



City of Blaine

Planning Commission

August 12, 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.** 2024-480 Approval of the July 8, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-392 Case File No. 25-0036 // Von Erickson // 1095 97th Lane NE
The applicant is requesting a conditional use permit amendment to allow three accessory structures on a lot, with a cumulative square footage of 1,176 square feet in a Residential Flex (RF) zoning district.
Sponsors: Alex Koberoski, Zoning Technician
- 4.2.** 2025-329 Case File No. 25-0027 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE
The applicant is requesting a conditional use permit for a credit union with a drive-thru and a zero lot line shared access in the Town Commercial (B-5) zoning district.
Sponsors: Sheila Sellman, Assistant Community Development Director
- 4.3.** 2025-387 Case File No. 25-0032 // Manning Transfer // 2775 and 2801 101st Avenue NE
The applicant is requesting the following:

1. Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) (2801 101st Avenue parcel).
2. Conditional use permit for the reconfiguration of the outside storage of trucks and trailers for the existing truck terminal, truck repair use, and two buildings on one parcel in the Heavy Industrial (I-2A) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.4.** 2025-389 Case File No. 25-0033 // Swervo Development Company // 4131 Pheasant Ridge Drive NE
The applicant is requesting a conditional use permit for the operation of a cannabis mezzobusiness in a Planned Business District (PBD) zoning district.
Sponsors: Shawn Kaye, Planner

- 4.5.** 2025-391 Case File No. 25-0035 // Scooters Coffee // 2180 105th Avenue NE #100
The applicant is proposing an amendment to Section 34.09 of the City of Blaine Zoning Ordinance to allow for off-site directional signage.
Sponsors: Alex Koberoski, Zoning Technician

- 4.6.** 2025-390 Case File No. 25-0034 // Blaine Town Center East LLC // 10549 Nassau Street NE
The applicant is requesting preliminary plat approval to create seven outlots to be known as Blaine Town Center East District.
Sponsors: Sheila Sellman, Assistant Community Development Director

5. New Business

- 5.1.** 2025-410 Case File No. 25-0040 // EB Blaine Development LLC // 105th Redevelopment Area
The applicant is requesting site plan approval for Scheels.
Sponsors: Sheila Sellman, Assistant Community Development Director

6. Adjournment



City of Blaine

Planning Commission

July 8, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 8, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart and Howard.

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

3. Approval of Minutes

3.1. 2024-479 Approval of the June 10, 2025 Planning Commission Minutes
Sponsors:

**Motion by Commissioner Olson to approve the minutes of June 10, 2025, as presented.
Motion seconded by Commissioner Gorzycki. The motion passed 5-0.**

4. Public Hearing

4.1. 2025-326 Case File No. 25-0023 // Alex Pepin // 1684 132nd Avenue NE
The applicant is requesting a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district.

The report to the planning commission was presented by Alex Koberoski, Zoning Technician.

The public hearing for Case File 25-0023 was opened at 7:08PM.

Michelle Kurak, 13196 Eldorado St NE, addressed the planning commission, noting the city failed to inform the public constituents in a timely manner regarding a major change concerning single family homes R-1 to R-2. She reported the proposed change would pack additional residential units into Blaine. She commented on how the ADU zoning law was changed in 2021 and was implemented in 2022. She indicated Blaine property owners were not informed of this drastic change. She questioned why Blaine residents were not informed in a timely manner, as now a major housing project would impact property values, safety concerns, watershed and population density. She stated Blaine was growing in population and the best way forward would be to reinstate the R-1 zoning district, with the language that was in place prior to 2021. She questioned why the city changed what has worked for decades. She discussed how ADU's or mother-in-law suites could be rented out to individuals or families that are not related to the property owner. She inquired if the city had changed the definition of an ADU since March 27, 2025.

Dave Heim, 1670 132nd Avenue NE, commented his main concern was that the R-1 lots in his neighborhood were not big enough to support two houses. He noted the signs he has placed in his yard were not done to be mean or vindictive, but rather pointed out the lot size does not lend itself to an ADU in the rear yard. He reported his development was designed for low density housing and the proposed ADU would negate this. He understood the applicant would like to house a displaced family member that has dementia. He stated an individual with dementia cannot be left alone and cannot have access to a stove as this would become a life safety issue. He noted a person with dementia needs to be in a memory care facility to ensure their safety. He believed if this ADU goes forward, a wooden privacy fence would have to be installed all the way around the entire back yard and up to the front of the garage. In addition, drain tile would have to be installed because the downspouts run into his yard, which was causing ponding in his rear yard. He questioned what would happen to the ADU when there was no longer a family member living in the unit.

John Connelly, 1614 132nd Lane NE, stated there was a pending litigation regarding the requested ADU. He understood Mr. Pepin was suing the city of Blaine for denying his ADU request. He questioned if a quarter acre R-1 lot was large enough for two homes. He feared a precedent would be set if this ADU were approved. He reported he has lived in his home for the past 40+ years and he did not support this request moving forward.

Pam Graves, 1729 132nd Avenue NE, explained she was sad this was happening in her neighborhood. She believed an ADU should be for a family member and not being used as a rental property.

Pat Heim, neighbor of the applicant, commented people may not realize that this approval would impact the entire city of Blaine. She questioned why the ADU ordinance did not come

before the residents for a vote. She explained her neighborhood had 90 signatures against the ADU. She requested the city use common sense when it comes to the ADU request. She indicated she did not believe a quarter acre lot was large enough for two homes. She expressed concern with the tree loss that would occur on Mr. Pepin's lot in order to accommodate the proposed ADU.

Darlene Brown, 1629 132nd Lane NE, stated this meeting was the only forum for the neighbors to voice their concern. She indicated Mr. Pepin has other options. She indicated Mr. Pepin could sell his home and move elsewhere where an ADU would be more suitable. She discussed how the entire neighborhood would have to suffer if this ADU were approved.

Dan Johnson, neighbor of the applicant, explained he purchased his home because it was a single-family dwelling and noted the ADU vastly change this. He stated the neighborhoods in Blaine would look very different if ADU's were now allowed in all rear yards.

Dan Carpenter, 13184 Eldorado Street NE, explained he agreed with Mr. Johnson and questioned how Blaine would look in five to ten years if the majority of R-1 lots had ADU's. He stated residential neighborhoods would change forever. He feared that developers would swoop in and buy up homes in order to add ADU's for investment purposes. He stated it was becoming harder and harder for young families to find single-family homes. He encouraged the city to rethink their position on ADU's.

Steve Guider, 13124 Eldorado Street NE, noted he has been a resident of Blaine since 1977. He indicated he missed the first planning commission meeting when this request was discussed. He stated he understood the applicant was requesting the ADU as a calling from God and that rent would be charged. He explained after the matter was reviewed by the city council, the scope of the ADU has shifted to a mother-in-law suite. He reported a church in Coon Rapids has offered up land and the building to this family to provide this unit. He stated he would like clarity on how the ADU would be used. He indicated he has had a family member suffer from dementia and noted an ADU was not safe because these individuals could not live alone. He stated it was also his understanding the Pepin family had enough living space within the home, which may be a better option for someone suffering from dementia. He asked that the applicant provide clarity on how the ADU will be used in the years to come and could the ADU be used as a rental.

The public hearing was closed at 7:25PM.

Alex Pepin, 1684 132nd Avenue NE, explained this application was a result of the first application being denied. He reported the hang-up seemed to be on the intent because ADU's were to be for family only. He indicated he was now requesting an ADU for family. He stated he filed suit against the city yesterday appealing the previous application where he would be allowed to rent to families that were facing hardship, which was separate from this application. He commented he did not want to have a family member in an unsafe situation, but rather he was trying to care for people in need. He did not believe the concern regarding developers would come to fruition because the property owner had to occupy one of the structures.

Chair Goracke asked if the applicant would be willing to install drain tile.

Mr. Pepin explained he was an environmental engineer with a masters in civil engineering. He commented he did not want water ponding on his property or the neighbors, and noted he could change the location of the downspout. He was of the opinion drain tile was not needed when the water could be redirected. He thanked staff for all of their assistance with this request over the past several months.

Chair Goracke questioned what type of zoning change occurred in 2021.

Assistant Community Development Director Sellman explained a rezoning did not occur in 2021, rather an ordinance amendment was approved to allow for ADU's in specific zoning districts. She reported ordinance amendments hold public hearings and the public hearings are advertised in the paper and online. She stated the ordinance amendment requires two hearings at the city council level prior to receiving approval.

Commissioner Swanson inquired if an ADU has been considered in Blaine on this size of property.

Assistant Community Development Director Sellman reported this was the first application for an ADU.

Commissioner Swanson asked if staff had seen the signatures against this request that were discussed by the neighbors.

Assistant Community Development Director Sellman stated she saw a petition with X's on it, but she did not see anything with signatures on it.

Commissioner Olson questioned if a 600 square foot detached garage would be allowed on this lot.

Assistant Community Development Director Sellman reported the applicant would be allowed to have up to 1200 square feet of total attached and detached garage space.

Chair Goracke inquired how the city would go about enforcing or ensuring only family occupied the ADU.

