



City of Blaine

Planning Commission

June 10, 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.** 2024-478 Approval of the May 13, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-262 Case File No. 25-0017 // Hyper Kidz Blaine // 10985 Ulysses Street NE #200
The applicant is requesting a conditional use permit to operate a 22,392 square foot indoor play facility in a Community Commercial (B-2) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

- 4.2.** 2024-708 Case File No. 23-0073 // Lakes of Radisson Board of Directors (Lakes of Radisson Master Association) // The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition.

The applicant is requesting a conditional use permit amendment to allow detached accessory buildings (including sheds) up to 120 square feet in the Development Flex (DF) zoning district. This amendment would change city regulations on sheds to match the proposed standards of the Lakes of Radisson Master Association covenants.

Sponsors: Shawn Kaye, Planner

- 4.3.** 2025-249 Case File No. 25-0019 // City of Blaine
The City is proposing amendments to Section 33.10 Home Occupations.
Sponsors: Alex Koberoski, Zoning Technician
- 4.4.** 2025-248 Case File No. 25-0020 // City of Blaine
The City is proposing amendments to Section 34.04 Prohibited Signs and
Section 34.13 Administrative Permit.
Sponsors: Alex Koberoski, Zoning Technician
- 4.5.** 2025-261 Case File No 25-0021 // City of Blaine
The City is proposing ordinance amendments to the City of Blaine Zoning
Ordinance related to regulations for cannabis.
Sponsors: Shawn Kaye, Planner

5. Adjournment



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.



City of Blaine Staff Report

File Number: 2025-262

Agenda Date	Status
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June 10, 2025

In Control	File Type
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Planning Commission

Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.1

Case File No. 25-0017 // Hyper Kidz Blaine // 10985 Ulysses Street NE #200

The applicant is requesting a conditional use permit to operate a 22,392 square foot indoor play facility in a Community Commercial (B-2) zoning district.

Background

Zoning	Community Commercial (B-2)
Land Use	Community Commercial (CC)
Area	Approximately 5.4 Acres
Applicable Regulations	Sections 27.04 and 30.14 (b)
Attachments	Zoning and Location Map Site Plan Floor Plan Narrative
Schedule	Planning Commission: 06/10/25 City Council: 07/07/25

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

Executive Summary

The applicant is proposing an indoor play facility in the vacant portion of the former Best Buy store at 109th and Ulysses. The use is classified as amusement and recreation, which requires a CUP.

Evaluation of Request

Planning Analysis

Zoning

The property is zoned B-2, Community Commercial, which allows amusement and recreation with a CUP.

Surrounding Zoning and Uses

Properties to the north and south are zoned B-2 with commercial uses. The property to the north is occupied by a medical office building and the property to the south (which shares an access with the subject property) is a multi-tenant commercial building occupied by a dentist and a retail use.

Existing Conditions

The property contains an existing multi-tenant building with a 22,392 square foot vacant space, proposed to be occupied by the applicant. The other half of the building is occupied by Aldi.

History

The building was originally constructed as a Best Buy store in 2007. A plat and conditional use permit for zero lot line parking, shared access, and 27 foot light poles was approved by resolutions 06-208, 06-209 and 06-223. The building was vacated by Best Buy and remodeled to create two separate tenant spaces in 2019. The eastern space was occupied by Aldi at that time. The western space has been vacant since the remodel.

Site Plan

No site changes are proposed. The existing site received site plan approval in 2019 for changes associated with the conversion to a multi-tenant building. Landscaping was verified to meet code requirements at that time.

Parking

The zoning code does not include a parking requirement for recreational uses and instead indicates it is to be determined by the Zoning Administrator. Similar uses (Fun Lab and Skyzone) were required to have 1 stall for every 300 square feet of floor area, which would result in a parking requirement of 75 stalls for HyperKidz. The applicant provided a parking needs analysis indicating that 85 spaces would be needed to meet peak parking demand based on anticipated number of patrons and staff. Aldi is required to have 66 spaces based on a 12,600 square foot retail area and a 6,700 square foot warehouse area. The site has 362 parking spaces, which exceeds the amount needed for Aldi and HyperKidz.

Architecture

The applicant is proposing to modify the front entrance to the tenant space to have a larger entrance. Two examples from other Hyper Kidz locations were provided. The existing building meets the B-2 and Highway Overlay standards and any modifications to the entryway will be reviewed as part of the building permit.

Engineering Analysis

Grading/Storm Drainage

No additional site work is proposed, therefore there are no changes to the existing grading/storm drainage to review.

Utilities

No additional connections to the City systems are being proposed. Some private minor utility work is being proposed that will be reviewed and approved during the building permit process.

Wetlands/Watershed

No additional site work is proposed, therefore there are no changes for wetlands/watershed to review.

Access/Street Design/Sidewalks

No additional site work is proposed, therefore there are no access or sidewalks to review. No additional access will be granted to the existing public street system.

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.

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.
 - o The use will not create additional burden on public facilities or utilities compared to the previous big-box retail use.
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.
 - o The use is compatible with surrounding commercial uses and is separated from residential uses by a frontage road.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The appearance of the use will not change from the existing conditions.
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 is consistent with the purpose of the B-2 district to allow commercial uses serving surrounding neighborhoods with low to moderate traffic uses.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is consistent with the Community Commercial land use designation.
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.

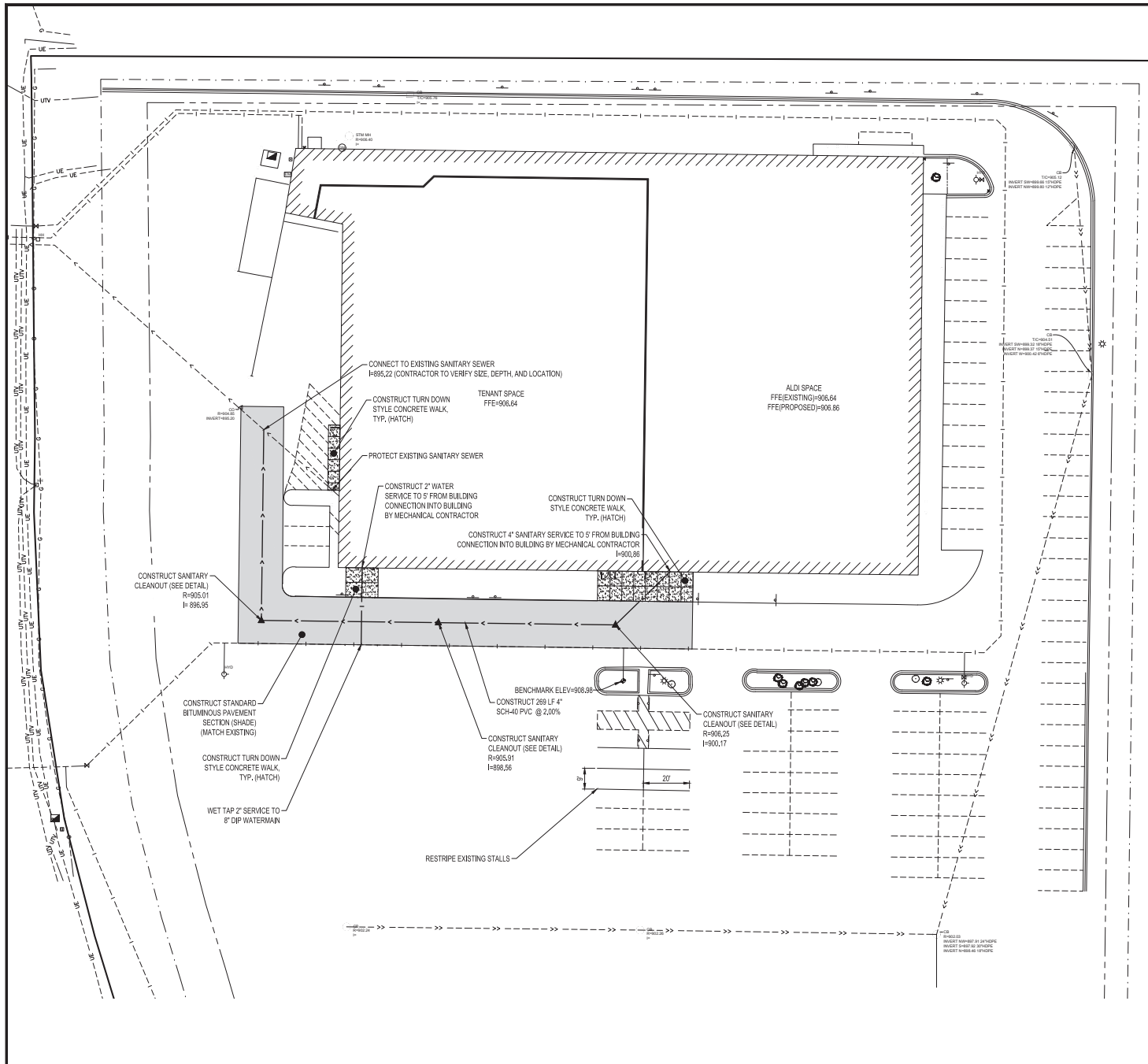
Recommendation

In Planning Case File No. 25-0017, it is recommended that the Planning Commission recommend approval of a conditional use permit to operate a 22,392 square-foot indoor play facility in a Community Commercial (B-2) zoning district with the following conditions:

1. No activity is to be conducted outside the building.
2. Modifications to the entrance will be reviewed as part of a building permit submission.

