



City of Blaine

Planning Commission

June 10, 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, June 10, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner

3. Approval of Minutes

3.1. 2024-478 Approval of the May 13, 2025 Planning Commission Minutes
Sponsors:

**Motion by Commissioner Olson to approve the minutes of May 13, 2025, as presented.
Motion seconded by Commissioner Howard. The motion passed 6-0.**

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

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 25-0017 was opened at 7:03PM. As no one wished to appear, the public hearing was closed at 7:03PM.

Chair Goracke asked if the applicant had other Hyper Kidz in the Twin Cities.

Rajasekhar Bikya, applicant, introduced himself to the commission and explained he was excited to bring the first Hyper Kidz in Minnesota to Blaine.

Chair Goracke questioned how many people would be employed at Hyper Kidz.

Mr. Bikya estimated he would have close to 20 staff members.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0017 based on the following conditions:

Case 25-0017:

- 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.**

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

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0073 was opened at 7:13PM.

Dave Canfield, Aspen Woods resident, explained he was one of the 15 residents that opposed this. He reported the neighborhood already had sheds that should not be in the neighborhood. He did not believe the HOA had any concept of how to enforce the rules that were in place. He commented this was the first time he was hearing the master association has approval to allow sheds. He stated this change to the rules has not been advertised to the homeowners.

John Stodola, Aspen Bay resident, reported he was the president of the Aspen Bay HOA. He indicated he was speaking on behalf of the Aspen Bay HOA that their board would prefer the option to evaluate the homeowners within the community to gain consensus before this item moves forward. He commented this topic was previously reviewed in 2023 and only 15 residents spoke on the topic. He requested the commission postpone action on this matter to allow the Aspen Bay HOA to address the matter and not allow the master association to use their authority over the sub-associations.

Richard Yetter, Aspen Bay resident, explained he used to be the president of the Aspen Bay HOA. He reported even though the City requires permits for sheds to be built, residents have been building them on the lake properties without any consequences. He indicated this fell to the master association. He stated he feared if the city's requirements went away, this would be a difficult situation for the HOA's to manage.

Dawn Yetter, Aspen Bay resident, stated she saved her whole life to buy her home and it was beautiful. She indicated her home was on the lake within The Lakes development. She reported she moved into her home 12 years ago and the language was very clear that sheds were not allowed on lake lots. She commented she paid a great deal of money for her lot and she did not want to be looking at sheds surrounded by junk. She stated she purchased a home within an HOA and she wanted to see the covenants followed. She asked that the city support the homeowners within The Lakes and not support this change. She requested the city also work to improve the water quality at the beach.

Jeff Bradley, Aspen Woods resident, explained he was the treasurer/secretary of the Aspen Woods HOA. He stated one of his big concerns was that the master board has not put to a vote of the sub-associations any of these changes, regarding detached accessory buildings. He indicated he spoke with the residents of Aspen Woods and with a 79% response rate, 69% did not want to see the detached accessory buildings allowed. He stated Aspen Woods was very strongly opposed to the conditional use permit amendment.

Craig Chaput, resident of The Lakes, reported he was the president of Crown Shores HOA. He stated his HOA has 84 homes and 35 were on the water. He explained his board opposes this amendment and does not want to see sheds in backyards or on the lake as this would be obstructing views that residents paid a great deal of money for. He asked that the planning commission not support the proposed request.

Mark Elgersma, resident of Aspen Bay, stated he was the vice president of the Aspen Bay HOA. He requested the commission not support the requested amendment to the CUP.

Patton Fast, resident of Copper Bay, indicated he was the president of the Copper Bay HOA. He reported the Copper Bay HOA opposes this request and would like the covenants to remain as is.

Gina Fast, resident of Copper Bay, reported staff mentioned the master association was allowed to come forward and be the applicant for the conditional use permit amendment. She explained with all of the opposition, the master association should not be allowed to come forward with the CUP amendment request without the support of the sub-associations, especially for matters that were large and controversial.

Chair Goracke indicated the city did not engage the master association, rather the master association engaged with the city. He reported the master association was the governing body.

Planner Kaye pointed out this was the policy of the city to allow an HOA to apply for the CUP amendment. She indicated the city notified over 1000 addresses regarding this request.

Ms. Fast commented if this was the practice, she recommended practice be reconsidered given the high level of opposition to this request. She supported the master board being required to get the support and approval from the sub-associations prior to this item coming before the city.

As no one wished to appear, the public hearing was closed at 7:29PM.

Chair Goracke asked that the applicant come forward at this time.