Zoning Technician Koberoski reported Condition 3 addressed this concern and if a complaint was received by the city, documentation will need to be provided for who was living in the ADU.

Commissioner Halpern asked if the applicant had considered building off the back of the home, versus requesting an ADU.

Mr. Pepin stated this was something that was explored with staff. He reported there would be considerable additional costs because he would have to alter his roof line and his deck would have to be removed. He indicated this would not be a financially feasible option for him.

Commissioner Halpern commented the concept of the ADU in higher density developments

has created challenges and this was a valid concern. He explained the comments made about what this could lead to were valid as well and he appreciated the fact the council put a moratorium in place to further study this topic.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0023 based on the following conditions:

Case 25-0023:

- 1. Occupancy of the ADU is limited to up to two adult individuals and the parents and children of each, with no more than one person per 150 square feet.**
- 2. The ADU shall only be used for family members. The ADU shall not be used as a rental dwelling as defined in Blaine City Code, Section 18-501: *Rental dwelling* means any structure or portion thereof which is designated or used for residential occupancy by one or more persons who are not the owner or a member of the owner's family.**
- 3. Upon request, and no more than once every six months, documentation will be provided as to who is currently living in the ADU, and their relation to the applicant.**
- 4. No home occupations involving outside customers coming to the property shall occur in the ADU.**
- 5. The principal structure and ADU must remain on the same parcel and shall not be divided through any means, including, but not limited to, filing of a plat, a waiver of platting, or a Common Interest Community (CIC).**
- 6. An escrow of \$1,200 for tree replacement or a \$1,200 payment into the City's reforestation fund is due at time of building permit application.**
- 7. The additional parking space shown on the site plan must be constructed before a Certificate of Occupancy (C/O) is issued to the ADU.**
- 8. A Certificate of Survey shall be provided with the building permit application. This Certificate of Survey will show the proposed grading around the ADU and will be required to maintain the overall existing drainage patterns.**
- 9. An as-built survey is required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
- 10. A sidewalk/hard surface is required for ingress/egress from the proposed new car parking pad to the front door of the ADU.**
- 11. The proposed ADU is required to obtain utility connections from the primary structure. Utility drawings showing the location of the proposed connections will need to be provided with the building permit application.**
- 12. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
- 13. A 6-foot privacy fence shall be constructed along the entirety of the rear yard, and no windows are permitted on the west side of the ADU. These requirements will need to be met prior to issuance of the C/O.**

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

Chair Goracke noted this would be on the agenda of the August 4, 2025 city council meeting.

- 4.2.** 2025-330 Case File No. 25-0028 // SNAP't Cat Rescue // 11708 Jefferson Street NE
The applicant is requesting a conditional use permit for a domestic animal indoor kennel (cat adoption center) in the Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0028 was opened at 7:39PM. As no one wished to appear, the public hearing was closed at 7:39PM.

Chair Goracke stated he was very inspired by this concept and commended this organization for pursuing a location in Blaine.

Commissioner Halpern requested further information on how the facility would be staffed 24/7.

Sonja Larson, the applicant, explained she would like to live, work and grow SNAP't Cat Rescue in Blaine. She reported her business was foster-based with adoptions occurring at Pet Smart and other local events. She indicated the facility would be used as a home base for volunteers in need of foster supplies.

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0028 based on the following conditions:

Case 25-0028:

- 1. All cats remain inside at all times.**
- 2. A Certificate of Occupancy is required prior to occupying the space.**
- 3. The interior tenant finish work to be completed with a building permit meeting all Building and Fire Code requirements.**

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

Chair Goracke noted this would be on the agenda of the August 4, 2025 city council meeting.

- 4.3.** 2025-327 Case File No.25-0029 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE.
The applicant is requesting preliminary plat approval to create four lots and two outlots to be known as Lexington Crossing Second Addition.
Sponsors: Sheila Sellman, Assistant Community Development Director

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 25-0029 was opened at 7:46PM. As no one wished to appear, the public hearing was closed at 7:46PM.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0029 based on the following conditions:

Case 25-0029:

- 1. Park dedication is required for the development of 4 new lots, based on a rate of \$7,825 per acre. This results in a total park dedication fee of \$31,300, if paid in 2025. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.**
- 2. One hundred and twelve (112) replacement trees for the lots that were preliminary platted (14 disturbed acres) is required. Further determination of replacement for this subdivision will be reviewed with final plat, breaking down what is required for the development and for the City.**
- 3. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is \$8,760 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 13 acres of upland for a total sewer area charge of \$113,880.**
- 4. The developer is responsible for submitting a traffic study and constructing all mitigation measures outlined in the study.**
- 5. The developer will be responsible for the deferred assessment for outlot B of this parcel. The 2025 amount is \$46,438.14.**
- 6. All development signage by separate review.**
- 7. Final plat is required within one year of approval.**
- 8. Execution and recording of a development agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
- 9. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.**

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

Chair Goracke noted this would be on the agenda of the August 4, 2025 city council meeting.

- 4.4.** 2025-328 Case File No. 25-0026 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE
The applicant is requesting a conditional use permit for a coffee shop with a drive-thru and a zero lot line and shared access in the Town Commercial (B-5) zoning district.
Sponsors: Sheila Sellman, Assistant Community Development Director

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 25-0026 was opened at 7:49PM. As no one wished to appear, the public hearing was closed at 7:49PM.

Commissioner Gorzycki asked what the other tenants would be for this multi-tenant building.

Assistant Community Development Director Sellman reported the site plan proposed a clinic, salon, small restaurant and Jerry's Food on a parcel to the north.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0026 based on the following conditions:

Case 25-0026:

- 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 signage requires a separate permit meeting the requirements of the zoning ordinance.**
- 3. A copy of the shared access/parking agreement with the adjacent site must be submitted to the Planning Department prior to any work being allowed on site.**
- 4. Rear elevation be modified to include a third approved material.**

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

Chair Goracke noted this would be on the agenda of the August 4, 2025 city council meeting.

5. Adjournment

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

Adjournment time was 7:51PM.



City of Blaine Staff Report

File Number: 2025-392

Agenda Date	Status
August 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.1

Case File No. 25-0036 // Von Erickson // 1095 97th Lane NE

The applicant is requesting a conditional use permit amendment to allow three accessory structures on a lot, with a cumulative square footage of 1,176 square feet in a Residential Flex (RF) zoning district.

Background

Zoning	Residential Flex (RF)
Land Use	Low Density Residential (LDR)
Area	0.23 Acres
Applicable Regulations	Sections 27.04 and 29.111
Attachments	Zoning and Location Map Narrative Survey Site Plan Building Plans Public Comments
Schedule	Planning Commission: 08/12/25 City Council: 09/03/25

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

Executive Summary

Zoning

The property is zoned Residential Flex (RF), and is currently governed by an existing Conditional Use Permit (CUP). Based on historical permits and following other Development Flex (DF) and RF zoning district CUP standards, accessory structures 120 square feet are allowed within this zoning district. Anything more than one (1) allowed 120 square foot accessory structure requires a CUP amendment.

The property itself is slightly smaller than 10,000 square feet, which is the minimum lot size required in

the R-1 zoning district. Given the smaller size of the lots in this development, the cumulative accessory structure square footage for R-1 (1,200 square feet) is the maximum that can be approved with a CUP in this zoning district.

Surrounding Zoning and Uses

The property is surrounded by RF zoned properties.

Existing Conditions

The property consists of a single-family home constructed in 1991, with a 768-square-foot attached garage and a 120 square-foot shed in the rear yard. The permit for the shed was approved in 1996.

History

There are no previous CUP approvals for this property.

Evaluation of Request

Site Plan

The applicant is proposing a 288-square-foot (12' x 24') accessory structure to be used for a home occupation. The home occupation will need to follow all requirements as outlined in Section 33.10 Home Occupations.

Second floors are counted towards total square footage if the average person can walk around comfortably, and if the second floor is proposed to be used for activities other than general storage. The second floor of the structure will be used for storage, and is less than 6-feet in height. The square footage of the second floor will not count towards the total square footage of the structure.

Setbacks

The structure will meet a 7-foot setback from the north side yard property line (where a minimum of 5-feet is required), and a 21-foot setback from the rear property line.

Architecture

The structure is proposed to have a gambrel-style roof, with vinyl siding and aluminum wrap to match the style and color of the house.

Engineering Analysis

Grading/Storm Drainage

Minor grading will occur for the construction of the proposed accessory structure. Existing drainage patterns will be required to be maintained.