Attachment List

1. Attachments



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE SIDEWALK

NOTE: F&I ALL PARKING LOT STRIPING AND MARKINGS AS SHOWN

Issued:	Date:
A CLIENT REVIEW	2/25/19
B ISSUED FOR PERMIT	4/12/19
C	
D	
E	
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

B.M. ELEVATION=908.98
TOP NUT OF HYDRANT 47.5' SOUTH OF CENTER OF BUILDING AND 10.6' EAST OF TOP BACK OF CURB ON ISLAND.

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

RYAN ANDERSON
Ryan Anderson
DATE: 4/12/19 LIC. NO. 55438



MANAGING LOCATION:
MINNEAPOLIS / ST. PAUL OFFICE
7900 INTERNATIONAL DRIVE
INTERNATIONAL PLAZA, SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

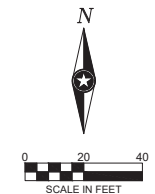
Barbruce Realty
600 Paragonway Road, Suite 103
Plymouth, MN 55044
(763) 884-1410

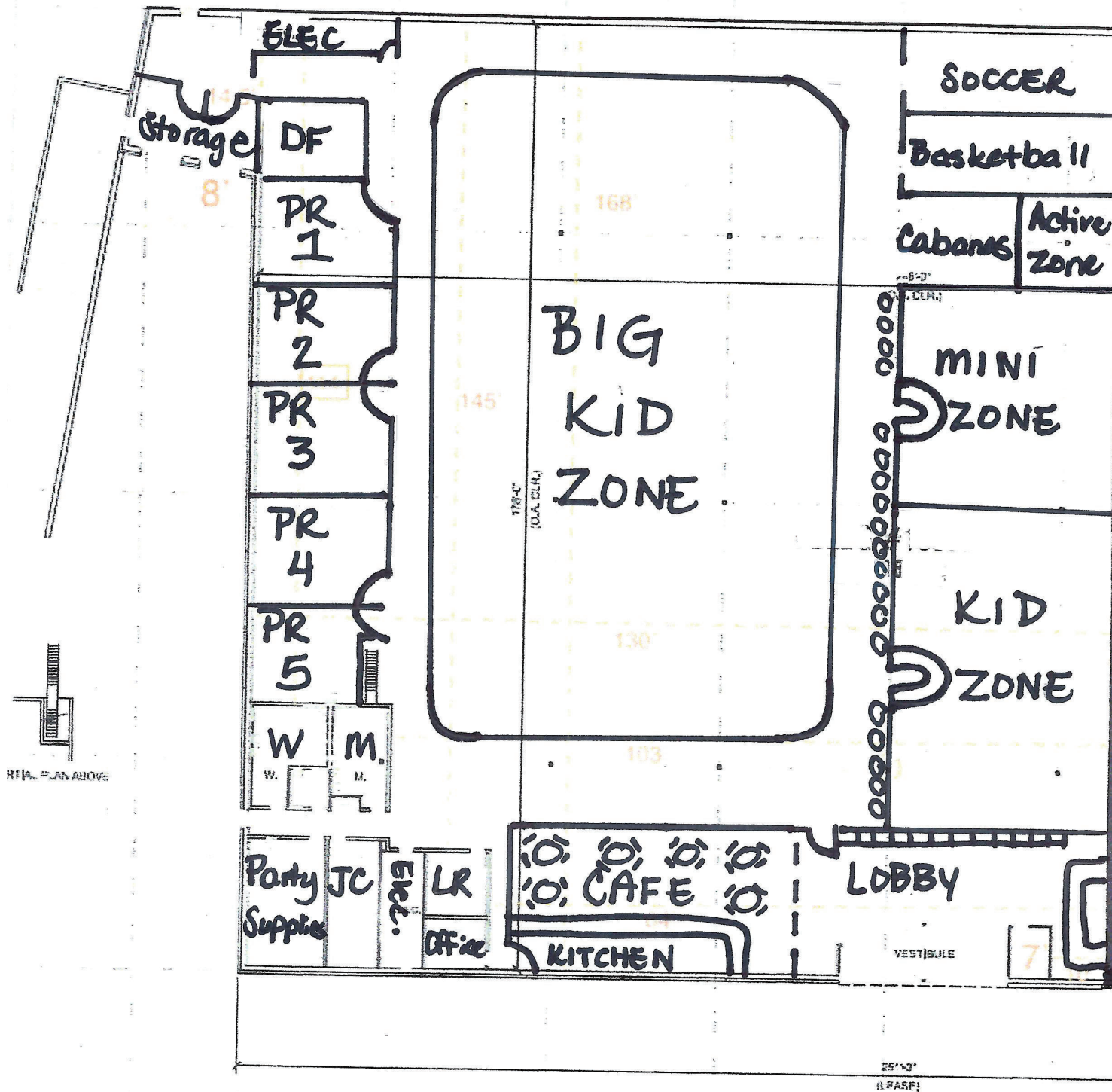
BUILDING SHELL IMPROVEMENTS
10985 ULYSSES STREET NE
BLAINE, MN 55449
ANOKA COUNTY

Project Name & Location:

SITE & UTILITY PLAN

Drawing Name:	ISG Project No.
Type: V7.0ER	18-21916
Drawn By: ART	
Designed By: ART	C-310
Reviewed By: RJA	Drawing No.





HYPER KIDZ
BLAINE, MN

Hyper Kidz Blaine

Hyper Kidz Blaine will be a state-of-the-art 22,392 square foot indoor play facility featuring soft foam play equipment with moving parts, a unique dress, and a fun theme. There will be 3 distinct, customized play areas for different age groups (babies/toddlers, young children, and school-aged children). The facility will also have 4-6 party rooms to host celebrations of birthdays and special events for children and their families and friends. This facility will also feature a kitchen that prepares pizzas and a variety of other finger foods. Below is a 3D layout of one of the Hyper Kidz locations.



Hyper Kidz-Candyland Theme



Date: May 5, 2025

Parking Analysis- Hyper Kidz Blaine, MN

Existing Parking Availability:

The site currently provides **300+ marked parking stalls** available for use by Hyper Kidz customers and staff. Additional shared or adjacent spaces may also be accessible depending on tenant agreements and lot configuration.

Business Parking Needs:

Hyper Kidz Blaine is a high-capacity indoor playground designed to accommodate peak occupancy of approximately 450 patrons and 25 staff members. The customer demographic primarily consists of families with children, and actual parking demand is significantly reduced due to group arrivals (i.e., multiple children arriving in a single vehicle).

- At peak times, we anticipate approximately 300 children on-site, which equates to roughly 60 vehicles based on an average of 1 parking space per 5 children.
- Staff requirements call for 20 to 25 dedicated spaces, depending on scheduling and coverage needs.

Conclusion & Parking Sufficiency:

Based on our analysis, the total parking demand at peak times is approximately 80 to 85 parking spaces, which includes both customer and employee use. With **300+ existing parking stalls** available on-site, Hyper Kidz Blaine's current parking allocation is sufficient to meet operational needs.

This allocation aligns with operational standards and ensures that both staff and customer parking needs are met without overburdening the site or surrounding areas.

Sincerely,

Ravi Kandru

NAME: Ravi Kandru

TITLE: co-CEO

CELL/EMAIL – 816-585-4460/rkandru9@gmail.com,

Attached Image 1 shows the current door at the location, which is relatively narrow given the volume of children visiting HyperKidz at any time. We are therefore considering a larger entrance, potentially similar to what is shown in Images 2 or 3, depending on the finalized architectural recommendations. Additionally, due to Minneapolis weather, we are exploring the option of including a vestibule. We are also considering placing large planter pots on either side of the entrance for added aesthetics. All of these plans are tentative and subject to change, as no architectural designs have been finalized yet.

Image 1:



Image 2 & 3 (For reference from other HyperKidz locations)







City of Blaine

Staff Report

File Number: 2024-708

Agenda Date	Status
June 10, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.2

Case File No. 23-0073 // Lakes of Radisson Board of Directors (Lakes of Radisson Master Association) // The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition.

The applicant is requesting a conditional use permit amendment to allow detached accessory buildings (including sheds) up to 120 square feet in the Development Flex (DF) zoning district. This amendment would change city regulations on sheds to match the proposed standards of the Lakes of Radisson Master Association covenants.

Background

Zoning	Development Flex (DF)
Land Use	Medium Density Residential/Low Density Residential (MDR/LDR)
Area	Approximately 360 acres
Applicable Regulations	Sections 27.04 and 29.110 of the Zoning Ordinance
Attachments	Map of owner maintained lots - do not permit detached accessory buildings under 120 s.f. Map of owner maintained lots - do permit detached accessory buildings under 120 s.f. Resolution 03-74 Project Narrative Declaration Amendment Justification Memo to Sub Associations List of Owners-Maintained Single Family Homeowner's Associations Map of HOA's Approval of CUP Amendment by HOA Board Public Planning Commission: 06/10/25
Schedule	

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

Executive Summary

Zoning

Lakes of Radisson is zoned DF (Development Flex) and has conditional use permits for all developments.

Surrounding Zoning and Uses

The development is surrounded by DF, R-1AA (Single Family), FR (Farm Residential), and I-2 (Heavy Industrial). The land use designations are LDR (Low Density Residential), MDR (Medium Density Residential), HI (Heavy Industrial), P/OS (Park/Open Space), and R (Rural).

Existing Conditions

The Lakes is fully developed with townhomes and single-family homes.

History

In 2003, a Conditional Use Permit (CUP) was issued for The Lakes permitting single-family development. The CUP provides the development standards.