Ken Simons, 12227 Naples Street, reported he was member of the board of directors for the Lakes of Radisson Master Association and a senior member of the master architectural control committee. He explained he has hearing disabilities but he would like to respond to individuals who have spoken. He stated he has been working hard to do this and noted sheds on the lake have always been prohibited by the Master HOA. He commented it should be noted the city and HOA does grant permits for swimming pools, decks, and fencing. He explained that according to the HOA rules, there should be no sheds on lake properties. He stated he would like the addresses for the two sheds that were currently located on the lake and noted he would report these to the board for immediate removal because this was in violation with the rules. He explained the master board was working to amend the declaration to allow for the transfer of permitting authority for sheds to the sub-associations. He stated Aspen Bay, Aspen Woods and Copper Bay could apply for this authority. He noted Aspen Woods has applied for this permit. He reported the architectural control committee was made up of three people and these three individuals were not trying to make decisions for the entire association which was made up of 2,500 homes and 35 sub-associations. He stated the architectural committee was encouraging the sub-committees to apply for the transfer of permitting authority and it would be granted.

Chair Goracke explained the city does not deal with the HOA covenants, rather the city was dealing strictly with the conditional use permit. He asked why the master board and architectural committee didn't hold a meeting with the sub-associations and residents of The Lakes to try and gain consensus on this issue before coming before the planning commission.

Mr. Simons stated the thought never came to him. He indicated this matter had already been dragged out due to the declaration amendment that had occurred in order to grant the transfer of permitting authority to the sub-associations. He reported it took the county from September of 2023 to February of 2025 to review the declaration amendment, which stretched this entire process out. He indicated his experience with public meetings has not been good. He stated prior to last year, three annual meetings had been held, and the group could never get a quorum to elect candidates for the board of directors. He felt that once the declaration amendment was approved, some of the associations could take authority of the permitting, if desired.

Chair Goracke reiterated that the city was not involved with managing the inner workings of the HOA. He understood Mr. Simons was stating the sub-associations could apply for a transfer of permitting authority, but explained the request before the board was to allow sheds on all properties.

Planner Kaye reported each sub-association could make a determination on how to manage and enforce sheds.

Commissioner Howard stated he was a resident of Northwest Shores within The Lakes and he was a planning commissioner. He was of the opinion Ms. Fast made some great points. He reported it appears a change was being made to the bylaws. He asked if a 2/3 majority vote would be required in order to allow for sheds.

Mr. Simons explained sheds were addressed within the rules and regulations and this was a separate matter from the bylaws.

Chair Goracke interjected and requested the discussion be focused on the conditional use permit amendment request.

Commissioner Howard questioned if the city has had any variance requests within The Lakes for sheds in the past.

Planner Kaye explained sheds do not require a variance, but rather would require a conditional use permit amendment. She stated she could not recall a single request.

Commissioner Olson asked if the proposed request would apply to all development flex zoning districts, or would the request only apply to The Lakes.

Planner Kaye stated the request would be specific to The Lakes development.

Commissioner Olson commented it was her opinion this request was an association issue and it was not the city's place to step into the matter. She recommended action on this item be tabled in order to allow the master board and sub-associations to work through this matter.

Chair Goracke agreed with Commissioner Olson's recommendation. He asked if the commission should table action on this item or recommend denial to the city council.

Planner Kaye recommended the planning commission make a recommendation to the city council.

Motion by Commissioner Olson to recommend denial of Planning Case 23-0073 based on the following rationale:

Case 23-0073:

- 1. The city should not take action on this item until further discussion is held between the master board and the sub-associations regarding how to manage sheds within the The Lakes.**

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

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0019 was opened at 7:55PM. As no one wished to appear, the public hearing was closed at 7:55PM.

Chair Goracke reported this appears to be a housekeeping item.

Planner Kaye explained this is an update to the Home Occupation section of the Zoning Ordinance and the proposed changes are in response to items the city council wanted to see in the home occupation ordinance.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0019 the proposed amendments to the City of Blaine Zoning Ordinance 33.10 Home Occupations. Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0020 was opened at 7:58PM. As no one wished to appear, the public hearing was closed at 7:58PM.

Chair Goracke noted the planning commission received a comment via email from Darrel Carlberg who supported the city having more code enforcement when it comes to signage.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0020 the proposed amendments to section 34.04 Prohibited Signs and Section 34.13 Administrative Permit. Motion seconded by Commissioner Geiselhart. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0021 was opened at 7:03PM. As no one wished to appear, the public hearing was closed at 7:03PM.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0021 the code amendments related to regulations for cannabis in the I-2 and I-2A zoning districts. Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 16, 2025 city council meeting.

5. Adjournment

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

Adjournment time was 8:04PM.