Utilities

The proposed accessory structure will not have internal utilities. No new connections will be permitted.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

Existing access points to the property will be utilized. No new access point will be granted. No additional

street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The use will not create an excessive burden on parks, schools, streets, or other public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - o The Residential Flex (RF) zoning district is intended to allow for greater flexibility in uses and building styles. The proposed shed will be constructed similarly to the existing home and meet all required setbacks. The use will be compatible with adjoining properties and the intended character of the zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The proposed shed will be constructed in a way that is architecturally compatible and similar in color to the home. Other properties in this development have had similar requests for additional accessory structure space. The proposed shed will not have an adverse affect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o The shed will meet all required setbacks and be constructed similarly to the existing house. The proposed use is therefore consistent with the purposes of the zoning code and the zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The proposed shed is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - o 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 structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Recommendation

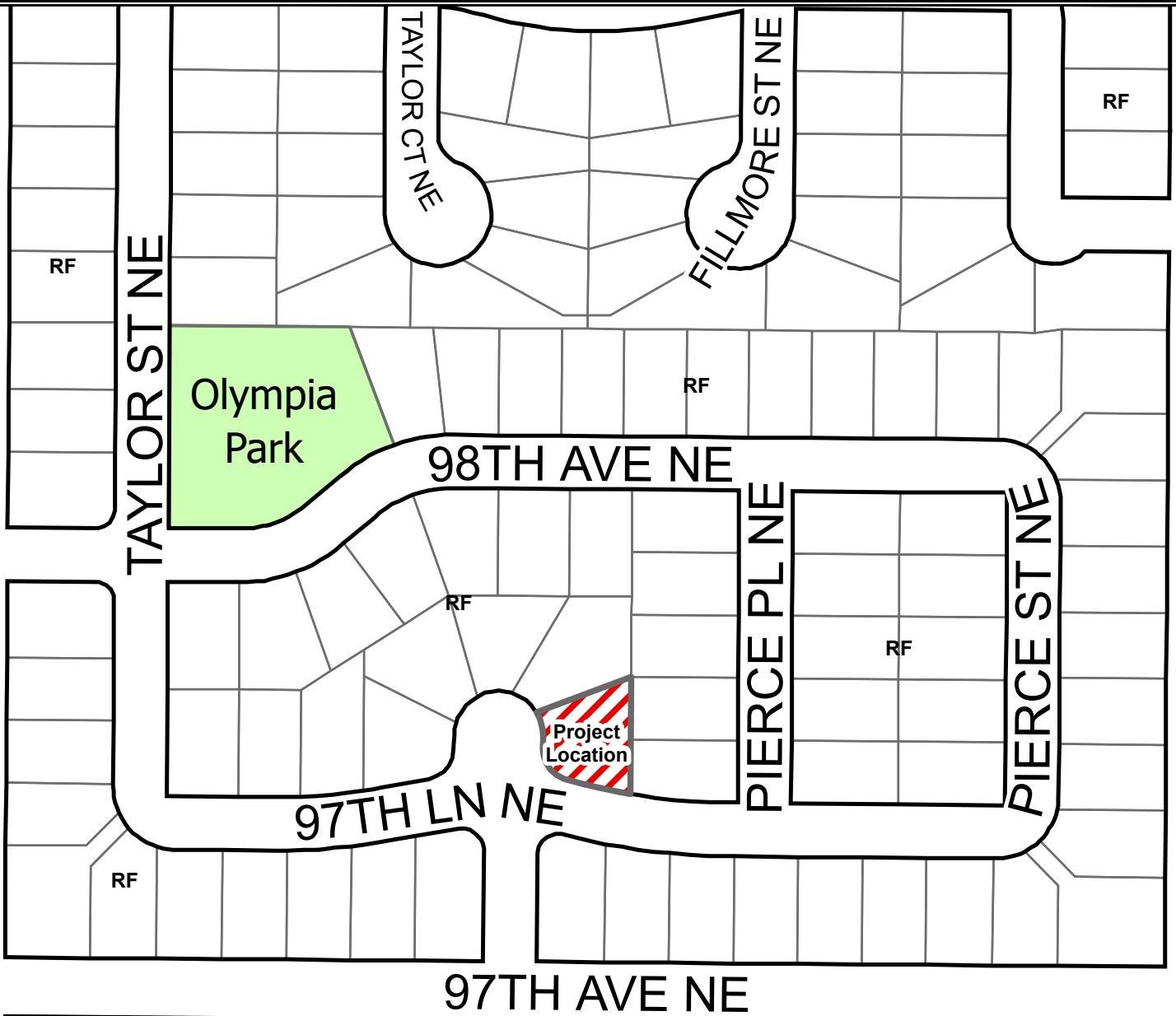
In Planning Case File No. 25-0036, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment for three accessory structures on a lot, with a cumulative square footage of 1,176 square feet in a Residential Flex (RF) zoning district with the following conditions:

1. The proposed structure shall be no more than 288 square feet, and constructed according to the submitted building and site plans included in this CUP application.
2. The proposed structure shall follow all home occupation standards as outlined in Section 33.10 Home Occupations
3. The proposed structure shall be architecturally compatible and similar in color to the existing home.
4. The height of the proposed structure shall not exceed the height of the existing home.
5. Garages located in the rear yard must have capability of driveway access. The minimum width of access drive shall be no less than eight (8) feet with a 3 foot setback for a total width of 11 feet. Access can include the ability to drive through existing garage into the rear yard upon providing evidence that an eight-foot minimum width garage door has been installed along the rear of the garage and that access to rear door is not restricted by non-vehicular storage. If grass is unable to be maintained in the access drive, a driveway meeting the standards of 29.035(s) shall be installed to access the garage. Garages or accessory buildings not having driveway access capability shall be limited in door size to no more than six (6) feet in width to preclude storage of vehicles normally requiring driveway access.

Attachment List

1. Attachments
2. Public Comments

POLK ST NE



R-4

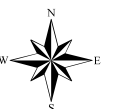
City of Blaine



BlaineMN.gov

Case File No. 25-0036 Von Erickson

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



The client recently had a father pass away and way left many items he does not with to part with. He is retired but in need of more income do to a cancer diagnosis and plans to start a in home business for another income. He will be producing heat transfer tshirts and hats.

CERTIFICATE OF SURVEY

For: Preferred Builders

**FOR BUILDING
PERMIT ONLY**

RECEIVED

DEC 3 1991
CITY OF BLAINE
Building Dept.

FILLMORE ST. N.E.

Proposed elevations:

Top of Block = 907.0
Garage Floor = 906.6
Lowest Floor = 903.8 (Sec.)

o Denotes 11 foot offset.

— Denotes direction of drainage.

⊙ Denotes proposed elevations.

+ 903.0 Denotes existing elevation

Bench Mark: Top of hydrant @ 98th & Polk
Elev. = 909.26

LOT 13, BLOCK 3, OLYMPIA PLACE 2ND ADDITION, ANOKA COUNTY, MINNESOTA

Diagonals: 78 & 48.33 = 91.8

SCALE: 1 inch = 30 Feet

o Denotes Iron

Bearings shown are assumed.

Job No. 9102.45

Bk. Pg.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

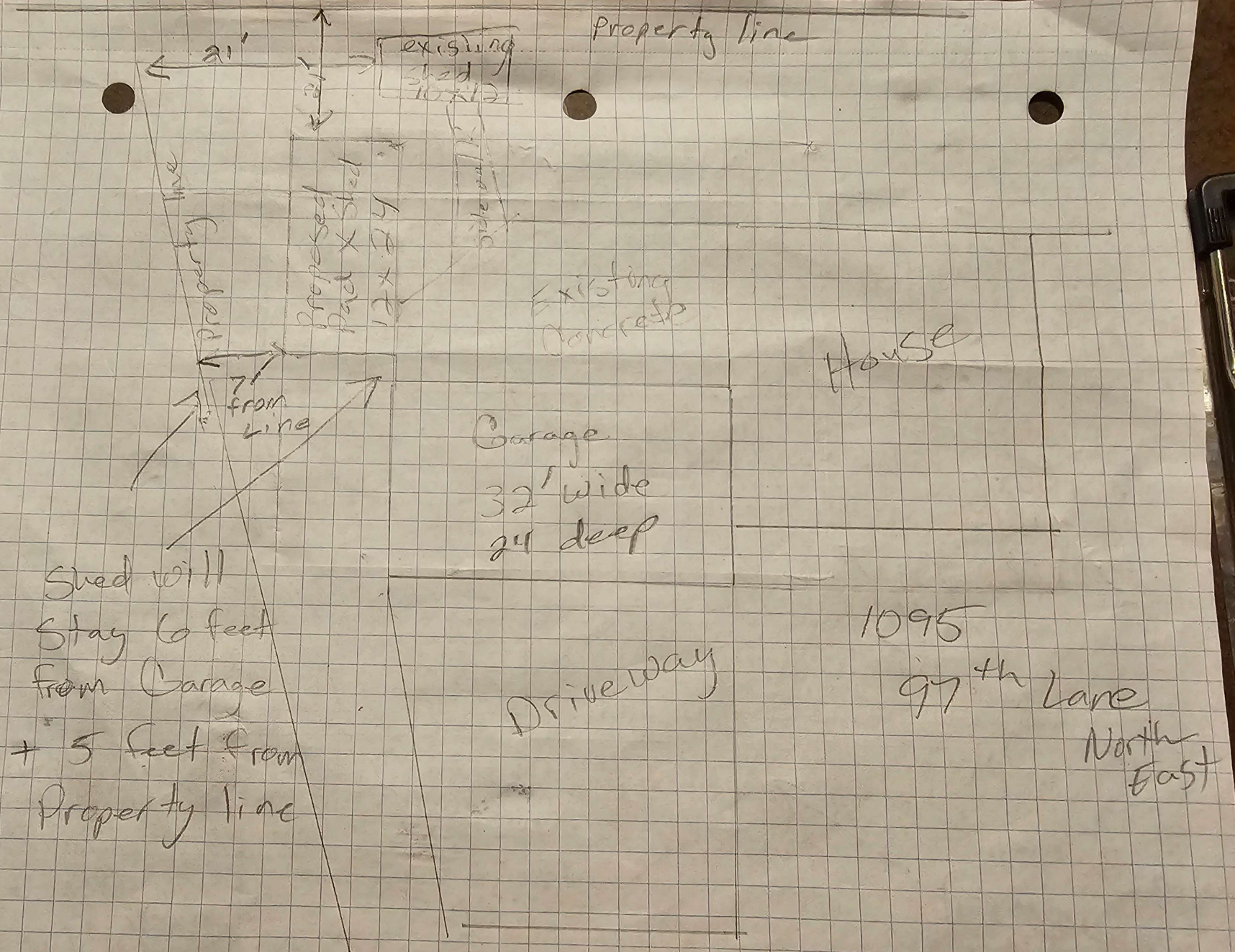
E.G. RUD & SONS, INC.