Evaluation of Request

Background

The applicant applied for a CUP amendment in September 2023 and withdrew the application prior to the item being heard by the Planning Commission in October 2023. The application was withdrawn by the applicant (Lakes Master Association Board) to hold a board meeting for invited Lakes residents (1058 owner-maintained lots), so the residents would be able to share their opinions on the application at the Lakes Master Association Board meeting. The meeting was held in November 2023, with 15 residents in attendance. In summary, five attending residents stated their support of the CUP amendment and five residents stated they were not in support of the CUP amendment.

The application was further delayed to allow the recording of a declaration amendment to the Master Declaration document that provided authority to approve and review improvement applications in The Lakes. In 2014, the Master Association believed they had transferred its authority to review and approve applications to the Sub-Associations within the Lakes. However, their legal opinion concluded that the language in the existing Master Declaration did not give the Master Board authority to delegate and transfer this responsibility.

The Lakes Master Association has recently completed an amendment to the Declaration which legitimizes the delegation or transfer of architectural and or landscape improvements control powers to the Sub Associations.

Additional Background

The Lakes neighborhood is zoned Development Flex (DF) and the standards for development are regulated by a CUP specific to the subdivision. The neighborhood includes several smaller communities governed by homeowner's associations within the larger Lakes Master Association. Eleven of the owner-

maintained single-family neighborhoods are regulated under Resolution 03-74 which does not permit any detached structures (sheds, garages, etc).

A boardmember of the Master HOA approached the city to request a change to allow accessory buildings under 120 s.f. in the rear yard of the 11 additions that currently do not allow detached accessory buildings. Currently, four additions in the Lakes neighborhood allow accessory buildings below 120 s.f. in the rear yard and must meet a 5-foot setback.

To allow all owner-maintained single-family residents in the Lakes to build an accessory building in the rear yard, the board has applied for a CUP Amendment to allow detached accessory buildings up to 120 square feet. Staff believes that the prohibition on detached accessory buildings was included in the resolution at the request of the developer. Since the Master HOA board has changed their covenants to allow for sheds and voted to amend the CUP, staff are supportive of amending the CUP.

Past practice has been to consider amendments to CUP's in the DF district on an individual lot basis, as has occurred multiple times in the North Oaks West development. That process allows for a more individual review of the design of the building. In this case, the HOA has requested an amendment to the whole development. Staff are supportive of amending the overall CUP since it is in conflict with existing and proposed HOA standards and an active HOA for the development has made the request.

It should be noted that the City does not have any regulatory control on HOA covenants and HOA covenants can be more restrictive than city ordinances. All HOA covenants must be enforced by their own HOA board. The applicant has stated that an amendment to the Declaration that provides authority to approve improvement applications is now permitted by Sub-Associations within the development.

The CUP amendment will only apply to The Lakes Resolution 03-74, as all other owner-maintained single-family additions in the Lakes neighborhood already permit a detached shed in the rear yard under 120 s.f.

Grading/Storm Drainage

The proposed small sheds would not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed small sheds would utilize the existing utilities on site if needed. No new connections are proposed.

Wetlands/Watershed/FEMA

The small sheds would not be permitted in any platted wetlands or FEMA flood plain on the existing site. A Watershed District review will not be required.

Access/Street Design/Sidewalks/Trails

The proposed small sheds will not require any additional access, street design, sidewalks or trails.

Easements/Right-of-way/Permits

Sheds less than 120 sq ft do not require the issuance of a building permit; The small sheds cannot be

placed within platted easements or right-of-way.

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.

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 neighborhood is established. A shed in the rear yard under 120 s.f will not cause an excessive burden on parks, schools, streets or other public facilities and 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.
 - Allowing a detached shed in the rear yard under 120 s.f. would be compatible with the other residential districts and neighborhoods within the Lakes.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - Allowing a small shed in the rear yard 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.
 - Many single-family developments, including some existing additions (neighborhoods) in the Lakes allow a shed under 120 s.f. This change would be consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The proposed amendment is consistent with this designation.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing development is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the development.

Recommendation

In Planning Case File No. 23-0073, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment to allow detached accessory structures up to 120 square feet in the The Lakes of Radisson 3, 4, 11, 12, 13, 15, 16 18, 19, 21, 22, 23, 27, 28, 33 additions and CIC No.168 Lakes of Radisson 5th Addition, which are in the DF (Development Flex) zoning district with the following conditions:

1. All conditions of Resolution 03-74 remain unchanged except for Accessory Uses item 1 and Standards item 8.
2. Accessory Uses item 1 is amended to read: Private garages - no detached accessory structures, except those water accessory structures provided and permitted as part of the Lakes Water Management Plan and for accessory buildings up to 120 square feet.
3. Standards item 8 is amended to read: It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory buildings above 120 square feet are not permitted. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard. Accessory buildings located within a drainage and utility easement shall not be placed or constructed in the easement, in a manner to limit the use of the easement or alter storm drainage in any way as to negatively impact other property. Accessory buildings placed within a drainage and utility easement are placed, by the owner, at the owner's risk of removal by the city or other agencies that may have legal use of the easement.

Attachment List

1. Attachments
2. Public Comments

Page 25 of 70

CITY OF BLAINE

RESOLUTION NO. 03-74

**GRANTING A CONDITIONAL USE PERMIT
PER SECTIONS 27.03 AND 29.80 OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
EAST OF RADISSON ROAD AND SOUTH OF MAIN STREET
MAIN STREET 1000, LLC
THE LAKES**

WHEREAS, an application has been filed by Main Street 1000, LLC as conditional use permit Case File No. 03-16; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 11, 2003; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on April 3 and May 1, 2003.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 27.03 and 29.80 of the zoning ordinance to develop up to 739 single family lots, 265 detached townhomes and 641 attached townhomes or condominiums as part of master planned phased development. East of Radisson Road and South of Main Street based on the following conditions:

The Lakes development containing up to 739 single-family lots shall conform to the following standards:

The Lakes Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - no detached accessory structures except those water accessory structures provided and permitted as part of the Lakes Water Management Plan.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

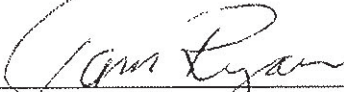
1. Front yard setback - 25 feet.
2. Side yard setback – for lots wider than 70 feet - ten feet for house- five feet for garages.
3. Side yard setback- for lots with widths of 70 feet or less- 5 feet for house-five feet for garage except that rear alley garages may be set at zero lot line. In no instance may structures on adjacent lots be less than 5 feet house to garage or 15 feet house to house.
4. Corner side yard setback - 20 feet. Garages facing and accessing the corner side yard shall have setback of 25 feet.
5. Rear yard setback - 35 feet for house or front facing garage with the exception that lots adjacent to North Oaks West have a minimum rear yard setback of 75 feet.
6. Rear Yard setback for rear facing garages with alley or service lane to be 25 feet.
7. Maximum building height - 2 1/2 stories or 35 feet.
8. It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted, except for enclosures essential to service permitted swimming pools.
9. The minimum finished floor area above grade for all homes shall be 1,600 square feet. All homes shall have a minimum depth and width of 24 feet.
10. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single family homes built within the development do not have the same exterior color or architectural elevations.
11. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
12. Driveways shall not be constructed closer than 5 feet to the property line except as provided with alley facing garages, which can be zero lot line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
13. Rear yard alleys or service drives are considered private shared driveways and are to be maintained privately by covenant agreement or homeowner's association.
14. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
15. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Front yard tree may be over story deciduous shade tree or approved six-foot tall conifer. Corner lots shall each have one additional boulevard tree.
16. Lots with rear yard water frontage, on the two large water bodies labeled by the Preliminary Plat as Outlots O and C, shall contain a minimum of one over story shade tree with minimum caliper of 2.5 inches.

17. Rear yard fences, if permitted by developer covenants, adjacent to water or park out lots to have maximum height of 4 feet. Fence styles to be approved by the Master Homeowner's Association and constructed with maintenance free materials.
18. All homes, within the development to incorporate Airport Noise Abatement Standards to mitigate noise impacts.
19. Side patio or entrance doors not to be included on any single family home that does not contain adequate lot space to provide a minimum deck or patio width of at least 10 feet. No deck or patio can be placed closer than 7.5 feet from the interior side lot line. No deck can be enclosed that is placed closer than 10 feet from an interior side lot line.
20. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

The following conditions are recommended for the 265 detached style townhomes and 641 attached townhomes and condominium housing units.

1. Construction of all detached townhomes and attached housing units to be generally guided by the City Council's Resolution and by depictions, drawings and information contained in the Development Plan Book and attached Pioneer Engineering drawings (pages 1, 2, 8-36), dated March 3, 2003 with the provision that, prior to site work (other than preliminary site grading), the specific developer/builder of each housing area submit fully detailed site, grading, utility, landscaping and building plans for each house style represented by this application. All site plans and unit plans require approval of the Planning Department prior to work beginning. All site work to meet the Performance Standards Section 33.00 of the Zoning Ordinance.
2. All site plans to be reviewed, by the City, for how the site plans deal with berming and landscaping along Radisson Road and in future phases along 125th Avenue, setbacks between units and paved surfaces, provision for adequate and convenient off-street parking, landscape treatments along project edges and between project types, emergency vehicle access and fire hydrant spacing.
3. All housing units to incorporate Airport Noise Abatement Standards.
4. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
5. All attached housing units, with total structure sizes greater than 8,500 square feet, to be provided with automatic fire suppression systems.
6. Minimum floor area above grade for detached townhomes 1,240 square feet and attached condominiums and townhomes of 1,225 square feet.
7. Model home sales area with temporary office trailers (maximum of 4) to be set-up based on location, site and landscape plans to be approved by the City prior to installation. Trailers to be removed within one year from 1st phase final plat approval by the City Council.

