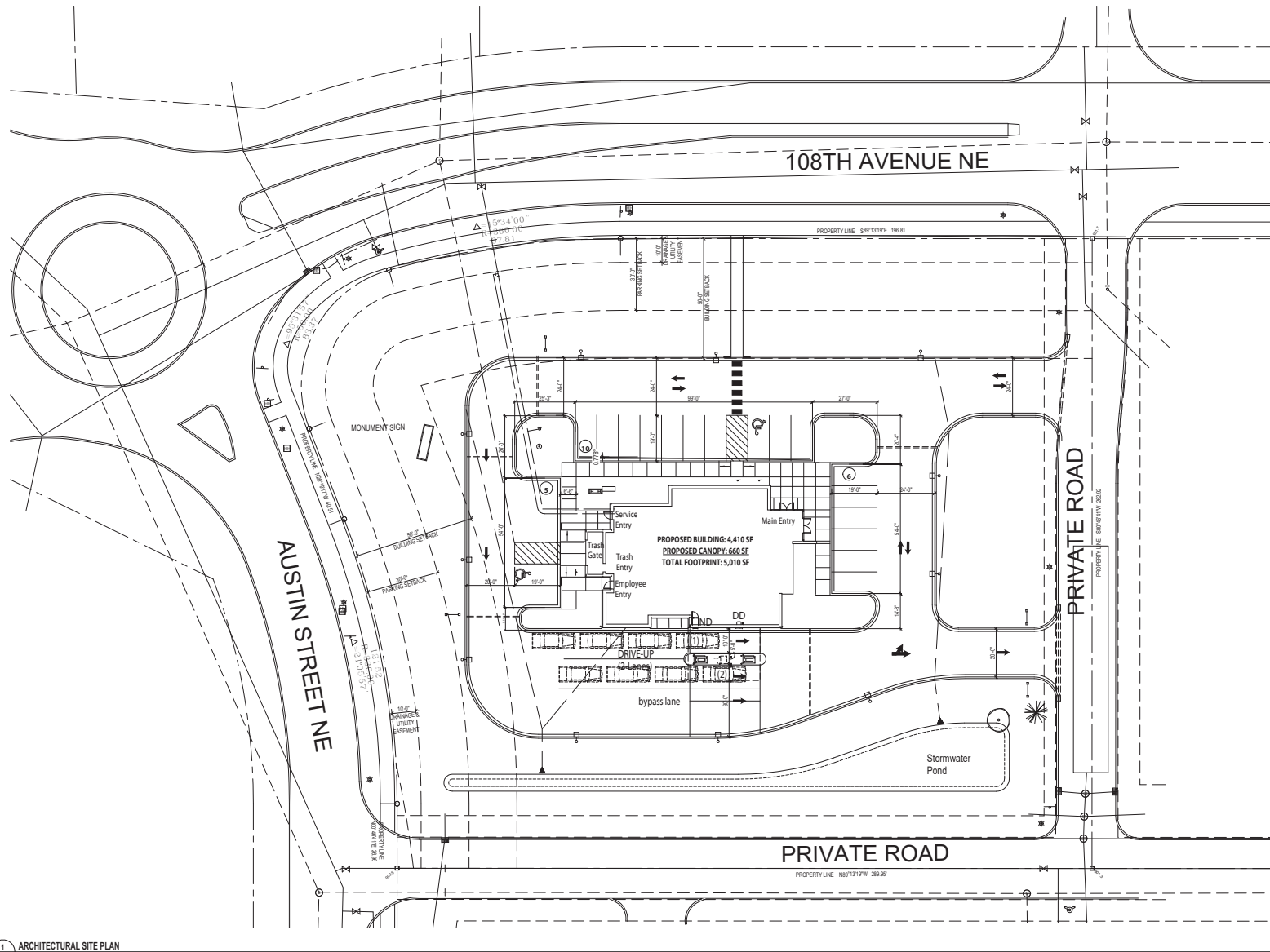


BlaineMN.gov

Case File No. 25-0015 Ideal Credit Union

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





1
A1
ARCHITECTURAL SITE PLAN
1" = 20'-0"

A1

ARCHITECTURAL SITE PLAN

1" = 20'-0"