Dated this 26th day of Nov. 1991

Add exist. elev. & revise grade 12/2/91

by *E.G. Rud*
Minn. Reg. No. 9092

E.G. RUD & SONS, INC.
LAND SURVEYORS
2180 Lexington Avenue N.
Circle Pines, Minnesota 55014
Telephone: 725-5556



From: [Scott Lipa](#)
To: [Planning](#)
Subject: 25-0036 Von Erickson Petition comments
Date: Monday, August 11, 2025 9:30:06 AM

Good morning and thank you for notifying the neighbors of this matter.

While I am sorry to hear of the recent passing in the family and understand the current plan to start producing t-shirts and hats (I question if this would ever happen and if so for how long) I personally do not believe the proposed "shed" should be allowed. This is being labeled as a shed but in reality it will be a fourth garage for this modest size residential property. In my opinion sheds are around 8' x 10' and a height of 7-8 feet tall. Which one of approximate size is already on the property. What he wants to be allowed to build is a garage but is labeled as a shed at a size of 12' x 24' and has a height of 17'. This property already has an attached 3 stall garage and a shed, I personally believe that is enough. If additional storage is needed one should look at renting space at a local storage facility.

I have been a resident in this neighborhood for 21 years just like all neighborhoods and parts of the city things change but our neighborhood has changed for the worse over the years with MANY rental properties not being taken care of, full time VRBOs that bring additional traffic and additional foot traffic believed to be from the apartments north of 99th Ave. NE Lets preserve and take care of what we have.

Scott Lipa
1064 98th Ave NE
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City of Blaine Staff Report

File Number: 2025-329

Agenda Date	Status
August 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, Assistant Community Development Director

Agenda Item # 4.2

Case File No. 25-0027 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE

The applicant is requesting a conditional use permit for a credit union with a drive-thru and a zero lot line shared access in the Town Commercial (B-5) zoning district.

Background

Zoning	Town Commercial (B-5)
Land Use	Planned Commercial (PC)
Area	0.97 Acres
Applicable Regulations	Sections 27.04 and 30.83
Attachments	Zoning and Location Map Site Plan Elevations Landscape Plan
Schedule	Planning Commission: 08/12/25 City Council: 09/03/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director, and Teresa Barnes, Project Engineer

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) for a credit union with a drive-thru.

Evaluation of Request

Planning Analysis

Zoning

The subject property is zoned Town Commercial (B-5).

Surrounding Zoning and Uses

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

Existing Conditions

The site is currently two vacant lots with some trees and wetlands present. The site is part of a preliminary plat and will be platted into a 2.6 acre lot proposed as Lot 1, Block 3 Lexington Crossings.

History

A preliminary plat was approved in July 2025; The credit union will be on Lot 2, Block 3 Lexington Crossing 2nd Addition.

Site Plan

The proposed building is a Wings Credit Union. Access will be shared with the lot to the east with a zero lot line. In the B-5 district, a CUP is required for a bank, shared access and zero lot line.

Setbacks

Building setbacks are met.

Front yard: 50 feet

Side yard: 15 feet

Rear yard: 20 feet

Parking setbacks are met

Front yard: 30 feet

Side yard: 15 feet - zero lot line on east side

Rear yard: 20

Parking

A bank requires one parking space per 400 square feet of floor area. The proposed building is 3,250 square feet requiring 8 stalls, 19 are provided. Banks with one drive-thru lane shall provide stacking for at least six vehicles and if there are two drive-thru lanes, there shall be stacking of 4 cars per lane. The proposal meets this requirement.

Architecture

In the B-5 district, at least 50% of all exterior wall finishes on any building shall be comprised of a combination of at least three building materials with all materials present on each elevation. All buildings to incorporate a four-sided design. The proposed building meets this requirement.

Landscaping

The proposed landscape plan meets the minimum requirements.

Engineering Analysis

Grading/Storm Drainage

Construction drawings have yet to be submitted, therefore, review of the proposed grading and storm water drainage for this site has not been completed.

The lot is part of a larger commercial subdivision that has submitted drawings and calculations to the watershed and is within that review process.

City review will occur once associated construction drawings for the commercial subdivision and individual lot are provided.

Utilities

Construction drawings have yet to be submitted, therefore, review of the proposed utilities for this site has not been completed.

The lot is part of a larger commercial subdivision that has submitted drawings and calculations to the watershed and is within that review process.

City review will occur once associated construction drawings for the commercial subdivision and individual lot are provided.

Wetlands/Watershed/FEMA

A wetland delineation was recently completed for this area. There are no delineated wetlands on this particular lot.

A Rice Creek Watershed District permit will be required with development.

Access/Street Design/Sidewalks/Trails

The proposed development will gain access to the lot from a proposed road that will be constructed with the associated commercial subdivision. No additional street design, sidewalk or trail will be required.

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.

- The CUP is for a bank with a drive-thru and a zero lot line with shared access. These uses do not create an excessive burden on parks, schools, streets or other public facilities.
- 2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The purpose of this district is to allow limited commercial uses that are appropriate for highly visible properties serving local or regional trade areas with elevated architectural and site design. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The proposed use is located adjacent to Lexington Avenue and meets the intended character of the zoning district and is compatible with the adjoining properties.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The bank is proposed to be next to a new multi-tenant retail space. The water treatment facility is to the south, Lexington Avenue to the east, and to the north is vacant land planned for a future grocery store. The appearance will not have an adverse effect on adjacent properties.
- 4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
- 5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The purpose of this district is to allow limited commercial uses that are appropriate for highly visible properties serving a local or regional trade areas with elevated architectural and site design. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The proposed use meets the intended character of the zoning district and is compatible with the adjoining properties.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The site is guided Planned Commercial (PC). Planned commercial is intended to accommodate commercial, retail and office uses in a planned, cohesive style of development. Planned commercial areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale planned design and concept. The proposed uses are part of a planned cohesive development and are not in conflict with the Comprehensive Plan.
- 7. The use will not cause traffic hazards or congestion.
 - It has not yet been determined if the development will create any congestion or traffic hazards. The developer needs to submit a traffic study for the entire development and all mitigation measures will need to be constructed to ensure there are no traffic hazards or congestion attributed to the development.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