PASSED by the City Council of the City of Blaine this 1st day of May 2003.



Tom Ryan, Mayor

ATTEST:



Jane M. Cross, CMC, City Clerk
COUNCIL ACTION 03-164

PROJECT NARRATIVE

The Lakes of Radisson Board of Directors requests that Item 8 of The Lakes – DF Development Standards be rescinded, thereby, going forward, allowing the location of accessory storage buildings (sheds) in the rear yards of owner maintained single family lots, with the exception being lakeshore lots and detached style townhome lots (association maintained villa homes). Also sheds will not be allowed on attached townhome/condominium lots.

The Lakes of Radisson Community (2651 households) is a composite of 35 sub-associations (HOA's), 15 of which are comprised of owner maintained single family lots. The sub-associations are governed by the Lakes of Radisson Master Association.

The Master Association will subsequently adopt an official regulation that sets standards for such sheds which will be consistent with the City's "Accessory Buildings/Sheds" guidelines.

Being unaware of the Conditional Use Permit, over the years, the Master Association Architectural Control Committee (ACC) has granted permits for a couple of sheds, and there have also been some unpermitted installations. Although the total number of sheds in the Lakes community is relatively low, the Master Board of Directors would like to be in a position to legitimately accommodate any future reasonable permit requests, and allow sanctioned single family residents of the Lakes the same opportunity as Blaine residents in other single family residential zoning districts.

DECLARATION AMENDMENT JUSTIFICATION

With the completion of their respective developments (neighborhoods/sub-associations) each builder (Declarant) has established the identity, quality and distinctive character of these neighborhoods. With the Lakes community being “built-out” (developed to its maximum extent except for the church property), the defined oversight role of the Architectural Control Committee (ACC) has “run its course”, and its primary mission has been fulfilled.

After the departure of the builders and termination of Declarant control, continuation of the unique character and quality of each neighborhood naturally becomes a primary concern of the residents of each neighborhood as it is in their respective “vested interest” to support “local” control of proposed landscape and architectural improvements. Going forward, most proposed improvements will be additions, exterior alterations, replacements and/or substitutions (e.g., accessory structures, building additions, decks, fences, pools). Aside from landscaping, most improvement projects will occur in rear yards, and will require City permits.

In 2014 the Master Association delegated and transferred its authority to review and approve improvement applications to the Sub-Associations. However, a legal opinion (Helmuth, 2016) has recently resurfaced that concludes that, in accordance with the existing Master Declaration, the Master Board did not have the authority to delegate and transfer this responsibility, and thereby such action was not legitimate and should be nullified.

The review and approval of proposed improvement project permit applications, compliance inspections and preparation of standards and guidelines for the entire Lakes Community, at times, could be an enormous daunting and unmanageable task for a volunteer committee (Master ACC).

In order to rectify the current situation and establish a permit approval process that will be in the best interests of the Master Association and Sub-Associations (and their residents), the Master Board is proposing the adoption of a Master Declaration amendment (see attachment) that reassigns the authority to review and approve improvement applications (with the exception of proposed Buffer Zone projects) to Sub-Associations.

MEMORANDUM

FROM: Lakes of Radisson Master Board of Directors
TO: Sub-Association Board of Directors
DATE:
SUBJECT: Master Declaration Amendment/Petition for Delegation
of Architectural Control Powers

The Lakes of Radisson Master Association has recently amended its Declaration which legitimizes the delegation or transfer of architectural and/or landscape improvements control powers described in the Declaration to petitioning Sub-Associations. (See enclosed "Declaration Amendment Justification" and executed "Eleventh Amendment to Master Declaration.")

It is hoped that every Sub-Association will desire to oversee proposed improvements within the respective Sub-Association Property, and consequently will petition the Master Board to transfer such authority to the Sub-Association in accordance with the provisions of the subject Amendment.

Any Sub-Association Board of Directors that seeks such authority must complete and submit the following documents (See enclosures) to the Master Board:

1. "Unanimous Consent Resolution of Board of Directors." Sub-Association Board of Directors' approval to submit the required written petition. Enter approval date. Enter original Director signatures. Complete two documents having original signatures (one for Master Board and one for Sub-Association file).
2. Exhibit A". Attachment to Unanimous Consent Resolution – description of architectural and landscape improvements control powers to be delegated to the petitioning Sub-Association.
3. "Certificate." Sub-Association's Secretary's confirmation that the Unanimous Consent Resolution was approved by the Sub-Association Board of Directors in accordance with its governing documents. Enter Secretary's name and date of certification. Enter Secretary's original signature and notarization. Complete two documents having original signatures (one for Master Board and one for Sub-Association file).
4. "Petition Letter". Written petition request. Product of the "Unanimous Consent Resolution." Enter date and original signature of the President of the Sub-Association Board of Directors. Complete two documents having original signatures (one for Master Board and one for Sub-Association file).

The completed documents should be sent to:
Dave Peterson, Association Manager
First Service Residential
8100 Old Cedar Avenue Suite 300
Bloomington, MN 55425

The Master Board will respond and grant authorization by an "Unanimous Content Resolution" of its own.

Questions can be directed to Dave at dave.peterson@fsresidential.com or 952-277-2700

P.S. It should be noted that if a Sub-Association does not petition for the transfer of architectural control powers, any architectural and/or landscape improvement permit application submitted to the Master Association for approval from that Sub-Association will be subject to a \$100 application fee.

Listing of Owner Maintained Single Family Homeowner's Associations (Refer to Map)

Aspen Bay Homeowners' Association
Aspen Woods Homeowners' Association
Copper Bay Homeowners' Association
Crown Shores Homeowners' Association
Crown Woods Homeowners' Association
East Woods Homeowners' Association
Emerald Gardens Homeowners' Association
Enclave at the Lakes Homeowners' Association
Kinsale at the Lakes Homeowners' Association
Lodges at Waterstone Bay Homeowners' Association
Northwest Shores Homeowners' Association
Peninsula Homeowners' Association
Sunrise at the Lakes Homeowners' Association
The Traditions Homeowners' Association
Traditions North Homeowners' Association



Date August 23, 2023

City Council
City Of Blaine
1081 Town Square Drive NE
Blaine, MN 55449

Re: Amendment of Conditional Use Permit (Resolution No. 03-74) The Lakes of Radisson
Master Planned Phased Development

Dear City Council,

At its regular meeting on August 22, 2023, the Board of Directors of the Lake of Radisson Master Association unanimously consented to the submission of an application to amend the Conditional Use Permit (Resolution No. 03-74) that initially established the Lakes of Radisson Development. The requested amendment applies only to the provision of Development Standard Item 8 that prohibits detached accessory storage buildings (sheds) on single family lots.

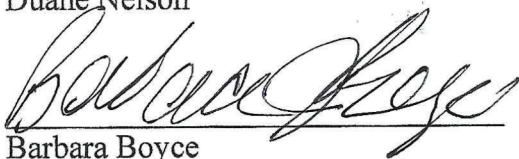
Very truly yours,



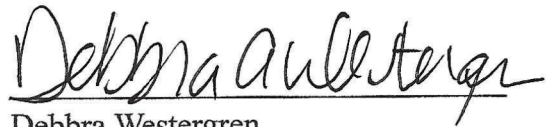
Paul Edgett
President on behalf of the
Board of Directors of the
Lakes of Radisson Master Association



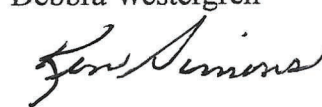
Duane Nelson



Barbara Boyce



Debra Westergren



Ken Simons

From: Derek Madsen <madsen.derek@gmail.com>
Sent: Monday, June 2, 2025 1:38 PM
To: Planning
Subject: Petition from Lakes of Radisson

Hello,

I am writing in regard to the upcoming hearing on June 10th regarding the conditional use permit for accessory buildings.

I am strongly in favor of the proposed amendment to ensure that residents such as myself can construct accessory structures such as sheds. For my property at 2862 Aspen Lake Dr NE, I very much want to construct a storage shed for various tools and equipment and would appreciate it if the city and association regulations were clear and aligned to allow that.

Thank you,

Derek Madsen

Sent from my iPhone

From: Scott Johnson <sjohnson@netprof.us>
Sent: Monday, June 2, 2025 3:28 PM
To: Planning
Subject: PC23-0073

Good afternoon,

My name is Scott Johnson and my wife and I live on the lake at 2626 Alamo Circle NE.

We do not agree with having the ability to build detached structures in this development. We built our house in 2007 and one of the main reasons why was the aesthetics. Since then we've seen numerous houses take great liberty of making changes which go against the original standards of keeping things natural. We feel this would policy change further degrade the aesthetics in our neighborhood, especially on lake lots, that we all have committed to when we either built or purchased our property.

Best regards
Scott and Kristin Johnson

From: NANCY FACKLER <nfackler@aol.com>
Sent: Monday, June 2, 2025 3:32 PM
To: Planning
Subject: Case PC23-0073

I am interested in getting clarification on the request for detached accessory building permit change in The Lakes of Raddison. What address is requesting this change, why do they want to build a shed etc. I have owned our home in The lakes for nearly 20 years and no one needs to add a shed to their back yards. I do not think this change is necessary and it will be the slippery slope to enforce for all future requests. I vote to keep the zoning as is and not allow sheds, she shed, he sheds or adu's. There is enough storage spaces to rent if you run out of room in your present garage or home. I say no thank you.....we like what we have now and don't need to stare at sheds of all colors and shapes in our neighbors yards. Thank you.