CUP SITE PLAN APPROVAL SUBMISSION
10777 Austin St. NE
04/11/25



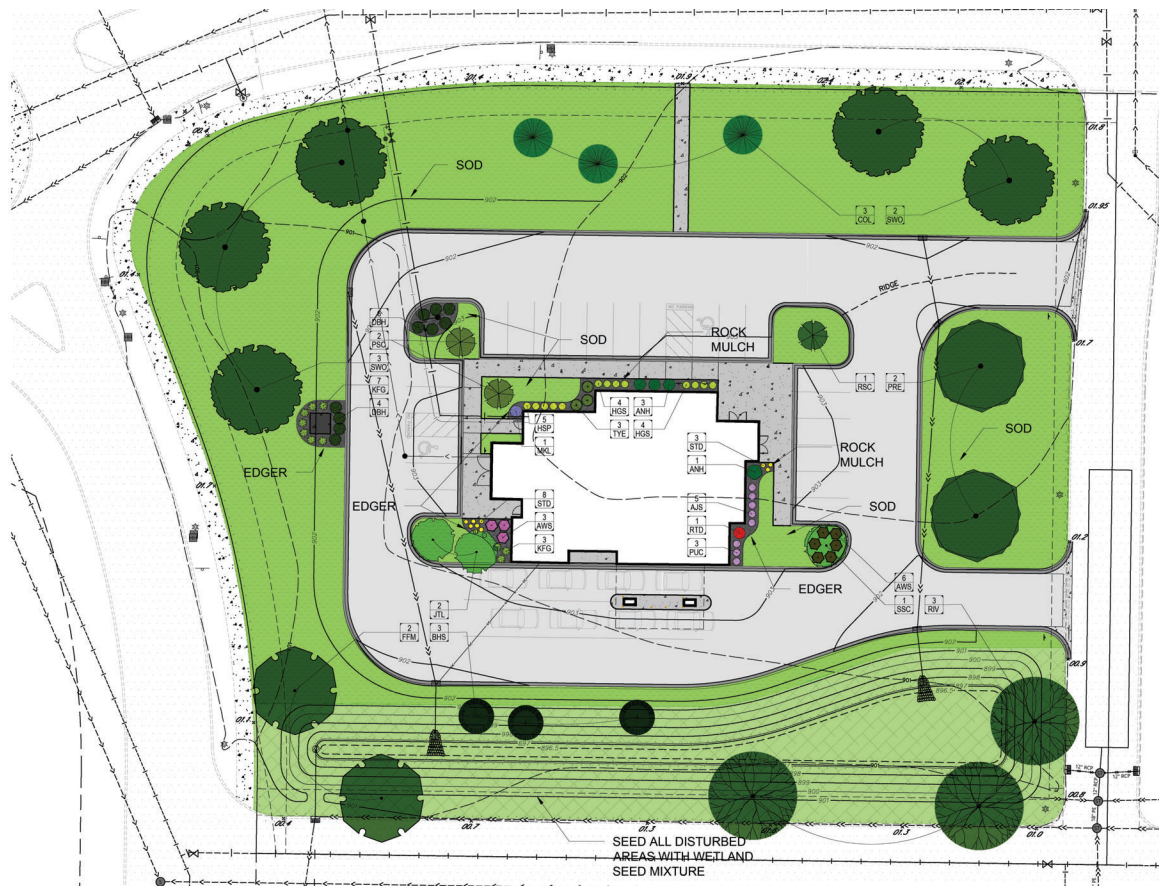
GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH
	WETLAND SEED MIX TYPE 'A'	BWSR SEED MIX #34-182 EMERGING WETLANDS	5 LBS/AC
	WETLAND SEED MIX TYPE 'B'	BWSR SEED MIX #35-242	36.5 LBS/AC
	WETLAND SEED MIX TYPE 'C'	BWSR SEED MIX #34-182 EMERGING WETLANDS	5 LBS/AC
	SOD	BLUEGRASS PEAT SOD	N/A

GROUND COVER SCHEDULE:

PER THE CITY OF BLAINE LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED BY USING THE FOLLOWING QUANTIFIABLE ELEMENTS:

- BUILDING AREA = 4,410 SF
- SITE PERIMETER = 1,120 LF
- LANDSCAPING REQUIRED AS FOLLOWS:
 - OVERSTORY TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING OR = 3 TREES
 - 1 per 100 LF SITE PERIMETER = 12 TREES
 - CONIFEROUS TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 3 TREES
 - 1 per 200 LF SITE PERIMETER = 6 TREES
 - ORNAMENTAL TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 3 TREES
 - 1 per 200 LF SITE PERIMETER = 6 TREES
 - SHRUBS - THE GREATER OF THE FOLLOWING:
 - 1 per 300 SF OF BUILDING = 15 SHRUBS
 - 1 per 30 LF SITE PERIMETER = 38 SHRUBS
- TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:
 - 2 1/2" CAL. FOR DECIDUOUS TREES
 - 6" HEIGHT FOR CONIFEROUS TREES
 - 2 1/2" CAL. FOR ORNAMENTAL TREES
 - 24" HEIGHT FOR SHRUBS

LANDSCAPE CALCULATIONS:



OVERALL LANDSCAPE PLAN:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH1	4	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	4' O.C.
AWB1	9	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
DBH1	10	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4' O.C.
MLL1	1	MISS KILL LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD1	1	RED TWIGGED DOGWOOD	Cornus sericea 'Balladine'	24" HGT	POT	4' O.C.
CONIFEROUS SHRUBS						
TYE1	3	TAUNTON YEW	Taxus x media 'Taunton'	5 GAL	POT	5' O.C.
ORNAMENTAL GRASSES						
KFG1	10	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	—
PERENNIALS AND GRASSES						
AJS1	5	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 GAL	POT	24" O.C.
BES1	—	BLACK EYED SUSAN	Rudbeckia goldstrum	1 GAL	POT	24" O.C.
HGB1	6	HOSTA - GOLD STANDARD	Hosta x 'Gold Standard'	1 GAL	POT	24" O.C.
HSP1	6	HOSTA - SUN POWER	Hosta x 'Sun Power'	1 GAL	POT	30" O.C.
PUC1	3	PURPLE CONEFLOWER	Echinacea purpurea	1 GAL	POT	24" O.C.
STD1	11	STELLA D'ORO DAILY	Hemerocallis x 'Stella d'Or'	1 GAL	POT	18" O.C.