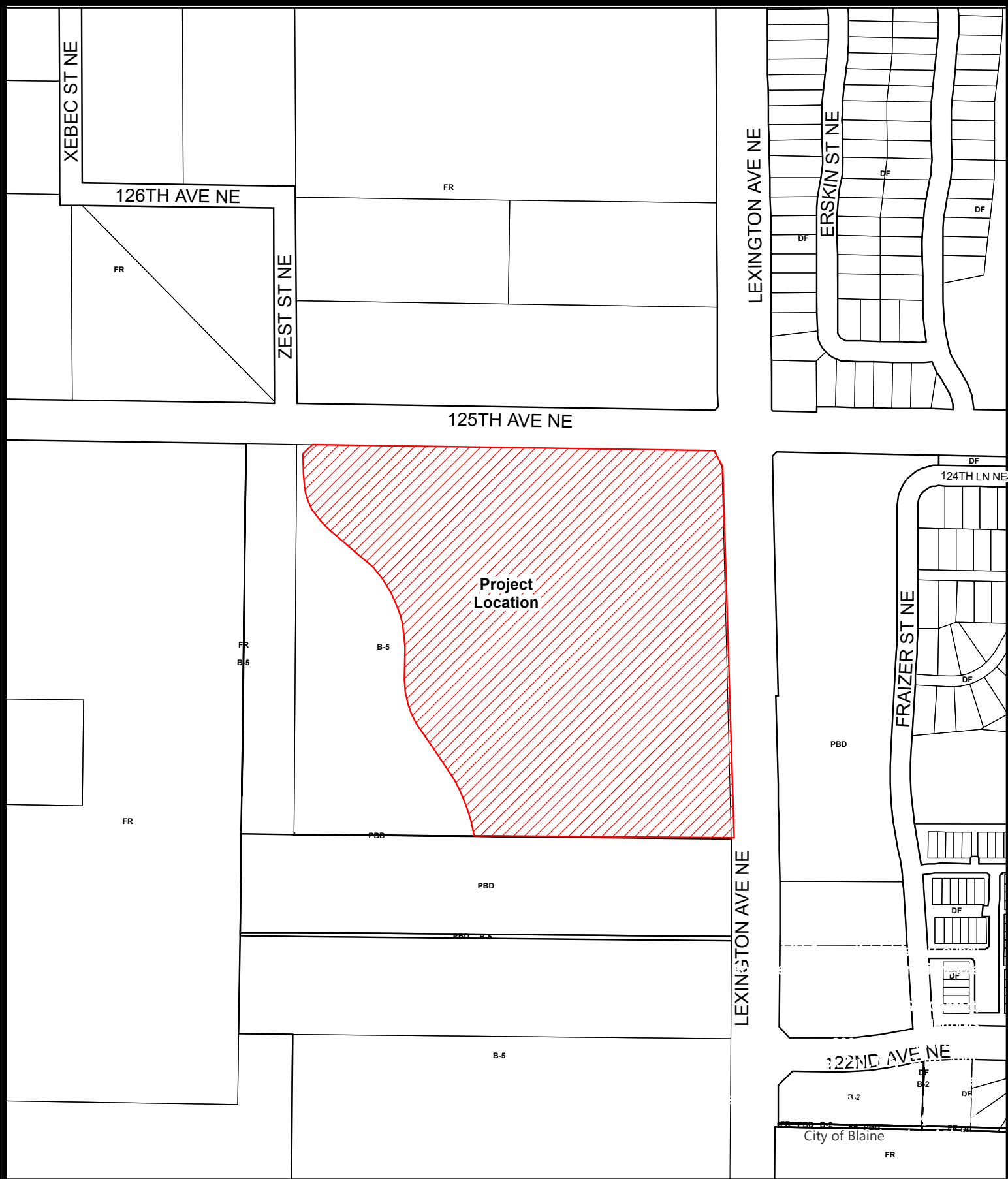
Recommendation

In Planning Case File No. 25-0026, it is recommended that the Planning Commission recommend approval of a conditional use permit for a credit union with a drive-thru and a zero lot line with shared access in the Town Commercial (B-5) zoning district with the following conditions:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. All signage requires a separate permit meeting the requirements of the zoning ordinance.
3. Trash enclosure shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.
4. A copy of the shared access/parking agreement with the adjacent site must be submitted to the Planning Department prior to any work being allowed on site.
5. Developer to submit a comprehensive traffic study of the entire Lexington Crossings development.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 25-0027 HJ Development LLP



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

Zone: B-5 Town Commercial
Land Use: PC - Planned Commercial
Watershed District: Rice Creek

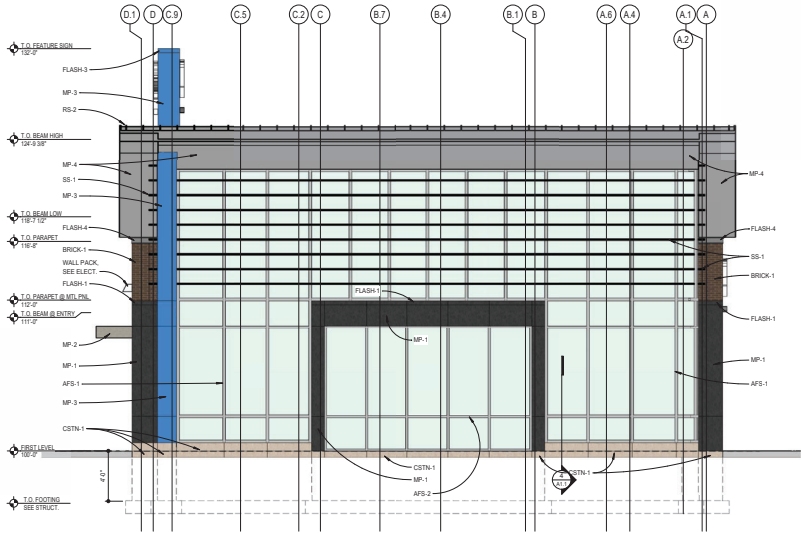
Parking Requirements: Banks: At least one (1) parking space for each four hundred (400) square feet of floor area
Building Area: 3,250 SF
Required Number of Parking Spaces: 9 Required, 19 Provided

Landscaping: Minimum area of permeable surface shall be 30% of the total project area.
Total Site Area: 42,788 SF
Total Permeable surface area: 23,171 SF (54%)

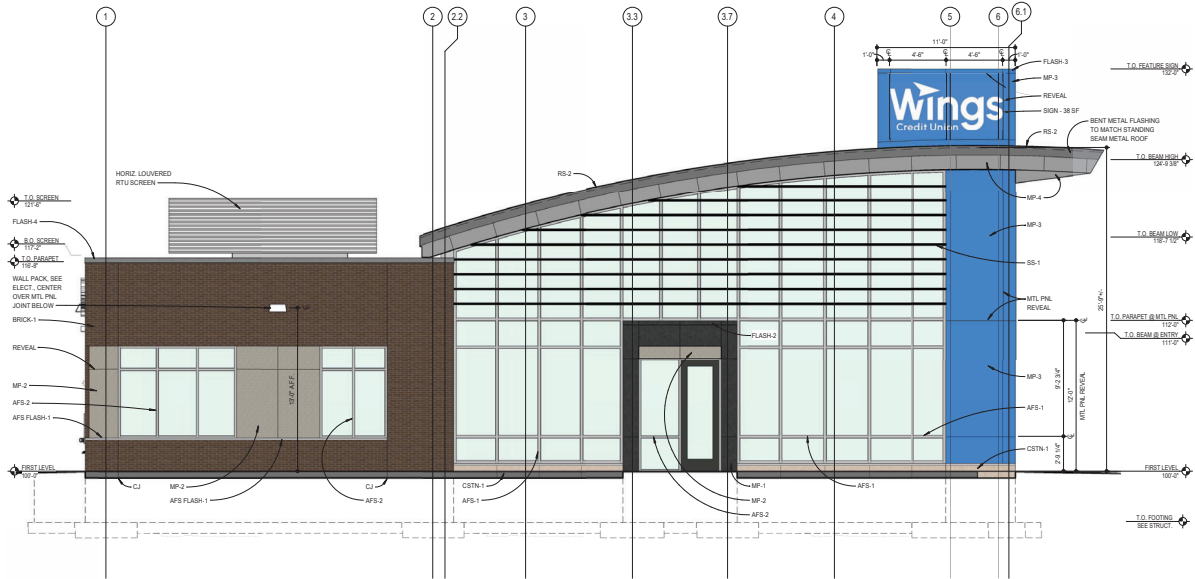


EXTERIOR MATERIAL FINISH SCHEDULE					
MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
CSTN-1	STONE VENEER BASE	AMERICAN ARTSTONE	SMOOTH	103-03 MAE	GRADE BILLS, MONUMENT SIGN CAP STONE
MP-1	METAL PANEL	ALUCOBOND	FEVE	BRUSHED CARBON	NORTH, EAST, AND SOUTH BOXES
MP-2	METAL PANEL	ALUCOBOND	FEVE	NATURAL BRUSHED STAINLESS	VESTIBULE CANOPY AND CEILING
MP-3	METAL PANEL	ALUCOBOND	PVD	WINGS FINANCIAL CUSTOM COLOR - PMS 285	SOUTHEAST SIGNAGE FIN
MP-4	METAL PANEL	ALUCOBOND	PVD	NATURAL ZINC	ROOF FASCIA AND SOFFIT, DRIVE-THRU
FLASH-1	CAP FLASHING	ALUCOBOND	PVD	BRUSHED CARBON	PARAPET CAP AT MP-1
FLASH-2	CAP FLASHING	ALUCOBOND	FEVE	NATURAL BRUSHED STAINLESS	PARAPET CAP AT MP-2
FLASH-3	CAP FLASHING	ALUCOBOND	PVD	WINGS FINANCIAL CUSTOM COLOR - PMS 285	PARAPET CAP AT MP-3
FLASH-4	CAP FLASHING	PACCLAD	KYNAR 600	WEATHERED ZINC	PARAPET CAP AT BRICK-1, RTU SCREEN
AFS-FLASH-1	WINDOW SILL FLASHING	PACCLAD	KYNAR 600	SILVERSMITH	CURTAIN WALL AND STOREFRONT BILLS
AFS-1	ALUMINUM WINDOW FRAMES	KAWNEER	XXXX	CLEAR ANODIZED ALUMINUM	3'-11 1/2" x 7'-10 1/2" CURTAIN WALL
AFS-2	ALUMINUM WINDOW FRAMES	KAWNEER	XXXX	CLEAR ANODIZED ALUMINUM	2' x 4'-10 1/2" STOREFRONT
BRICK-1	FACE BRICK	SOLEX CITY BRICK	XXXX	OXFORD GRAY VELOUR	NORTH, WEST, AND SOUTH OFFICE, MONUMENT SIGN BASE
RS-2	STANDING SEAM METAL ROOF	PACCLAD	KYNAR 600	WEATHERED ZINC	EAST BUILDING ROOF, DRIVE-THRU ROOF
SS-1	SUN SCREEN	INDUSTRIAL LOUVERS	KYNAR 600	MATCH CLEAR ANODIZED	CURTAIN WALL SCREEN

NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS.