Nancy Fackler
2998 Aspen Lake Drive
Sent from my iPad
Nancy Fackler

From: Tim and Lesa Ramos <tim.lesa.ramos@gmail.com>
Sent: Tuesday, June 3, 2025 8:41 AM
To: Planning
Subject: Lakes of Radisson Board of Directors Application PC23-0073 feedback

Having lived here in the Lakes of Radisson from the beginning 20+ years ago, the original intent and purpose of the various bylaws and attraction to the development was to NOT have sheds built. Moving forward with this application goes against the original intent and bylaws of the Lakes of Radisson. We therefore are against the proposed petition of detached accessory buildings (including sheds).

Regards,

Tim and Lesa Ramos

From: Dawn Yetter <dawn.yetter@gmail.com>
Sent: Tuesday, June 3, 2025 11:05 AM
To: Planning
Subject: PC23-0073

To whom it may concern:

I received a Notice of Public Hearing before the Blaine Planning Commission regarding a permit amendment to allow construction of detached accessory buildings in the Lakes of Radisson. I am adamantly opposed to this proposal. I live on the lake in this development and I paid a lot of money for a lake lot. When I moved in, the covenants stated that sheds are not allowed on the lake. This was a selling point for me. I do not want anything blocking my view of the lake. Residents put up sheds, fill them up, and then start piling stuff on the outside of the shed. This area will turn into another storage area just like the neighborhood we moved out of. It is not fair to change the covenants after residents have paid a lot of money to live in an area that has covenants they like and approve of. Please vote no to this amendment.

Dawn Yetter
3013 Aspen Lake Dr.
Blaine, MN.

From: TC Auld <tcauld@hotmail.com>
Sent: Wednesday, June 4, 2025 9:40 AM
To: Planning
Cc: Mary Ann Auld
Subject: PC23-0073 - Condiitonal Use Permit

Good Morning,

We are strongly apposed to this conditional use permit amendment. This provision has been in the Home Owner Association Bylaws since this neighborhood was establised.

The Master Home Owner Association has bypassed the Sub-Assocation vote of this provision which goes against their own bylaws.

Please deny this permit amendment and send it back to the Home Owner Associations to deal with this.

If you have any questions or would like more information, please contact me.

Tom and Mary Ann Auld
2898 121st CT NE
Blaine MN, 55449
612-801-8957

From: Dave Canfield <dcanfield@interlogusa.com>
Sent: Thursday, June 5, 2025 9:40 AM
To: Planning
Subject: Re: Case PC23-0073 – Petition to Allow 120 sq. ft. Sheds in the Lakes of Radisson

City of Blaine – Planning Department

Attn: City Planner

Planning@blainemn.gov

10801 Town Square Drive NE

Blaine, MN 55449

Re: Case PC23-0073 – Petition to Allow 120 sq. ft. Sheds in the Lakes of Radisson

June 5, 2025

Dear City Planner,

I am writing to firmly and unequivocally oppose the petition referenced in Case PC-23-0073, which proposes permitting 120-square-foot sheds within the Lakes of Radisson neighborhood under newly “proposed standards” from the Master Association. This request should be denied outright.

There are four key reasons this petition is deeply flawed and sets a troubling precedent:

Undermining Established Covenants

Every homeowner in the Lakes—including myself—purchased our properties under clear, binding HOA covenants that explicitly prohibit detached sheds. These weren’t vague guidelines—they were part of the deal. Now, after years of ignoring their enforcement responsibilities, the HOA wants the City to step in and rewrite the rules for them? That is unacceptable. A contract is a contract. The City should not become an enabler for HOA negligence, nor should it override the commitments that residents relied on when making one of the most significant financial decisions of their lives.

Zero Confidence in HOA Enforcement

Let’s be honest—the Lakes of Radisson HOA has already demonstrated a complete failure to enforce existing standards. A quick drive through the neighborhood highlights dozens of violations, many of which have persisted unchecked for years. There is no reason to believe they’ll suddenly become competent stewards of a “new” standard when they’ve ignored the old one. Rewarding failure with more responsibility is illogical and unfair to rule-following residents.

Creates Inequity Within the Neighborhood

I reside in the Aspen Woods Sub-Association, which includes approximately 100 homes—about 30 of which (11780–11857 Naples Circle) are not owner-maintained lots. Allowing sheds here would instantly create a double standard: some homes would face shed restrictions via lawn

maintenance contracts, while others would not. More significantly, *every single lakefront home* in **Northwest Shores, Lodges at Waterstone Bay, Traditions North, Copper Bay, and Aspen Bay** is expressly prohibited from having sheds under their governing documents to protect lake health. Approving this petition would override those long-standing restrictions and force these homeowners to live next to structures they were explicitly told would never be allowed and potentially damage the lake enjoyed by all of Blaine. That creates inequity, undermines trust, and fractures the uniformity that neighborhoods like this rely on.

No Legitimate Need

This isn't about necessity—it's about convenience and excess. Most homes in the Lakes already have 3- or 4-car garages. If that's not enough storage, there are ample commercial storage options available nearby along Highway 65. The answer to "too much stuff" is not backyard sheds—it's responsible decluttering or off-site storage. Let's not sacrifice the visual and architectural cohesion of the neighborhood to accommodate garage overflows.

The bottom line is simple:

The HOA failed to enforce its own rules. The City should not bail them out. In fact, the Aspen Woods HOA board conducted a survey of its homeowners, and over **60% opposed allowing sheds**—a clear signal that residents want the original standards upheld.

I strongly urge the Planning Department to reject this petition and preserve the zoning integrity and original design intent of the Lakes of Radisson.

Sincerely,

David Canfield

3223 117th Lane NE

Blaine, MN 55449

(612) 812-0675

dcanfield@interlogusa.com

David Canfield

Direct: +1 612.605.9442

Cell: + 612.812.0675

9380 Central Ave NE, Suite 350

Minneapolis, MN 55434



LAND SEA AIR
[Blog](#) | [LinkedIn](#) | [Facebook](#) | [Website](#)

From: Roger Trampel <rtrampel@yahoo.com>
Sent: Thursday, June 5, 2025 8:24 PM
To: Planning
Subject: Lakes of Radisson - Detached Buildings

My wife and I purchased in the Lakes development a little over a year ago. We have done a lot to set up our new home. The only thing we have not been able to do is adding a nice storage shed in the back yard.

I was very excited to see the notice of the petition. I hope to be at the public hearing on the 10th, but at the very least, I wanted to make you aware of my excitement at learning that we could get that needed storage option this year.

I am all for this petition and hope that the city of Blaine will accept the petition. Thank you for considering this change.

Roger Trampel

Sent from my iPad

From: [Curt LaFontaine](#)
To: [Planning](#)
Subject: CASE PC23-0073
Date: Monday, June 9, 2025 12:47:04 AM

This is in regards to the shed building proposal in the lakes area. These would be 10 by 12 foot sheds in back yards which I think would be eyesores in this beautiful area. They may not match the color schemes of the houses and this foot print is large for these backyards. I'm not in favor of this most homes in this area are 15 years old and we have gotten along just fine without them.

Thank you
Curt LaFontaineOn the lake.

From: [Randy Kavanagh](#)
To: [Planning](#)
Subject: Accessory Building Amendment (including sheds) Feedback
Date: Friday, June 6, 2025 9:43:14 PM

Hi,

If we understand the letter correctly it sounds like if the amendment would pass it would allow sheds to be built in the Lakes of Radisson.

We are very very much opposed to any amendment that would change the city regulations to allow for sheds of any size!! We moved to The Lakes of Blaine around 5 years ago as it always looked so pretty and pristine with beautiful homes and lawns. Allowing sheds will take away from the beauty of the area. Initially sheds may look nice but we all know what happens over time; they are not kept up and soon people are using the outside of the shed as a storage area as well!! Most people here have 3 and 4 car garages so the need for a shed in our opinion is not needed. If that space is not enough they may have to consider decluttering.

Sheds over time will only take away from our pristine area and who knows, maybe drive property values down as we will look just like many other communities. We will lose our uniqueness.

Thank you,

Randy & Deanne Kavanagh

From: [Jeff Bradley](#)
To: [Planning](#)
Subject: Re: Case PC23-0073 – Petition to Allow detached Accessory Buildings in the Lakes of Radisson
Date: Sunday, June 8, 2025 11:23:59 AM
Attachments: [Bradley - Opposition to Proposed Zoning changes to accomodate detached accessory buildings 6-8-25.pdf](#)

Please find the attached letter in opposition of this Case.

Regards,

-Jeff Bradley

June 8, 2025

Planning Department
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449
Planning@BlaineMN.gov

To whom it may concern:

I am writing to oppose the proposed referenced change in Case PC-23-0073, which allows 120-square-foot detached accessory buildings within the Lakes of Radisson neighborhood under newly proposed standards from the Master Association HOA Board.

The Master Association's request is deeply flawed and should be rejected for a number of reasons.

1. Lack of Meaningful Resident Input

The proposal lacks genuine community engagement and transparency. The Master Association has submitted and withdrawn similar requests multiple times, often without adequate notice or opportunity for broad homeowner input. Meetings regarding this issue have frequently been announced at the last minute, with minimal outreach, resulting in low participation (most of it in opposition). This process does not reflect the informed consensus of the neighborhood and raises serious questions about whether the petition truly represents the will of the majority or simply a vocal minority.

2. It Undermines Established Covenants

Every homeowner in the Lakes, including myself, purchased our properties under clearly stated HOA covenants that prohibit detached accessory structures. The HOA's historical failure to enforce these rules does not justify retroactively changing them. A small group of board members should not have the authority to rewrite long-standing covenants that formed the basis for home purchase decisions throughout the community. HOA board members did not run on and were not transparent about their plans to implement such major changes to the HOA covenants.