PLANTING SCHEDULE (THIS PAGE ONLY)

DECIDUOUS TREES						
CHB1	2	COMMON HACKBERRY	Celtis occidentalis	2.5" CAL	B&B	SINGLE STEM
FFM1	2	FALL FIESTA MAPLE	Acer saccharum 'Ballista'	2.5" CAL	B&B	SINGLE STEM
PRE1	2	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B	SINGLE STEM
RIV1	3	RIVER BIRCH	Betula nigra	2.5" CAL	B&B	SINGLE STEM
SWO1	3	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM
ORNAMENTAL TREES						
JTL1	2	JAPANESE TREE-LILAC	Syringa reticulata 'Tokyo Silk'	1.5" CAL	B&B	SINGLE STEM
PSC1	2	PINK SPIRES CRABAPPLE	Malus x 'Pink Spires'	1.5" CAL	B&B	SINGLE STEM
RSC1	1	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	1.5" CAL	B&B	SINGLE STEM
SSC1	1	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	1.5" CAL	B&B	SINGLE STEM
EVERGREEN TREES						
BHS1	3	BLACK HILLS SPRUCE	Picea alba densata	6" HGT	B&B	FULL FORM
COL1	3	COLORADO SPRUCE	Picea pungens	6" HGT	B&B	FULL FORM

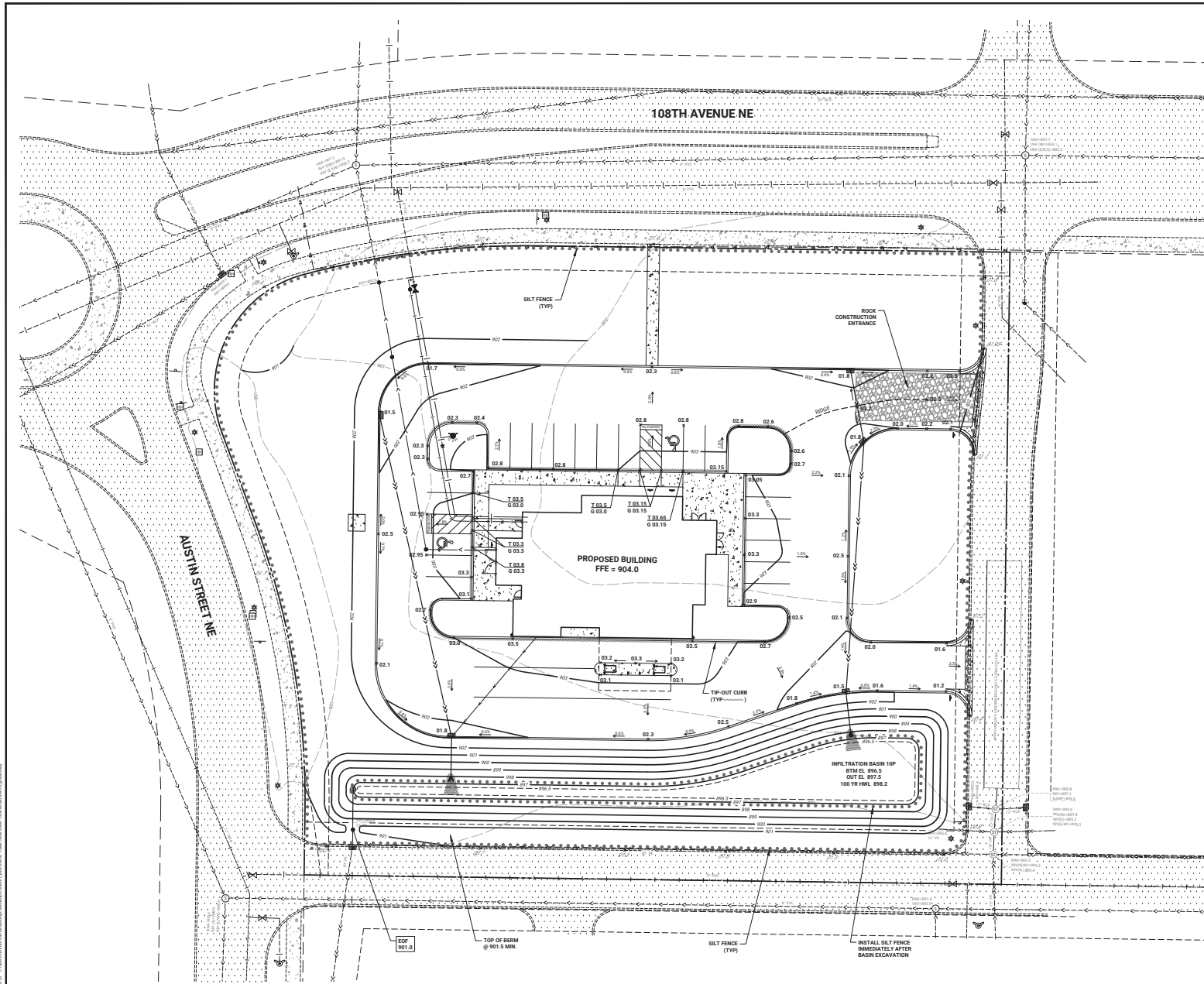
TRF PLANTING SCHEDULE

A1a

COLORED LANDSCAPE PLAN

CUP SITE PLAN APPROVAL SUBMISSION
10777 Austin St. NE
03/04/12





LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	EASEMENT LINE
	BITUMINOUS PAVEMENT
	CONCRETE WALK/STOP
	CONCRETE PAVEMENT
	CURB LINE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC
	STORM CATCH BASIN
	STORM MANHOLE
	STORM FLARED END SECTION
	HYDRANT
	GATE VALVE
	LIGHT POLE
	OTHER SYMBOLS
	5 CONTOUR
	1 CONTOUR
	SPOT ELEVATION
	CURB ELEVATIONS
	ARE TO SUTTER LINE
	SILT FENCE
	ROCK ENTRANCE

BENCHMARK
MINNESOTA DEPARTMENT OF TRANSPORTATION
GSD STATION 852.1 (NAVD 83)
ELEVATION: 929.35 (NAVD 83)

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY OF BLAINE SPECIFICATIONS.
 - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - CONTRACTOR SHALL STIP, STOCKPILE AND SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SOILED, SEED, OR LANDSCAPED.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 - ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT 1 EROSION CONTROL BLANKET AND SEED OR APPROVED EQUIV.
 - STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.
 - ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.