NORTH BUILDING ELEVATION
1/4" = 1'-0"



EAST BUILDING ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE					
MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
CSTN-1	STONE VENEER BASE	AMERICAN ARTSTONE	SMOOTH	103-03 MAE	GRADE BILLS, MONUMENT SIGN CAP STONE
MP-1	METAL PANEL	ALUCOBOND	FEVE	BRUSHED CARBON	NORTH, EAST, AND SOUTH BOXES
MP-2	METAL PANEL	ALUCOBOND	FEVE	NATURAL BRUSHED STAINLESS	VESTIBULE CANOPY AND CEILING
MP-3	METAL PANEL	ALUCOBOND	PVD/F	WINGS FINANCIAL CUSTOM COLOR - PMS 285	SOUTHEAST SIGNAGE FIN
MP-4	METAL PANEL	ALUCOBOND	PVD/F	NATURAL ZINC	ROOF FASCIA AND SOFFIT, DRIVE-THRU
FLASH-1	CAP FLASHING	ALUCOBOND	PVD/F	BRUSHED CARBON	PARAPET CAP AT MP-1
FLASH-2	CAP FLASHING	ALUCOBOND	FEVE	NATURAL BRUSHED STAINLESS	PARAPET CAP AT MP-2
FLASH-3	CAP FLASHING	ALUCOBOND	PVD/F	WINGS FINANCIAL CUSTOM COLOR - PMS 285	PARAPET CAP AT MP-3
FLASH-4	CAP FLASHING	PACCLAD	KYNAR 600	WEATHERED ZINC	PARAPET CAP AT BRICK-1, RTU SCREEN
AFS-FLASH-1	WINDOW BILL FLASHING	PACCLAD	KYNAR 600	SILVERSMITH	CURTAIN WALL AND STOREFRONT BILLS
AFS-1	ALUMINUM WINDOW FRAMES	KAWNEER	XXXX	CLEAR ANODIZED ALUMINUM	3'-11/2" x 7'-10" CURTAIN WALL
AFS-2	ALUMINUM WINDOW FRAMES	KAWNEER	XXXX	CLEAR ANODIZED ALUMINUM	2' x 4'-10" STOREFRONT
BRICK-1	FACE BRICK	SOLEX CITY BRICK	XXXX	OXFORD GREY VELOUR	NORTH, WEST, AND SOUTH OFFICE, MONUMENT SIGN BASE
RS-2	STANDING SEAM METAL ROOF	PACCLAD	KYNAR 600	WEATHERED ZINC	EAST BUILDING ROOF, DRIVE-THRU ROOF
SS-1	SUN SCREEN	INDUSTRIAL LOUVERS	KYNAR 600	MATCH CLEAR ANODIZED	CURTAIN WALL SCREEN

NOTE:
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS.



OXFORD GREY VELOUR
BRICK-1



WEATHERED ZINC
FLASH-4
RS-2



CLEAR ANODIZED ALUMINUM
AFS-1
AFS-2



SILVERSMITH
AFS FLASH-1



BRUSHED CARBON
MP-1, FLASH-1



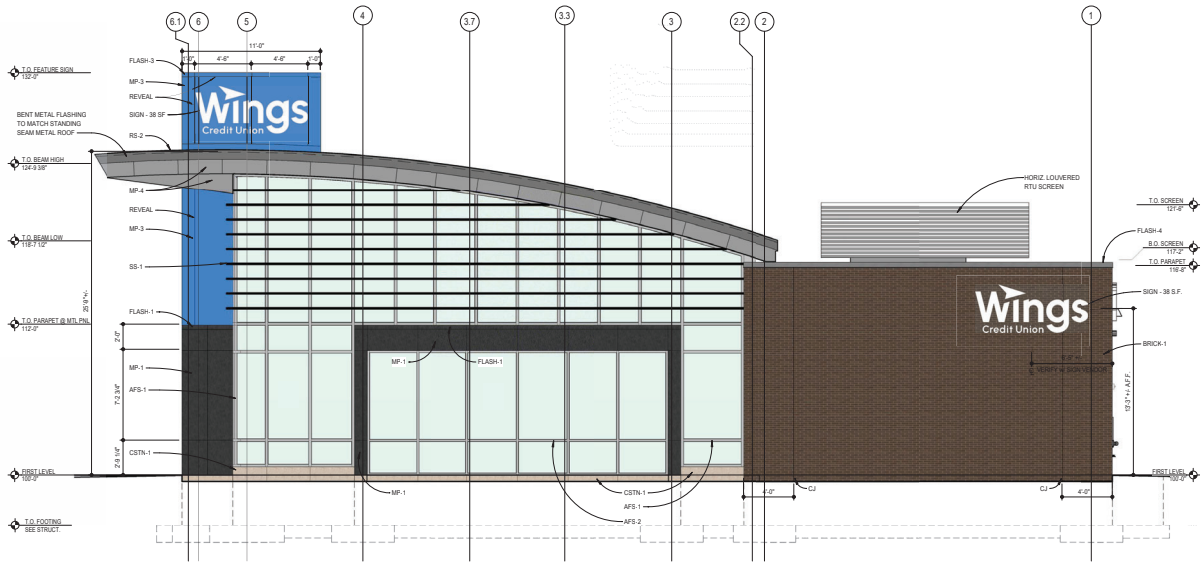
WINGS CUSTOM COLOR - PMS 285
MP-3, FLASH-3



ARCHITECTURAL PRECAST
CSTN-1



SOUTH BUILDING ELEVATION
1/4" = 1'-0"



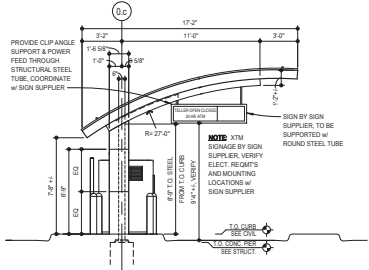
WEST BUILDING ELEVATION
1/4" = 1'-0"



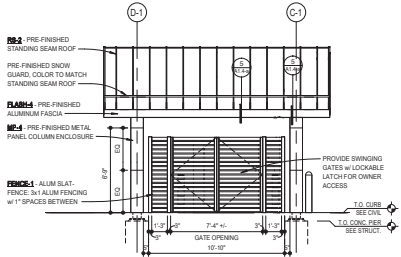
EXTERIOR MATERIAL FINISH SCHEDULE					
MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	LOCATION
MP-4	METAL PANEL	ALUCOBOND	PVEF	NATURAL ZINC	DRIVE-THRU COLUMNS & SOFFIT
FLASH-4	FLASHING AT METAL ROOF	PACCLAD	KYNAR 500	WEATHERED ZINC	DRIVE-THRU ROOF & FASCIA
RS-2	STANDING SEAM METAL ROOF	PACCLAD	KYNAR 500	WEATHERED ZINC	DRIVE-THRU ROOF
FENCE-1	ALUMINUM SLAT FENCE	STRATCO	POWDER COAT	RAL 7012	DRIVE-THRU XTM ENCLOSURE



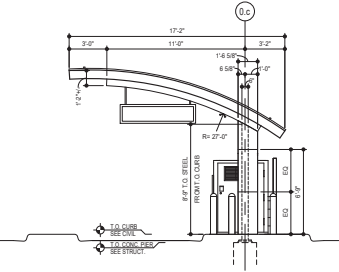
DRIVE-THRU - RENDERING



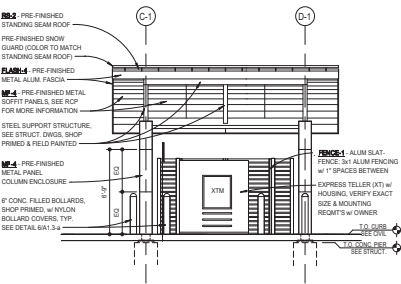
DRIVE-THRU - EAST ELEVATION
1/4" = 1'-0"



DRIVE-THRU - SOUTH ELEVATION 02
1/4" = 1'-0"



DRIVE-THRU - WEST ELEVATION
1/4" = 1'-0"



DRIVE-THRU - NORTH ELEVATION
1/4" = 1'-0"



City of Blaine Staff Report

File Number: 2025-387

Agenda Date	Status
August 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.3

Case File No. 25-0032 // Manning Transfer // 2775 and 2801 101st Avenue NE

The applicant is requesting the following:

1. Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) (2801 101st Avenue parcel).
2. Conditional use permit for the reconfiguration of the outside storage of trucks and trailers for the existing truck terminal, truck repair use, and two buildings on one parcel in the Heavy Industrial (I-2A) zoning district.