3. Creates Precedent for Further Erosion of Standards

Approving this petition opens the door to additional exceptions and rule changes down the line with little or no input from homeowners. If detached accessory buildings are allowed now, what prevents future amendments for RV parking, fencing changes, or even accessory dwelling units (ADUs)? This undermines long-term community planning and threatens to destabilize the integrity of the HOA's covenants.

4. Difficult and Disjointed HOA Enforcement

The Lakes of Radisson HOA master board has already demonstrated a failure to enforce existing standards and their solution to delegate architectural control to individual sub-associations to make/enforce their own rules for each subdivision will create inconsistent and disjointed community standards. In addition, these inconsistent standards are likely to create increased nuisance and maintenance concerns. Detached accessory buildings, particularly if not uniformly maintained, can become eyesores, harbor pests, or be used inappropriately (e.g., as workshops generating noise or odor) not to mention being a blight to neighbors having to look at them. The HOA has already proven ineffective in policing much smaller infractions and there's no reason to believe it will be vigilant in ensuring detached accessory buildings are used and maintained properly.

5. Negative Impact on Property Values and Tax Basis

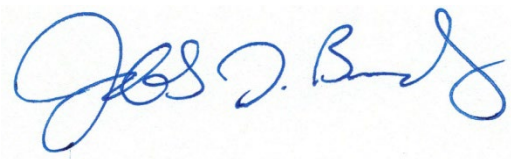
Introducing detached accessory buildings will likely diminish the uniform aesthetic and upscale feel that currently help maintain property values in the Lakes of Radisson. Prospective buyers often seek out neighborhoods with strict aesthetic and architectural guidelines. Allowing detached accessory buildings may deter buyers who perceive them as unsightly or indicative of lax community standards, thereby hurting resale values.

6. No Legitimate Need

This change is about convenience and excess, not necessity. Most homes in the Lakes already have 3- or 4-car garages. If that's not enough storage, there are ample commercial storage options available nearby along Highway 65. The answer to "too much stuff" is not backyard detached accessory buildings, it's responsible decluttering or off-site storage. Let's not sacrifice the visual and architectural cohesion of the neighborhood to accommodate garage overflows.

To recap, the Lakes of Radisson HOA has failed to provide any meaningful need for this change, they have failed to gather any meaningful or comprehensive residential input, they are undermining established covenants that residents who bought homes in this neighborhood expect, they have failed to enforce their own rules and the City of Blaine should not let them get rid of the rules to make it easier on themselves at the risk of negative impacts on property values and City of Blaine tax revenues. I strongly urge the Planning Commission to reject this petition and uphold the zoning integrity and original design intent of the Lakes of Radisson.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Bradley". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Bradley".

Jeff Bradley
3309 117th Lane NE
Blaine, MN 55449

From: [Joette Zembal](#)
To: [Planning](#)
Subject: Sheds
Date: Sunday, June 8, 2025 2:45:41 PM

Dear Planning people;

Regarding - sheds in the development

We would like to express our view on the concern of having sheds be allowed in the lakes development neighborhoods.

We are AGAINST this proposal!

Everyone here has three or four car garages for storage. If you cannot fit your outside belongings in this then perhaps you need to purge and get rid of things.

If we're gonna allow this, the next thing we're gonna allow is garbage cans in front of our garage doors/sit in driveway - which already does happen and should not, and people will be requesting to paint their house a bright pink, etc! Should we allow gas motorboats on the water now too???

This will just lead to other requests taking place in the development.
And why do we pay these association fees???

Thank you!

J & J Z

To: Members of the Blaine Planning Commission and
Blaine City Council Members

Regarding: The Lake of Radisson Board of Directors/Master Association's proposal allowing for the construction of detached accessory buildings including sheds.

Date: 6/6/2025

We are writing to express our strong opposition to the proposal made by our Lakes of Radisson Master Association -- which should be acting in support of homeowners that value continued open and/or non-congested spaces where they have purchased homes.

My wife and I intentionally purchased a house in a non-crowded community that met our needs. Others have purchased property in the same community despite knowing that there were established building limits. The changing of those limits benefits those who potentially did not make a wise choice while harming those who made one.

Families may have distinct reasons for wanting a shed, but not all of them need to be discussed in this letter. This is because each storage issue has one thing in common, which is that there are always other solutions that do not negatively impact others. Building a shed, for instance, is not the only way to solve a storage issue. There are always a variety of other alternatives including for instance:

- Storage space can always be rented in a variety of places within ten miles.
- Required space for riding mowers/snow blowers and the like can be made unnecessary simply by hiring a neighbor or company to complete yardwork and snow removal.
- Garage storage space can be effectively created by installing durable, robust shelving units above parked vehicles or along the interior edges of the garage.
- If all else fails, an alternative of moving to an area that has no restrictions upon buildings can become their choice.

Thank you for respecting the rights of homeowners who desire maximum green space, an absence of overcrowding, and a high rate of return on their real estate investment. We request that the Blaine City Council deny this request.

Sincerely,

Jim and Jill Schulz
12184 Bataan Street NE
Blaine, MN 55449

From: ctmelsha@comcast.net
To: [Planning](#)
Subject: PC23-0073 Lakes of Blaine CUP
Date: Monday, June 9, 2025 11:37:11 AM

This email is in response to the letter we received from the City of Blaine regarding allowing for the construction of detached accessory buildings (including sheds) - PC23-0073. Thank you for allowing us to participate via email:

- There is ample garage space for homes in this area - most garages are deep and a large portion of the homes have 3 and even 4 car garages. It might take some organizing, but plenty fits in our garages.
- As indicated in the supporting documents of the planning commission agenda, part of the purpose of the Master Association suggesting this change is because they allowed some already not understanding the ordinance/rules, and additionally, some people have built some without seeking approval. This does not seem like an appropriate response to non-compliance, otherwise the messaging being sent is just proceed with noncompliance because it'll eventually be changed to accommodate it.
- As more and more sheds start going up around the development, what will stop residents on the lake from doing so? They'll see them and think "it must be allowed" (One could argue, they have the most things to store). Will they need to remove it due to the "rules/ordinance?" or will that soon be allowed as well because "they are doing it anyway?"
- The challenge with accessory buildings and sheds is that they tend to become places where people start leaning "junk" even outside of them that they can't see - but neighbors can. IF the CUP were passed, who would be in charge of monitoring the building of, upkeep and proper use of them? Sheds are often an afterthought of people - it's where the "junk" is stored. What is the remedy if people do not first seek a CUP before building one or do not comply with the rules after building one?
- Many people will complain about the rules within an HOA. Yes, there are rules within an HOA and when you purchase a house in the Lakes - being a part of the HOA isn't a secret. In fact, many people DO purchase houses in neighborhoods with HOA's for that very fact - rules about fence height/type, accessory buildings, parking, etc. While rules can always be revisited, sheds and accessory buildings are quite a big - and visible - change. The concern is: what's next?

Chris & Tara Melsha
12118 Dunkirk St NE

From: [Ted.Hoehn](#)
To: [Planning](#)
Subject: Application for limited use sheds
Date: Monday, June 9, 2025 3:03:36 PM

Topic: The applicant is requesting a conditional use permit amendment to allow for the construction of detached accessory buildings (including sheds) up to 120 square feet in a Development Flex (DF) zoning district.

My feeling is NO sheds should be allowed for single family homes in the lakes area residences. Specifically, permits for sheds on residences, condo's, detached townhomes or townhomes on the lakes. I also feel that NO permits for sheds should be allowed for sheds on residences, condo's, detached townhomes or townhomes of property adjacent to the home on the lakes. The approval would not be in the best interest of the overall population of the Lakes of Radison property owners.

Thank you

Ted Hoehn



City of Blaine Staff Report

File Number: 2025-249

Agenda Date	Status
June 10, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.3

Case File No. 25-0019 // City of Blaine

The City is proposing amendments to Section 33.10 Home Occupations.

Background

Attachments	Proposed Ordinance
Schedule	Planning Commission: 06/10/25 City Council: 07/07/25 and 07/21/25

Staff report prepared by Alex Koberoski, Zoning Technician

Background

During the workshop on February 12, 2024, staff presented the home occupation ordinance that was amended but not adopted in 2022, and requested council feedback on how to proceed. Council provided feedback on general standards and indicated that larger lots should be allowed to have more intensive uses, subject to certain restrictions.

On April 15, 2024, council discussed outdoor storage, identified permitted home occupation uses on smaller lots, and discussed limiting the size of vehicles allowed to be stored on residential properties.

During the May 20, 2024 workshop meeting, council came to a consensus regarding prohibited uses in all residential districts, and discussed the types of uses that were only allowed on Farm Residential (FR) properties 3 acres or more and prohibited in all other districts.

On April 21, 2025, Council discussed the process of requiring Interim Use Permits (IUP's) or Conditional Use Permit (CUP's) for certain uses in FR districts with lot sizes of three acres or more. There was a general consensus to require CUP's. Council also finalized the standards for uses allowed through a CUP in FR.