 SCALE IN FEET

CALL BEFORE YOU DIG



 Know what's below.
 Call before you dig.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: JOSEPH T. RADACH, PE
SIGNATURE: 

DATE: 02/28/25 LIC # 45889

REVISIONS	DATE	BY	APP
1	02/28/25	JTR	
2			
3			
4			
5			
6			
7			

IDEAL CREDIT UNION
8499 TAMARACK ROAD
WOODBURY, MN 55125

GRADING AND DRAINAGE PLAN

IDEAL CREDIT UNION
NEW BRANCH OFFICE
BLAINE, MINNESOTA

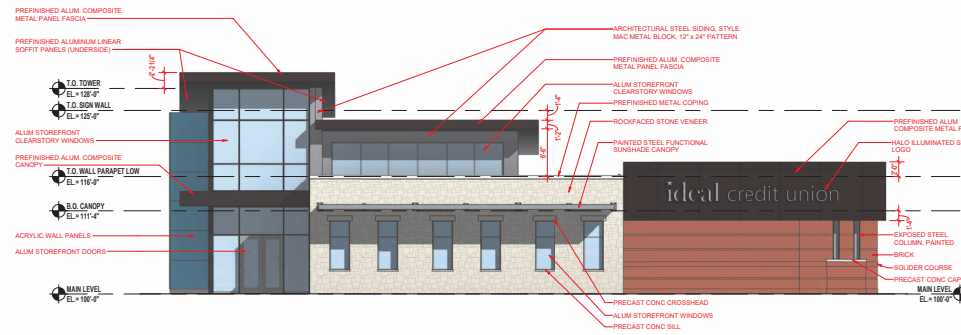
SHEET NUMBER
C4.1



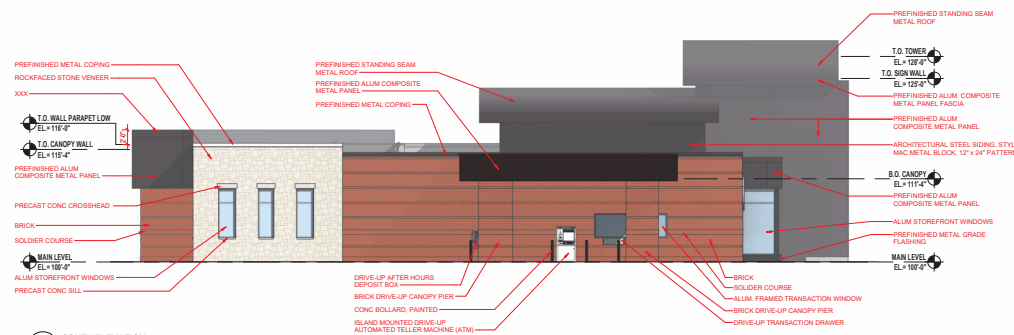
A2

$1/4" = 1'-0"$

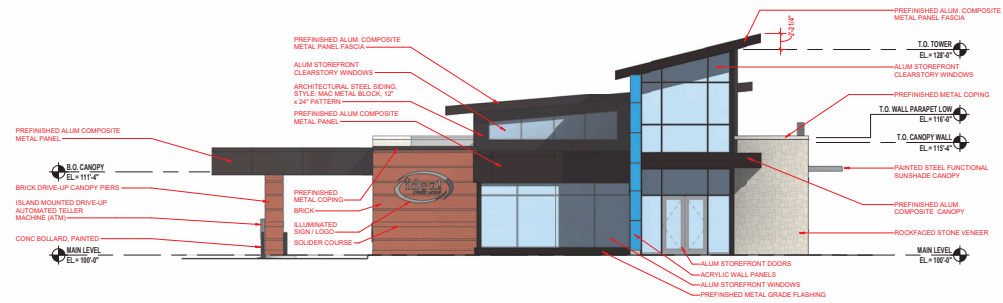




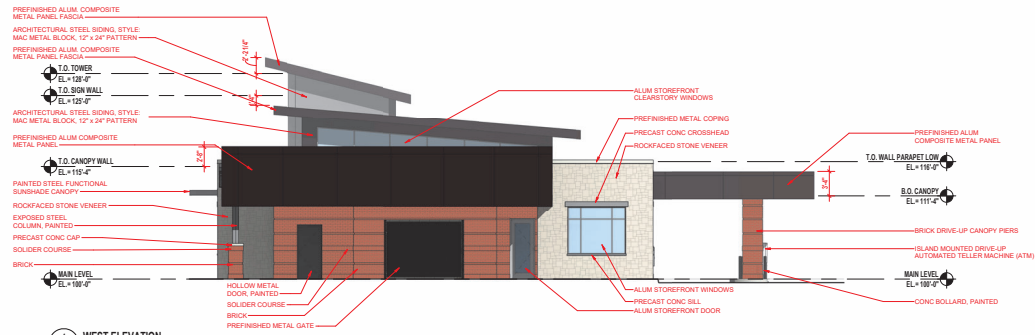
1 NORTH ELEVATION
18' x 14'