Background

Zoning	Heavy Industrial (I-2) and Heavy Industrial (I-2A)
Land Use	Heavy Industrial (HI)
Area	Approximately 6.3 acres
Applicable Regulations	Sections 27.04 and 31.34 (g) (i)
Attachments	Zoning and Location Map Site Plan Grading Plan Narrative Resolution 89-90 (CUP) Resolution 95-104 (CUP) Resolution 95-238 (Variance) Resolution 03-162 (CUP) Resolution 08-105 (CUP) Public Comments
Schedule	Planning Commission: 08/12/25 City Council: 09/03/25 and 09/15/25

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

Planning Analysis

Current Zoning

The subject property is zoned Heavy Industrial (I-2). The purpose of this district is to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses and storage. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Proposed Zoning

The subject property is proposed to be zoned Heavy Industrial (I-2A). The purpose of this district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Land Use Designation

The land use is HI (Heavy Industrial), a small to large-scale industry with a need for outdoor uses and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.); accessible to major highways; and have full municipal services. The truck terminal use with the outside storage of trucks meets these requirements.

Existing Conditions

The parcel has two existing buildings, hard surfaced and class V truck parking in the rear, and wetlands on the north side of the site.

History

1989 - Approval to operate a truck terminal and truck repair and to allow a 10-foot-high screen fence.
1995 - Approval to allow the expansion of a truck terminal and service facility.
1995 - Approval for a 9-foot variance to the side yard setback for an existing driveway.
2003 - Approval for the expansion of a truck terminal and service facility.
2008 - Approval to allow for a 4,422 square-foot building addition to the truck terminal/repair facility.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed District is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

The purpose of this district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. This district may be located adjacent to commercial and industrial districts and shall have access to collector or

arterial roads without passing through residential districts.

The proposed rezoning to I-2A is consistent with the previous property to the west, which has recently been combined with the parcel that is requesting to be rezoned to be one parcel instead of two separate parcels. The rezoning would provide a single zoning district (I-2A) on a property that has two different zoning districts (I-2 and I-2A). The applicant is requesting a rezoning from I-2 to I-2A to allow for the reconfiguration of truck parking on the site. The I-2 district does not allow the outside parking of trucks, but the I-2A district does with a Conditional Use Permit (CUP).

This request involves a high level of discretion on the part of the City, since both the existing and proposed zoning districts are consistent with the comprehensive plan.

In 1998, the I-2A zoning district was created. At the time when the I-2A zoning district was established, properties deemed to be appropriate locations for trucking uses were rezoned to I-2A.

When the I-2A ordinance adoption occurred in 1998, the following language was deleted from the conditional use permit section of the I-2 zoning district and added to the conditional use permit section of the I-2A zoning district:

- Truck or transportation terminal or outside parking of trucks or semitrailers exceeding the number of docks and/or bay doors.

In short, the outcome of that ordinance change prohibits any use involving the outside parking of trucks and trailers beyond the number of docks and/or bay doors in the I-2 district. Therefore, the eastern portion of the site that is currently zoned I-2 would not be able to store trucks outside.

The parcel requesting the rezoning has been storing trucks on site as a legal non-conforming use as the trucks were being stored prior to the I-2 zoning district not permitting the trucks to be stored outside.

Evaluation of Request

The applicant is requesting to rezone from I-2 to I-2A, and a Conditional Use Permit (CUP) for the reconfiguration of the outside storage/parking of trucks/trailers, and for two buildings on one lot.

The applicant would like to reconfigure their existing truck parking on site for their truck terminal/service facility after purchasing and combining the eastern parcel with the western parcel. The truck parking in the rear is permitted under the current CUP for the western portion of the parcel, and the truck parking on the eastern portion of the parcel is a legal non-conforming use. An approved trucking terminal use has been on the site since 1989, therefore, a minimum building size of 50,000 square feet would not be required. The CUP approval would allow legal conforming parking of trucks in the rear yard.

Setbacks

The applicant is proposing to hard surface all parking areas, driveways, and storage areas on site. The site will meet all required parking setbacks.

Landscaping

This is an existing site and no additional landscaping is being proposed.

Engineering Analysis

Grading/Storm Drainage

Minor grading will occur for the construction of the proposed use. Existing drainage patterns will be required to be maintained.

The applicant has provided the scope of the proposed project to Rice Creek Watershed District (RCWD) and has received notification that a watershed permit is not required. However, compliance with the Erosion and Sediment Control policies will be required.

Utilities

The proposed parking reconfiguration will not require any utilities. No new connections will be permitted.

Wetlands/Watershed/FEMA

There are documented wetlands on the property. Alteration of these wetlands will not be permitted.

A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the property. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The reconfiguration of truck parking to an already existing truck terminal with the outside parking of trucks will not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)

- The intent of the I-2A district is to allow heavy industrial uses ranging from small to large-scale industry and related services, including outdoor uses, storage and trucking-oriented businesses. The use meets this intent.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The truck parking is existing and trucks are parked in the rear yard. The visual impact will be minimal.
- 4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
- 5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the I-2A district.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is Heavy Industrial (HI) which is for small to large-scale industry with a need for outdoor uses and related services. The use is not in conflict with the comprehensive plan.
- 7. The use will not cause traffic hazard 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 structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Recommendation

In Planning Case File No. 25-0032, it is recommended that the Planning Commission recommend approval of a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) (2801 101st Avenue parcel) with the following conditions:

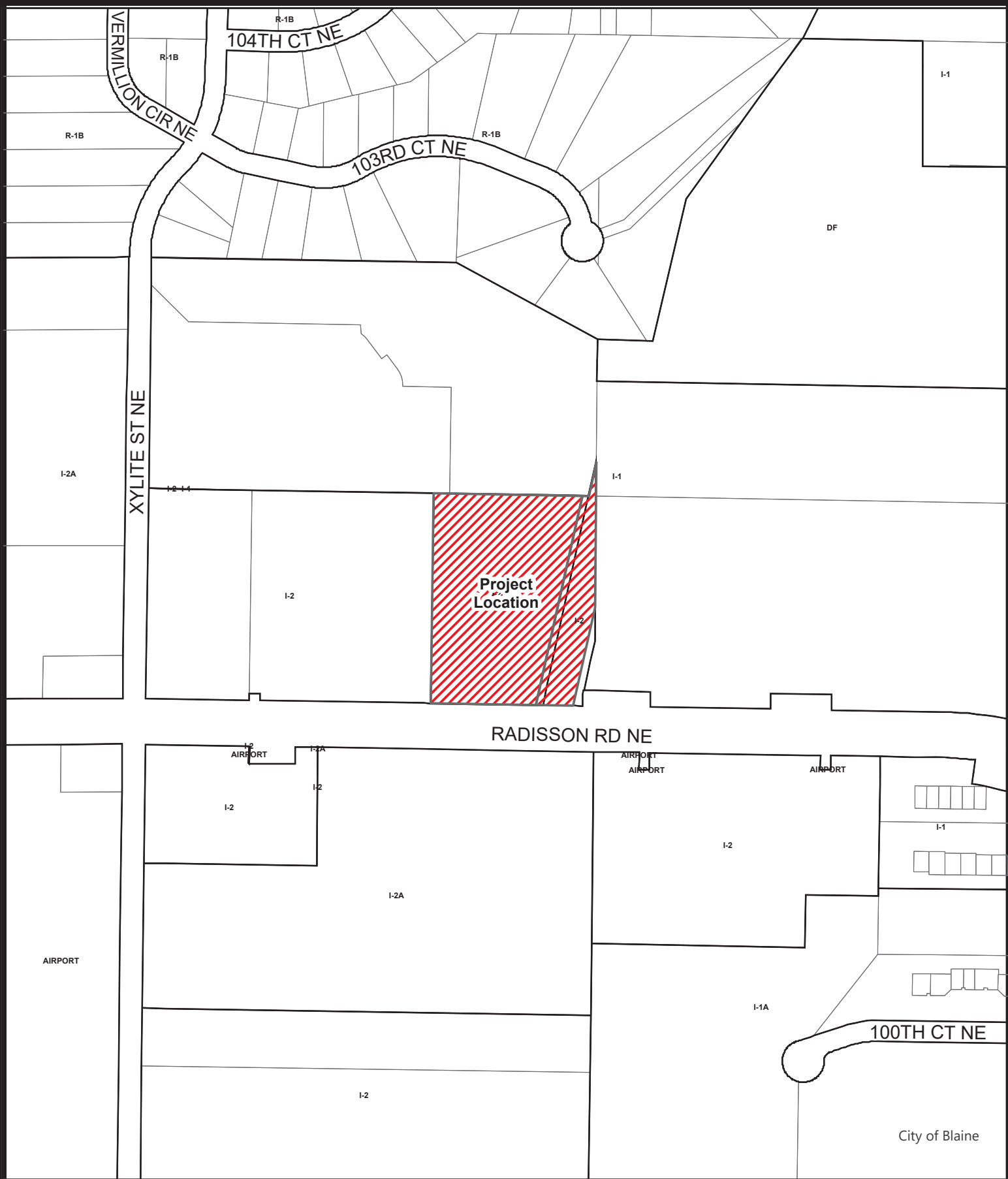
1. A portion of the site (western side) is already zoned I-2A. This rezoning request would permit them to continue existing uses on the site.
2. Truck storage has been approved by a previous CUP for a portion of the site and truck storage is in the rear yard.