Council generally agreed on the following amendments to the general standards that must be met by all home occupations:

1. No exterior storage of any materials related to the business is allowed, including those located on trailers. One fully enclosed trailer associated with the home occupation is permitted.
2. In all residential zoning districts except FR, the area set aside for home occupations if in an accessory structure is limited to 300 square feet while maintaining the minimum garage space required in the zoning district. (The minimum garage size for R-1 is 400 square feet, with a maximum cumulative accessory structure limit of 1,000 square feet without a CUP).
3. In the FR zoning district, the area set aside for home occupations if in an accessory structure is limited to 800 square feet while maintaining the minimum garage space required in the zoning district. (The minimum garage size for FR is 400 square feet, with a maximum cumulative accessory structure limit of 1,200 square feet without a CUP).
4. Home occupations may include the employment of one (1) person not residing on the premises in the performance of the occupation.
5. Wholesale or retail businesses are not permitted, unless it is conducted entirely by mail or occasional home invitation.
6. Vehicles above 12,000 GVW shall not be stored, operated, or maintained in residential districts (excluding FR districts). In FR districts, 1 vehicle greater than 12,000 GVW is permitted. This is consistent with the city's parking ordinance.

Council discussed adding a list of prohibited uses for all districts and conditional uses in FR for properties greater than or equal to three acres. Those uses are detailed below:

Prohibited uses in all zoning districts:

1. Auto repair/body shop
2. Auto Sales

Conditional uses in FR for properties greater than or equal to 3 acres in size and prohibited in all other districts:

1. Blacksmithing, welding, or similar use that may create noise, odors, or vibration.
2. Equipment Rental of heavy equipment that includes but is not limited to; skidloaders, excavators, trailers or lifts. Equipment shall not be observed from the right of way or neighboring properties.
3. Landscaping and lawn maintenance.
4. Small engine repair.

Recommendation

In Planning Case File No. 25-0019, it is recommended that the Planning Commission recommend approval of amendments to the City of Blaine Zoning Ordinance 33.10 Home Occupations.

Attachment List

1. Proposed Ordinance

33.10 Home occupations.

- (a) *Intent.* In order to provide peace, quiet, and domestic tranquility within all residential neighborhoods, within the City, and in order to guarantee to all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible effects of commercial uses being conducted in residential areas.
- (b) *Definitions.*
 - (1) A *home occupation* is defined as any business, occupation, profession, or commercial activity that is conducted or petitioned to be conducted from property that is zoned for residential use. Home occupations must be conducted by a resident of the property. General farming and gardening activities are not considered home occupations and are not regulated by this ordinance. (Ord. No. 87-1007, amended 2-19-1987)
 - (2) ~~A home occupation conditional use permit is a permit authorized by the City Council only after a public hearing by the Planning Commission. (Ord. No. 87-1007, amended 2-19-1987)~~
- (c) All home occupations shall comply with the following standards, unless specifically permitted through a Conditional Use Permit: ~~which conform to the following standards may be conducted without a conditional use under this ordinance:-~~ (Ord. No. 87-1007, amended 2-19-1987)
 - (1) All activities associated with a home occupation shall be conducted between the hours of 7AM and 10PM.
 - ~~(1) Permitted home occupations shall not be conducted in any building on the premises other than the building which is used by the occupant as the private dwelling and, furthermore, that not more than one (1) room may be used for such purposes. (Ord. No. 87-1007, amended 2-19-1987)~~
 - (2) Home occupation may have one (1) wall sign per dwelling which may not exceed 2.5 square feet. (Ord. No. 87-1007, amended 2-19-1987)
 - (3) There shall be no exterior, ~~garage or accessory building~~ storage of any materials related to the business including business equipment, merchandise, inventory or heavy equipment, including materials located on trailers. One fully enclosed trailer associated with the home occupation is permitted. Motor vehicles used in the home occupation must be stored inside. (Ord. No. 87-1007, amended 2-19-1987)
 - (4) The area set aside for home occupations shall not exceed twenty percent (20%) of the total floor area of such residence. (Ord. No. 87-1007, amended 2-19-1987)
 - (5) In all residential districts other than Farm Residential (FR), the area set aside for home occupations if in an accessory structure is limited to 300 square-feet while maintaining the minimum garage space required in the zoning district. In the Farm Residential (FR) district, the area set aside for home occupations if in an accessory structure is limited to 800 square-feet while maintaining the minimum garage space required in the zoning district.
 - ~~(56)~~ Permitted home occupations may ~~shall not~~ include the employment of ~~any one (1)~~ persons not residing on the premises in the performance of the occupation. (Ord. No. 87-1007, amended 2-19-1987)
 - ~~(67)~~ The use of mechanical equipment other than is usual for purely domestic or hobby purposes is prohibited. (Ord. No. 87-1007, amended 2-19-1987)
 - ~~(78)~~ ~~Off-street loading and~~ off-street parking requirements of Sections ~~33.14~~ 33.13 ~~and 33.15~~ must be provided. (Ord. No. 87-1007, amended 2-19-1987)
 - ~~(89)~~ Merchandise shall not be regularly or openly displayed or offered for sale within the residence. (Ord. No. 87-1007, amended 2-19-1987)

(910) The operation of any wholesale or retail business is not permitted, unless it is conducted entirely by mail or by occasional home invitation. (Ord. No. 87-1007, amended 2-19-1987)

(1011) Any home occupation or activity which produces noise or obnoxious odors, vibrations, glare, fumes, fire hazard, or electric interference detectable to normal sensory perception beyond the property line is prohibited. (Ord. No. 87-1007, amended 2-19-1987)

(112) ~~Trucks~~ Vehicles above 12,000 GVW shall not be stored, operated, or maintained in residential districts excluding Farm Residential (FR) districts. In Farm Residential (FR) districts, one (1) vehicle greater than 12,000 GVW is permitted. (Ord. No. 87-1007, amended 2-19-1987)

(123) A home occupation must normally involve fewer than four (4) customers entering daily. (Ord. No. 87-1007, amended 2-19-1987)

(134) Home occupation is served by delivery trucks no larger than 295,000 GVW.

(d) Prohibited Uses in all zoning districts:

1. Auto repair/ body shop

2. Auto sales

(e) Conditional uses in Farm Residential (FR) Districts for properties greater than or equal to 3 acres in size and prohibited in all other districts:

1. Blacksmithing, welding, or similar use that may create noise, odors, or vibration.

2. Equipment Rental of heavy equipment that includes but is not limited to; skidloaders, excavators, trailers or lifts. Equipment shall not be observed from the right of way or neighboring properties.

3. Landscaping and Lawn Maintenance

4. Small Engine Repair

(f) Conditional use permits shall be considered under Section 27.04.

(d) ~~Conditional Use Permits:~~

(1) ~~All home occupations which do not conform to the standards contained in Section 33.11(c) shall only be conducted with a home occupation conditional use permit. Conditional Use Permit applications shall be made and considered in accordance with 27.04 of this code.~~

(2) ~~Conditional use permits, once granted, may be revoked by the City Council for cause after hearing before the City Council. Complaints seeking the revocation of such permit shall be filed with the Director of Community Development and may be initiated by the Planning Commission or any three (3) residents of the block (both sides where the home occupation is being conducted). All such revocation hearings shall be conducted in accordance with Section 27.07 of this ordinance. Publication and notice requirements shall be the same as for home occupation conditional use permit application hearings.~~



City of Blaine Staff Report

File Number: 2025-248

Agenda Date	Status
June 10, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.4

Case File No. 25-0020 // City of Blaine

The City is proposing amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit.

Background

Attachments	Proposed Ordinance
Schedule	Planning Commission: 06/10/25 City Council: 07/07/25 and 07/21/25

Staff report prepared by Alex Koberoski, Zoning Technician.

Background

During the October 14, 2024 workshop meeting, staff brought forward proposed modifications and questions for council regarding the sign ordinance, with a focus on temporary signage. Council discussed reducing the allowable time for temporary signs to be displayed within a calendar year, and amending the ordinance to be more specific on what types of temporary signage can be placed on a property.

On April 21, 2025, staff brought proposed changes to the temporary sign ordinance to workshop, based on Council's discussion on October 14th. There was a general consensus on the proposed permit types, number of signage allowed, and the number of weeks allowed for temporary signage.

Proposed Amendments:

Council generally agreed on the following amendments to the temporary sign section of the sign ordinance:

The proposed Temporary Sign Permit is intended to be utilized by businesses to advertise and conduct promotional activities on their properties. This permit is subject to the following standards:

- Permits shall be issued for no more than 4 weeks per calendar year. Permits shall be issued for a period of no less than 7 days at a time.
- This permit shall be limited to the following maximum number and types of signs:
 - 2 banners, each measuring no more than 32 square feet
 - 2 feather signs, each measuring no more than 3.5-feet wide and 18-feet in height
 - 5 H-frame, A-frame, or other freestanding signage, each limited to 6 square feet in area

The proposed Special Event Temporary Sign Permit is intended to allow businesses more types and amounts of temporary signage for special events or larger promotional activities, subject to the following standards:

- Permits shall be issued for no more than 2 weeks per calendar year. Permits shall be issued for a period of no less than 7 days at a time.
- This permit shall be limited to the following maximum number and types of signs:
 - 1 portable sign no more than 48 square feet
 - 3 banners, each measuring no more than 80 square feet
 - 5 feather signs, each measuring no more than 3.5 feet wide and 18-feet in height
 - 5 H frame, A-frame, or other freestanding signage, each limited to 6 square feet

The current code that allows new businesses two (2) additional weeks of signage will remain in the temporary sign ordinance.

The current code that allows one (1) feather flag or one (1) 32-square-foot banner without a permit will remain. However, this signage will count towards the proposed maximum number of temporary signs for each permit.

The changes to section 34.04 Prohibited Signs are proposed to align with the amendments to the temporary sign ordinance, and coincide with council's general consensus to prohibit inflatables, balloons, and stringers, as well as prohibiting signs or displays with rotating beams or beacons of flashing illumination.