2 SOUTH ELEVATION
18' x 14'



3 EAST ELEVATION
18' x 14'



4 WEST ELEVATION
18' x 14'

ROCKFACED STONE VENEER	FACEBRICK & SOLDIER COURSE	ARCHITECTURAL PRECAST CONCRETE	PREFINISHED STEEL SIDING	PREFINISHED ALUMINUM COMPOSITE PANEL	ALUMINUM STOREFRONT FRAMES	PREFINISHED COPING, BRICK	PREFINISHED COPING, STONE	ACRYLIC WALL PANELS
MFR: BUECHEL STONE STYLE: ASHLAR, TAILORED BLEND ROCKFACE COLOR: MILL CREEK	MFR: BELDIN STYLE: MODULAR VELOUR COLOR: ADMIRAL RED	MFR: STONEWORKS STYLE: ACID ETCH FINISH COLOR: NATURAL GRAY #1000	MFR: MAC METAL STYLE: 12" x 24" BLOCK, STAGGERED JOINT COLOR: TITANIUM BLACK	MFR: ALUDOBOND STYLE: 4cm ALUMINUM COMPOSITE PANEL COLOR: CARBON BLACK	MFR: KAWNEER STYLE: 4 1/2" OR 6" ULTRA THERMALLY BROKEN FINISH: BLACK ANODIZED, CLASS I	MFR: PAC-CLAD COLOR: MIDNIGHT BRONZE	MFR: PAC-CLAD COLOR: GRANITE	MFR: 3FORM COLOR: CASSIDY, B26

MATERIAL CLASSIFICATION



CUP Site Plan Approval Submission

April 11, 2025

Ideal Credit Union | Blaine, MN

PROJECT NARRATIVE

Ideal Credit Union is proposing the construction of a new branch office to provide access to financial products and services for existing and potential new members in the City of Blaine and surrounding communities. The proposed project will offer ample parking for members and staff, as well as drive-up facilities that have become essential in modern banking. This project represents a significant investment in the City of Blaine, enhancing financial services along the important Lexington Corridor, which is easily accessible from Interstate 35W for nearby businesses and residents.

The new branch will feature a modern and attractive structure with high-quality finishes and a striking appearance. Key aspects of the project include:

- **Alignment with City Plans:** The project aligns with the City's Comprehensive Plan and the permitted land uses outlined in the Planned Business District (PBD) commercial zoning district.
- **Collaborative Design:** The site plan design has been developed with feedback from the city development team during the pre-application meeting.
- **Architectural Excellence:** The proposed building will be an evolution of Ideal Credit Union's design language from their most recent branch office. It will be a visually exciting and appealing structure that integrates seamlessly into the fabric of the Lexington Meadows development and local community. The exterior finishes will feature a mixture of premium materials, including extensive glass windows, stone, metal composite panels, and prefinished architectural grade steel siding with concealed fasteners. In addition to the materials, the varied roof heights and an intriguing façade result in a modern, pleasing design. Renderings and elevations are included in the submission package to illustrate the proposed building design.
- **Environmental Considerations:** The project is environmentally friendly, with minimized impervious surfaces and extensive green space and landscaping. The site design will incorporate the latest advances in stormwater management and minimal impact design standards (MIDS). The new building will not only comply with but exceed current energy codes while utilizing environmentally friendly materials and construction methods where possible.
- **Traffic Management:** The credit union branches will generate traffic during business hours. Similar sized existing branches currently average 4-10 transactions an hour in the lobby and 8-14 transactions an hour in the drive-through. All drive-through traffic will be managed onsite with excellent stacking capabilities that accommodate more than four vehicles in each transaction lane. There is also a bypass lane that allows vehicular traffic to continue circulating the site even when multiple vehicles are in each lane.
- **Operational Details:** While not finalized for this location, Ideal Credit Union's typical hours of operation for the lobby are Monday – Friday 9 a.m. to 5 p.m. and Saturday 9 a.m. to 12 p.m. On weekdays, the drive-through hours are extended by 30 minutes to 5:30 p.m.

- **Employment:** Total employee counts have not been finalized, but typical staffing of a branch this size would require between three and seven employees, depending on time of day and transactional needs. As part of their commitment to the community, Ideal will attempt to hire staff from Blaine and nearby communities. The new employees will be a mixture of part-time and full-time positions.
- **No Negative Impacts:** This project will not have any adverse effects on the community for the following items:
 - No impact on existing surrounding land uses.
 - No increase in noise, odors, smoke, gas, vibration, or pests.
 - No detrimental effects on public safety, health, or welfare.

About Ideal Credit Union: Ideal Credit Union was established in 1926 by a group of forward-thinking postal employees. Over the years, it has grown to serve a broader community, including residents of multiple counties in Minnesota and beyond. Ideal Credit Union offers a wide range of financial products and services, including checking and savings accounts, mortgage loans, personal loans, business services, and wealth management. As a member-owned financial institution, Ideal Credit Union is committed to making its products more affordable, its rates more competitive, and its services more personal, thereby strengthening the community through donations and volunteer commitments.



City of Blaine Staff Report

File Number: 2025-218

Agenda Date	Status
May 13, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.3

Case File No. 25-0012 // Cat Pumps Corporation // 1681 94th Lane NE

The applicant is requesting preliminary plat approval to subdivide 10.34 acres into two lots, to be known as Burr Oak Industrial Park. No development is proposed at this time.

Background

Zoning	Light Industrial (I-1)
Land Use	Light Industrial (LI)
Area	10.34 acres
Applicable Regulations	Chapter 75 and Section 31.07 and 27.04
Attachments	Location Map Narrative Preliminary Plat
Schedule	Planning Commission: 05/13/25 City Council: 06/02/25

Staff report prepared by Alex Koberoski, Planning Technician, 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

Current Zoning

The property is zoned Light Industrial (I-1). It is the intent of this district to allow light industrial uses ranging from small to large scale industry and related services. Uses shall be compatible with neighboring nonindustrial uses through architectural standards and intensity of uses. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Land Use Designation

The property has a land use of Light Industrial (LI).

Land use description: Small to large scale industry and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.); accessible to major highways; and have full municipal services.

Surrounding Zoning and Uses

Property to the north and east is owned by the Airport. Properties to the south and west are zoned I-1.

Existing Conditions

The site consists of an existing multi-tenant industrial building constructed in 1980.

History

The parcel was platted in 1980 as Lot 8 Block 1 of Burr Oak Industrial Park.

