



City of Blaine

Planning Commission

May 13, 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, May 13, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commissioner Members Gorzycki and Halpern.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-477 Approval of the April 8, 2025 Planning Commission Minutes
Sponsors:

Motion by Commissioner Howard to approve the minutes of April 8, 2025, as presented. Motion seconded by Commissioner Swanson. The motion passed 5-0.

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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0011 was opened at 7:07PM. As no one wished to appear, the public hearing was closed at 7:07PM.

Jeff Newsom, Walter's Recycling & Refuse representative, introduced himself to the commission and thanked the commission for considering his request.

Chair Goracke asked if Walter's would be pursuing the wash facility of the plan.

Mr. Newsom indicated he was only asking for additional outdoor storage in order to move containers around and noted he would not be building the additional wash facility.

Motion by Commissioner Howard to recommend approval of Planning Case 25-0011 based on the following conditions:

Case 25-0011:

- 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.**

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

Chair Goracke noted this would be on the agenda of the June 2, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0015 was opened at 7:12PM. As no one wished to appear, the public hearing was closed at 7:12PM.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 25-0015 based on the following conditions:

Case 25-0015:

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.

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

Chair Goracke noted this would be on the agenda of the June 2, 2025 city council meeting.

- 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

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 25-0012 was opened at 7:14PM. As no one wished to appear, the public hearing was closed at 7:14PM.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0012 based on the following conditions:

Case 25-0012:

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.

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

Chair Goracke noted this would be on the agenda of the June 2, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0014 was opened at 7:16PM.

Carol Arthur, 1332 87th Avenue NE, asked when the proposed development will be completed and questioned how her property value would be impacted.

Scott Uram, Uram Development, reported he was platting the lots at this time and explained he had no development proposed at this time.

Peter Menancasa, mortgage representative, explained he did not believe the surrounding property values would be impacted by the platting.

Commissioner Olson asked if Lot 2 would be zoned B-2.

Mr. Uram reported this lot was approved for commercial land use in April 2024.

The public hearing was closed at 7:22PM.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0014 based on the following conditions:

Case 25-0014:

- 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.**

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

Chair Goracke noted this would be on the agenda of the June 2, 2025 city council meeting.

5. Adjournment

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

Adjournment time was 7:23PM.