Recommendation

In Planning Case File No. 25-0019, it is recommended that the Planning Commission recommend approval of the proposed amendments to section 34.04 Prohibited Signs and Section 34.13 Administrative Permit.

Attachment List

1. Proposed Amendments

34.04 Prohibited Signs.

- (f) ~~With the exception of search lights, which may be approved in conjunction with an administrative permit as provided in Section 34.13 of this ordinance, no rotating beam, or beacon of flashing illumination shall be used in conjunction with any display. Signs or displays with rotating beams or beacons of flashing illumination.~~
- (h) ~~Banners, balloons, inflatables, and stringers, unless approved in conjunction with an administrative permit, as provided in Section 34.13 of this ordinance. (Ord. No. 86-934, amended 6-5-1986)~~
- (j) Portable signs, except as provided in Section 34.06, unless approved in conjunction with a special event temporary sign administrative permit, as provided in Section 34.13 of this ordinance.
- (s) Signs for citywide community events, sponsored by government or non-profit organizations unless approved in conjunction with an administrative permit temporary sign permit, as provided in Section 34.13 of this ordinance. (Ord. No. 90-1232, amended 10-18-1990)

34.13 ~~Administrative permit.~~ Temporary Signs

(a) The purpose of temporary signage is to allow businesses, institutions, and organizations to promote events, products, and services for a limited time through obtainment of a temporary sign permit.

(b) General Standards

(1) Temporary signage allocations are per parcel.

(2) Temporary signs must follow all standards under section 34.05.

(3) Signs allowed under Section 34.06(l) count towards the maximum signage allowed with a temporary sign permit.

(c) Temporary Sign Permit

(1) This permit is intended to allow businesses and institutions to advertise promotions, events, or services for a limited time on their property, subject to the following standards:

(aa) Permits shall be issued for no more than 4 weeks per calendar year. Permits shall be issued for a period of no less than 7 days at a time.

(bb) The number of temporary signs shall be limited to the following maximum number and types of signs:

(i) 2 banners, each measuring no more than 32 square feet

(ii) 2 feather signs, each measuring no more than 3.5 feet wide and 18-feet in height

(iii) 5 H-frame, A-frame, or other freestanding signage, each limited to no more than 6 square feet in area

(d) Special Event Temporary Sign Permit

(1) This permit is intended to allow businesses more types of signage for special events or larger promotional activities, subject to the following standards:

(aa) Permits for special events shall be issued for no more than 2 weeks per calendar year. Permits shall be issued for a period of no less than 7 days at a time.

(bb) The number of special event signs shall be limited to the following maximum number and type:

(i) 1 portable sign no more than 48 square feet

(ii) 3 banners, each measuring no more than 80 square feet

(iii) 5 feather signs, each measuring no more than 3.5 feet wide and 18-feet in height

(iv) 5 H-frame, A-frame, or other freestanding signage, each measuring no more than 6 square feet in area

(e) The fee for temporary sign permits shall be established in accordance with the City's adopted fee schedule. The fee for religious institutions, schools, non-profit organizations, and government agencies is waived.

(f) The zoning administrator has the authority to allow substitutions or exchanges of the types of signage. In no instance shall the maximum number or square footage of temporary signs be exceeded.

(g) New businesses are allowed two (2) additional weeks of temporary signage.

(h)(e) The Zoning Administrator shall be authorized to issue a temporary conditional administrative permit to alleviate hardships associated with public road construction projects. (Ord. No. 92-1279, amended 2-20-1992)

~~(a) Where an administrative permit is required by this ordinance, application shall be made on forms furnished by the City. The applicant shall set forth his name, address, location of the proposed use and shall submit a drawing of the proposed use and any other information required by the Zoning Administrator, which will enable him to determine whether the proposed use meets the standards of this ordinance. An administrative permit, as described in this ordinance, is distinct from the sign permit required herein. The fee for religious institutions, schools, non-profit organizations, and government agencies is waived. (Ord. No. 03-1984, added 6-5-2003; Ord. No. 86-934, amended 6-5-1986)~~

~~(b) Permits, for temporary signage, may be issued for a period not to exceed fourteen (14) consecutive days. Four (4) Two (2) such permits may be allowed each premises per calendar year, with the exception that each new commercial or industrial business, may be allowed one (1) additional fourteen-day permit, to announce the opening of the new business, provided such business has been issued a current Certificate of Occupancy for that business space. Permits may be issued for consecutive fourteen (14) day periods (Ord. 90-1184, amended 2-1-1990; Ord. No. 04-2022, amended 7-15-2004)~~

~~(c) The Zoning Administrator shall be authorized to issue a temporary conditional administrative permit to alleviate hardships associated with public road construction projects. (Ord. No. 92-1279, amended 2-20-1992)~~

~~(Ord. No. 20-2447, 7-20-2020)~~



City of Blaine Staff Report

File Number: 2025-261

Agenda Date	Status
June 10, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.5

Case File No 25-0021 // City of Blaine

The City is proposing ordinance amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.

Background

Attachments	Proposed Ordinance
Schedule	Planning Commission: 06/10/25 City Council:06/16/25 and 07/07/25

Staff report prepared by Shawn Kaye, Planner.

In January of this year, the City adopted Ordinance 25-2572, zoning amendments related to the regulation of cannabis. The ordinance that was adopted was based on guidance from the League of Minnesota Cities and identified zoning districts for retail cannabis.

The current ordinance prohibits manufacturing and cultivation, unless the business is a mezzobusiness (up to 15,000 square feet of plant canopy indoors or up to one acre of mature flowering plants outdoors) or a microbusiness (up to 5,000 square feet of plant canopy indoors or up to one-half acre of mature flowering plants outdoors). At the time of ordinance creation, it was the staff's understanding that manufacturing and cultivation could be limited to these business types.

The state recently completed the rulemaking process related to cannabis which requires cities to allow the manufacturing and cultivation of cannabis/hemp. The statute explicitly states that cities cannot prohibit the uses. Blaine's local ordinance needs to be amended to now include the manufacturing and cultivation of cannabis/hemp.

The City Council reviewed the proposed changes to allow cannabis/hemp manufacturing at a workshop

in May 2025. The City Council recommended that cannabis/hemp manufacturing be added to the Heavy Industrial (I-2 and I-2A) zoning districts as a conditional use, and it is recommended that cannabis/hemp cultivation be added as a conditional use in the Heavy Industrial (I-2A) zoning district.

Cannabis manufacturers process cannabis materials into various products, such as edibles, concentrates, wax, oils, and tinctures. Lower-potency hemp edible manufacturers can produce edibles from hemp. These manufacturers can create, package, and label lower-potency hemp edibles, and sell them to cannabis and hemp businesses. The statute states that manufacturing can only occur indoors. Cities may permit or conditionally permit the use. General manufacturing is permitted in all industrial districts and is a conditional use in the Planned Business District (PBD). The City Council recommended cannabis/hemp manufacturing be added to the I-2 and I-2A zoning districts as a conditional use.

Cannabis/hemp cultivation businesses can grow cannabis/hemp plants from seed to maturity. Cultivators are allowed to harvest, package, and label cannabis flower, seedlings and immature cannabis plants for sale to other cannabis businesses. It is recommended that cannabis/hemp cultivation be added as a conditional use in the I-2A zoning district and cultivation only be permitted inside a building as a cannabis/hemp cultivation standard.

Cannabis/hemp cultivation activities and products are defined by the Office of Cannabis Management as follows:

Can grow: Up to 30,000 square feet of plant canopy indoors or up to two acres of mature flowering plants outdoors.

Can sell: Immature cannabis plants, seedlings, and cannabis flower to other cannabis businesses.

The proposed ordinance draft for Cannabis/Hemp Cultivation includes these standards:

- (a) The cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.
- (b) Properties used for cannabis/hemp cultivation shall be at least 750 feet from residentially zoned property with a residential land use.
- (c) Outside storage of materials related to the business, other than cannabis/hemp, in rear yard only and to meet I-2A parking setback standards.
- (d) The applicant to obtain and adhere to all other required agency (state and city) permits and standards.
- (e) Other standards as recommended and required by the City Council through the issuance of a Conditional Use Permit.

Recommendation

In Planning Case File No. 25-0021, it is recommended that the Planning Commission recommend approval of the code amendments related to regulations for cannabis in the I-2 and I-2A zoning districts.

Attachment List

1. Proposed Ordinance

31.20 – HEAVY INDUSTRIAL (I-2)

31.22 - Permitted uses.

- (a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, and cannabis cultivation ~~and cannabis manufacturing.~~

31.24 - Conditional uses.

- (y) Cannabis/hemp manufacturing as defined by the Office of Cannabis Management.

31.30 – HEAVY INDUSTRIAL (I-2A)

31.32 - Permitted uses.

- (a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, ~~cannabis cultivation and cannabis manufacturing.~~

31.34 - Conditional uses.

- (x) Cannabis/hemp manufacturing as defined by the Office of Cannabis Management.
- (y) Cannabis/hemp cultivation as defined by the Office of Cannabis Management, meeting standards of Section 31.396

31.396 - Standards for Cannabis/Hemp Cultivation.

- (a) The cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.
- (b) Properties used for cannabis/hemp cultivation shall be at least 750 feet from residentially zoned property with a residential land use.
- (c) Outside storage of materials related to the cultivation business other than cannabis/hemp in rear yard only and to meet I-2A parking setback standards.
- (d) The applicant to obtain and adhere to all other required agency (state and city) permits and standards.
- (e) Other standards as recommended and required by the City Council through the issuance of a Conditional Use Permit.