Plat

The proposed preliminary plat consists of two lots.

The lot sizes are the following:

- Lot 1: 8.00 acres
- Lot 2: 2.34 acres

The minimum lot size in the I-1 district is one acre. Lot 1 will retain the existing building and all setbacks are being met. Lot 2 is vacant and development is not proposed at this time.

Park Dedication

The property was previously platted in 1980 as Burr Oak Industrial Park, and park dedication was paid for the lot. Therefore, park dedication is not required at this time.

Engineering Analysis

Grading/Storm Drainage

The proposed property split does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed property split will not require any new utility connections. Should development be proposed in the future, utility connections will need to be evaluated at that time.

Wetlands/Watershed/FEMA

Given that no development is proposed at this time, a Coon Creek Watershed District review is not required. Once development is proposed, further evaluation of the property will be required.

Access/Street Design/Sidewalks/Trails

The existing property has two existing access points to 94th Lane NE. The proposed property split will not receive any access at this time. Once development is proposed, access will be re-evaluated. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

Standard drainage and utility easements will be required to be platted along all property lines.

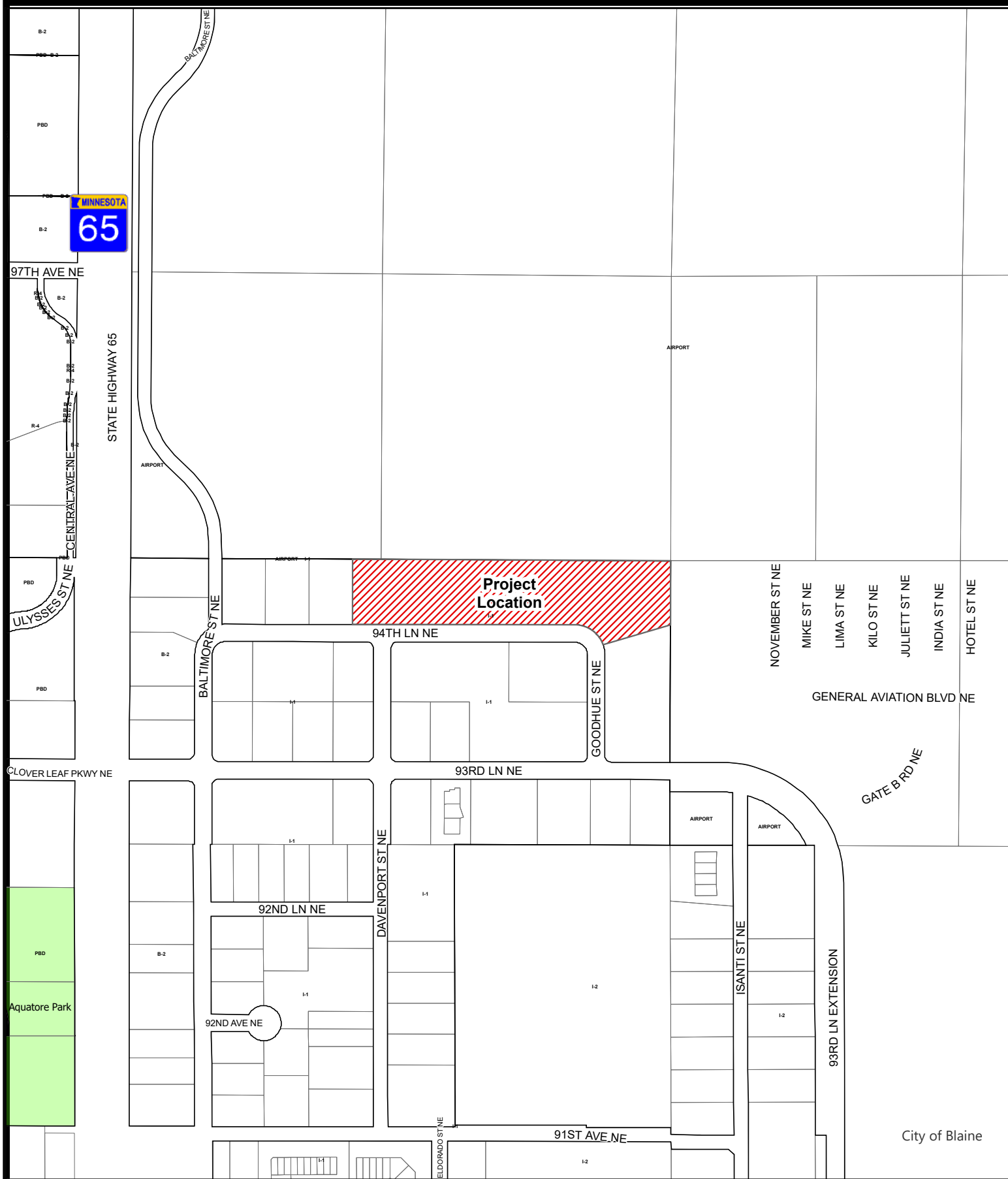
Recommendation

In Planning Case File No. 25-0012, it is recommended that the Planning Commission recommend approval of a preliminary plat to subdivide 10.34 acres into two lots, to be known as Burr Oak Industrial Park 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 building permits.
2. The developer is responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer Trunk is \$5,441.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 10 acres of upland for a total sewer area charge of \$54,410.00.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 25-0012 CAT Pumps

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





**CAT PUMPS ADDITION
PRELIMINARY/FINAL PLAT APPLICATION
PROJECT NARRATIVE**

**1681 94th LANE NORTHEAST
BLAINE, MINNESOTA**

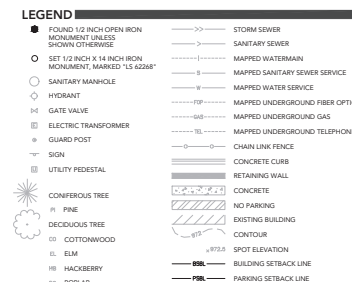
March 26, 2025

Loucks as representative for Cat Pumps Corporation is proposing a subdivision by preliminary and final plat for their property located at 1681 94th Lane NE, Blaine, MN. The property is currently 10.34 acres and is described as Lot 8, Block 1, BURR OAK INDUSTRIAL PARK, Anoka County, Minnesota. No current development is being proposed or planned at this time for either lot.

The plat will result in two lots. One lot will be 8.00 acres (for the Cat Pumps building) and one lot which will be sold for future development being 2.34 acres. Cat Pumps plans to sell the 2.34 acre lot to a developer and no current development is being proposed or planned at this time. The 2.34 acre lot is larger than many other lots currently developed and in use in the BURR OAK INDUSTRIAL PARK subdivision and along 94th Lane NE. There is ample room for development on the parcel, access to the parcel from 94th Lane NE, and utilities within the roadway to service any proposed future development.

The property is zoned Light Industrial (I-1) per the City of Blaine zoning map. Properties to the South and West are zoning Light Industrial as well while properties to the North and East are zoned Airport.

The proposed subdivision and resulting lots are in conformity with the City of Blaine comprehensive plan and resulting lots are in compliance with city code.



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GENERAL NOTES

<u>SURVEYOR:</u> Loucks 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55330 763-424-5505	<u>OWNER/DEVELOPER:</u> Cat Pumps 1681 94th Lane Northeast Blaine, Minnesota 55449 763-785-5780
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1. Prepared March 19, 2025.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork at 1481 94th Lane Northeast, Blaine, Minnesota 55449.
3. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
4. Originating Benchmark: C/M MnDOT 0208C at Trunk Highway 65 0.95 miles north of Trunk Highway 10. Elevation = 911.120 feet (NAVD83).
Site Benchmark: Top not of the fire hydrant located south of the site as shown hereon.
Elevation = 911.26 feet (NAVD83).
5. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance (floodplain) per Flood Insurance Rate Map No. 2700030338E, Community Panel No. 2700030338E, effective date of December 16, 2015).
6. The field work was completed on March 3, 2025.

ZONING INFORMATION

Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Blaine Zoning Map and City Code, on February 26, 2025, information for the subject property is as follows:

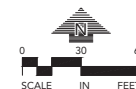
Zone: Light Industrial (I-1);
Building Setbacks: Front 40 feet, Corner 40 feet, Side 15 feet, Rear 20 feet;
When a light industrial district is adjacent to any residential district, building setbacks shall be one hundred (100) feet along any side adjacent to a residential district.
Height: 50 feet;

Parking Setbacks: Front/Corner 25 feet, Side 10 feet, Rear 10 feet;
If rear yard or side yard parking setback is adjacent to a residential district, the parking setback shall be twenty-five (25) feet.

Floor Area Ratio: Lot coverage shall not exceed thirty (30) percent of lot area.

SITE DATA

Areas:	
Lot 1, Block 1	= 348,819 +/- square feet or 8.00 +/- acres
Lot 2, Block 1	= 101,783 +/- square feet or 2.34 +/- acres
Total Property Area	= 450,602 +/- square feet or 10.34 +/- acres



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use in connection with this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

03/19/25 SURVEY ISSUE

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and I am a duly Licensed Land Surveyor under the laws of the State of Wisconsin.


Dillon J. Teas - PLS

License No. 6226
Date 03/19/2012

QUALITY CONTROL

Loucks Project No. 25011
 Project Lead DJ
 Drawn By NR
 Checked By DJ
 Field Crew CMS/SK



PRELIMINARY PLAT OF CAT PUMPS ADDITION

1 OF 1



City of Blaine Staff Report

File Number: 2025-219

Agenda Date	Status
May 13, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, Assistant Community Development Director

Agenda Item # 4.4

Case File No. 25-0014 // Scott Uram // 8634 Central Avenue NE

The applicant is requesting preliminary plat approval to create two lots to be known as Uram Addition.

Background

Zoning	Community Commercial (B-2) Single Family (R-1)
Land Use	Community Commercial (CC)
Area	3.214 Acres
Applicable Regulations	75-32
Attachments	Zoning and Location Map Preliminary Plat
Schedule	Planning Commission: 05/13/25 City Council: 06/02/25

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 Community Commercial (B-2) and is part of the Highway 65 Overlay district.

The purpose of the B-2 district is to allow 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 purpose of the Highway 65 Overlay district is to promote the development of an attractive view of the community from Highway 65 through architectural and signage controls, landscaping, screening, building orientation and establish minimum standards that contribute to a community image of quality, visual aesthetics, permanence, and stability along the Highway 65 corridor.

Land Use Designation

The subject site is designated Community Commercial (CC) in the Comprehensive Land Use Plan. The CC district is intended for retailing services that serve larger areas, from neighborhood to regional scale.

Surrounding Zoning and Uses

Properties to the north are zoned B-2 and Single-family Residential (R-1) and is developed with Batteries Plus and single family. The west is developed with single-family residential and zoned R-1 and the south is B-2 developed with Calibur Collison. Highway 65 is to the east.

Existing Conditions

The site is developed with an office building. The applicant owns three parcels that are somewhat connected and oddly shaped. Two of the lots have frontage and access from Central Ave and are zoned B-2 and guided CC. The third parcel is located behind these lots and does not have direct access and is zoned R-1 and guided CC. As the lots sit today, they cannot develop without replatting so that the entire site has access. The zoning on the rear parcel is not consistent with the rest of the development and, in order for the applicant to use the property, a rezoning is necessary, but is not required for the proposed subdivision.

History

A Comp Plan Amendment to change from LDR to CC was approved for the rear lot in 2024.

Plat

The proposed plat creates two new lots.

Lot 1: 0.95 Acres

Lot 2: 2.14 Acres

The B-2 district does not have minimum lot size requirements.

Setbacks

Development is not proposed at this time. The existing building is proposed to be set back 23 feet from the new property line. The minimum side yard setback in the B-2 district is 20 feet. It is unclear from the submitted plans if the pavement from the existing parking lot is going to be utilized for parking or be removed. If it remains, a conditional use permit is required for zero-lot line, shared access/parking.

Landscaping

No additional landscaping is required with the preliminary plat, as no development is proposed at this time. Landscaping will be reviewed upon any new development.

Park Dedication

The new plat is 3.09 acres total. The 2025 park dedication rate is \$13,188 per acre in the B-2 district, resulting in \$40,750 that is due at the time of final plat.

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.

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.

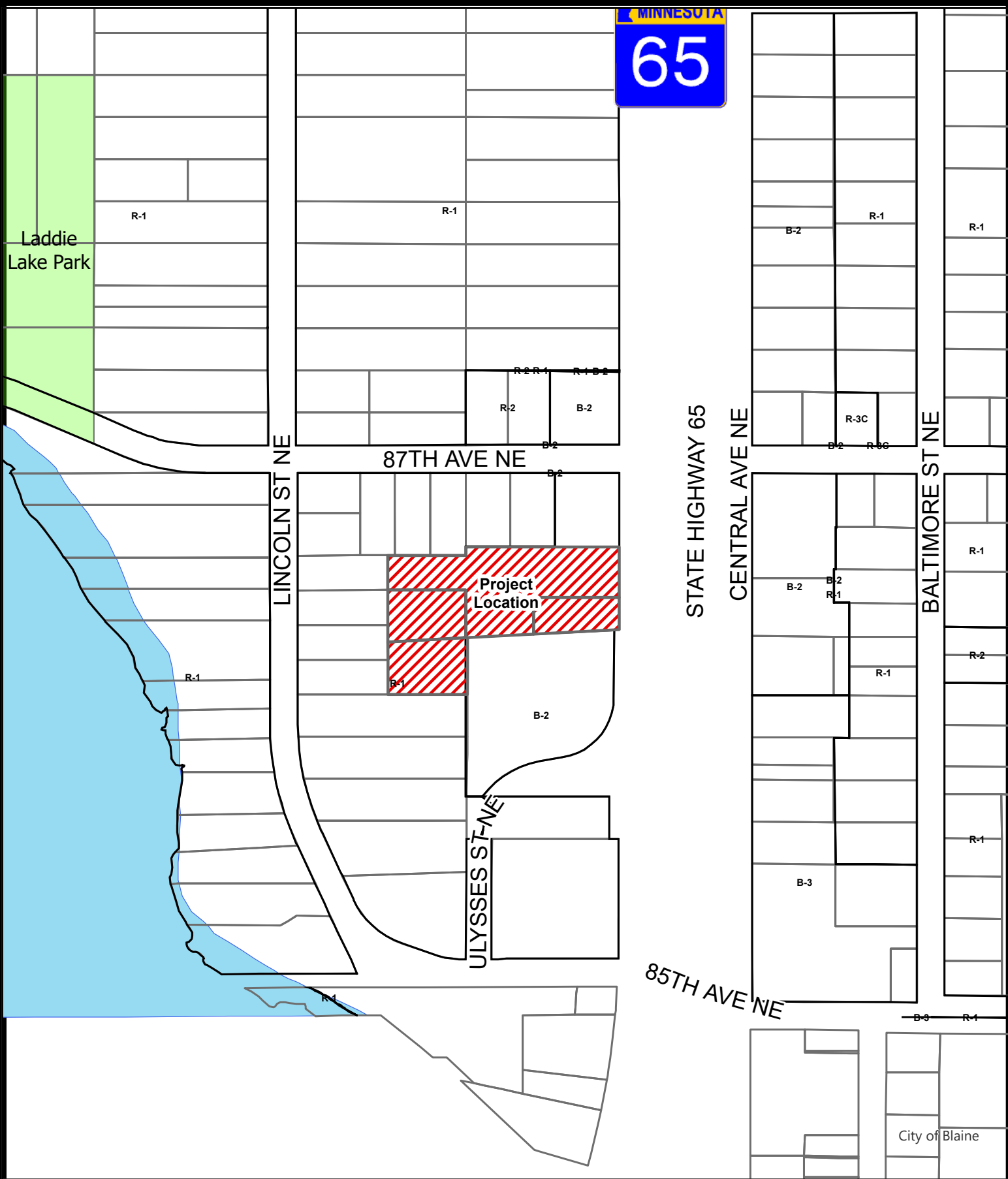
Recommendation

In Planning Case File No. 25-0014, it is recommended that the Planning Commission recommend approval of a preliminary plat to create two lots to be known as Uram 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 building permits.
2. Park dedication is required for 2 new lots being developed at the rate of \$13,188 per acre. Park Dedication is due for Lot 1 in the amount of \$12,528.60 prior to the release of plat mylars for recording. Park dedication for Lot 2 is due prior to issuance of a building permit at the rate in effect at the time the payment is received by the City (2025 amount due is \$28,222.38).
3. A conditional use permit for a 0-lot line, shared access/parking must be approved prior to issuance of any building permits on Lot 1 or Lot 2.
4. Pending special assessments for City project 24-07 southwest area reconstruction project will need to be accounted for, if not already paid in full.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 25-0014 Uram

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