In Planning Case File No. 25-0032, it is recommended that the Planning Commission recommend approval of a conditional use permit for the reconfiguration of the outside storage of trucks and trailers for the existing truck terminal, truck repair use, and two buildings on one parcel in the Heavy Industrial (I-2A) zoning district with the following conditions:

1. No outside storage will be permitted except for trucks and trailers parked in the rear yard on hard-surfaced areas meeting zoning ordinance setbacks.
2. Site plan approval will be required prior to any construction/grading/paving on site.
3. All site improvements, including paving, lighting and grading, to be completed by June 30, 2026.
4. The approval of this CUP replaces previous CUP approvals (RES 03-162 and 08-105).

Attachment List

1. Attachments
2. Public Comments

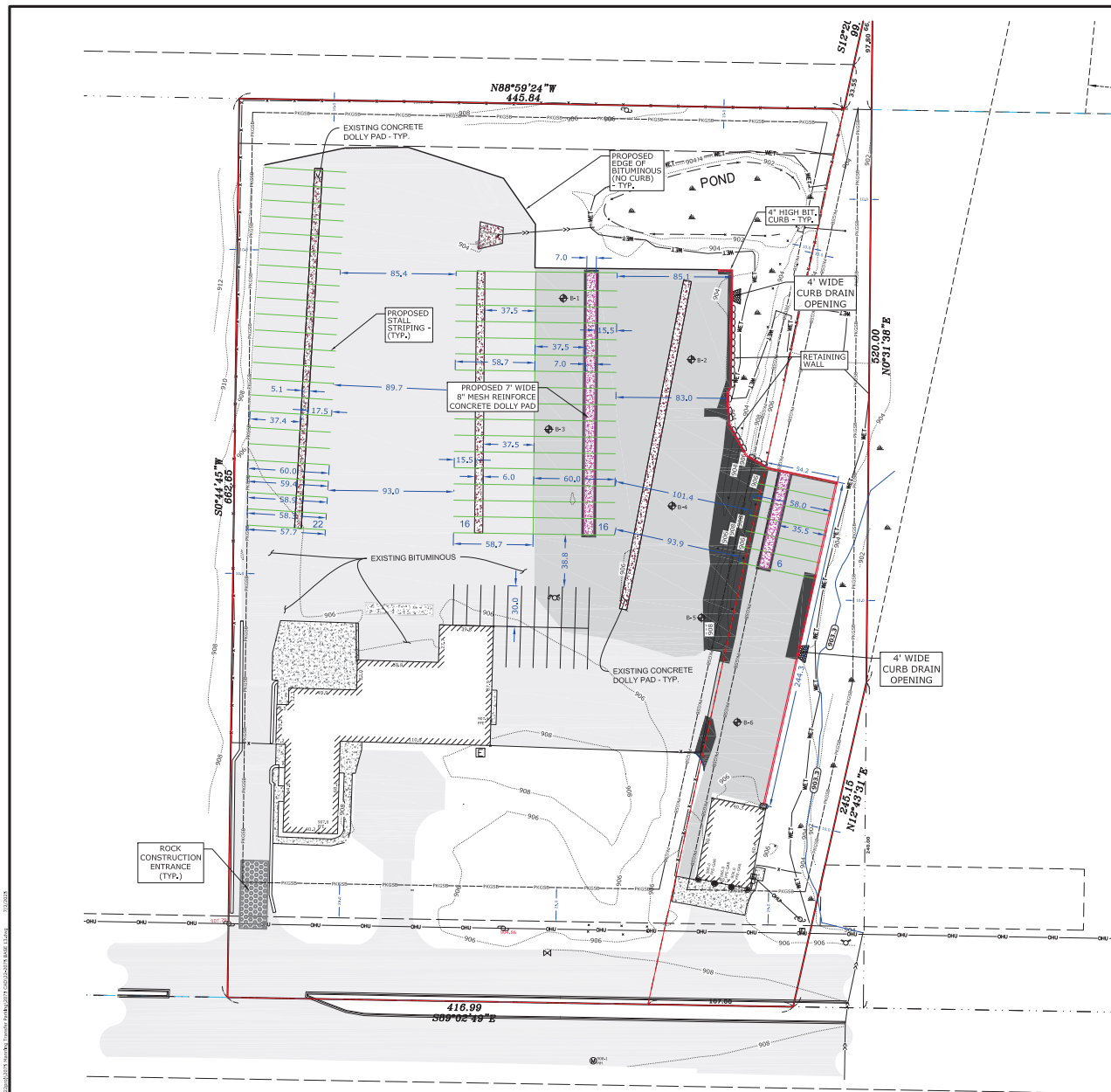


BlaineMN.gov

Case File No. 25-0032 Manning Transfer

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





LEGAL DESCRIPTION

PARCEL A (PID: 22-31-23-33-0003 - PER DOC. NO. 1970636.001)

The South Half of the Southwest Quarter of the Southwest Quarter of Section 22, Township 31, Range 23, except the West 851 feet thereof, as measured along the South line thereof, and except that part thereof lying Easterly of the Westerly right-of-way line of Old Twin City and Lake Superior Railroad right-of-way, according to the United States Government Survey thereof and situate in Anoka County, Minnesota

PARCEL B (PID: 22-31-23-33-0004 - PER DOC. NO. 498545.001)

That part of the Southwest Quarter of the Southwest Quarter, Section 22, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at a point on the South line of said Southwest Quarter of Southwest Quarter, 1268 feet East of the Southwest corner of said Southwest Quarter of Southwest Quarter, as measured along the said South line; thence Northeasterly 25.2 feet, more or less, to a point on the East line of said Southwest Quarter of Southwest Quarter 240 feet North of the Southeast corner of said Southwest Quarter of Southwest Quarter, as measured along said East line; thence North on said East line 520 feet; thence Southwesterly 782 feet, more or less, to a point on the South line of said Southwest Quarter of Southwest Quarter 1,161 feet East of the Southwest corner of said Southwest Quarter of the Southwest Quarter, as measured along said South line; thence East on said South line 107 feet, more or less, to the point of beginning.

Subject to reservations of the State of Minnesota in trust for taxing districts concerned of all minerals and mineral rights therein as provided by law.

LEGEND

- PROPOSED BITUMINOUS (PAVING ON EXISTING GRAVEL)
- PROPOSED BITUMINOUS (NEW OR RECONSTRUCTED)
- PROPOSED CONCRETE SURFACE

GENERAL SITE INFORMATION :

- COMBINED PARCEL AREA = 6.99 ACRES
- EXISTING IMPERVIOUS AREA = 4.77 ACRES
- PROPOSED IMPERVIOUS AREA = 4.37 ACRES

PARKING (TRAILER STALLS ONLY):

60 EXTERIOR SURFACE PARKING STALLS (MIN. 56 FEET) TO BE STRIPED AND/OR RE-STRIPED

I-2 SETBACKS:

- FRONT / CORNER SIDE YARD = TWENTY-FIVE (25) FEET
- SIDE = TEN (10) FEET
- REAR = TEN (10) FEET



Know what's below.
Call before you dig.

CIVIL SITE PLAN
MANNING TRANSFER PARKING

DRAWN BY:	M.G.A.	DESIGN BY:	M.G.A.
CHECKED BY:	M.G.A.	PROJECT NO.:	22-0075
ORIGINAL DATE:	JUNE 23, 2025		

DATE	REVISION DESCRIPTION

I hereby certify that this plan 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.
CASEY M. ABUGHAZEN
DATE: 07/02/2025
LIC. NO. 3699

MANNING TRANSFER PARKING
LOT PAVING
BLAINE, MINNESOTA
CIVIL SITE PLAN

PREPARED FOR:
MANNING TRANSFER, INC.

PLOWE ENGINEERING, INC.
8776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-4210
FAX: (651) 361-8701



C1

Page 41 of 103

To: City of Blaine Planning Department
From: Dario Klasic (Owner of Lot 2801 & 2775)

Date – 7/9/25

Subject: Request for Zoning Amendment (Rezone 2801 101st Ave NE to I-2A) and Conditional Use Permit (CUP) for Truck/Trailer Storage and Multiple Buildings on Combined Lot

Dear City of Blaine Planning Department,

This narrative accompanies my application for a zoning amendment and a Conditional Use Permit (CUP) concerning the properties located at **2775 101st Avenue NE, Blaine, MN 55449** and **2801 101st Avenue NE, Blaine, MN 55449**.

I recently acquired both of these adjacent parcels. The property at 2775 101st Avenue NE is currently zoned as **I-2A (Industrial)**, which aligns with our existing operations. The adjacent property, 2801 101st Avenue NE, is presently zoned as **I-2 (Industrial)**.

My primary request is to **rezone the property at 2801 101st Avenue NE from its current I-2 designation to I-2A**, thereby making its zoning consistent with the contiguous parcel at 2775 101st Avenue NE. Following this rezoning, it is our intention to **formally combine these two lots** into a single, unified parcel.

The purpose of these actions is to facilitate the expansion of our existing business, **Manning Transfer**, which currently operates from the 2775 101st Avenue NE site. To effectively grow and manage our trucking operations, we require the additional space that the combined parcel will provide.

In conjunction with the rezoning and lot combination, we are also requesting a **Conditional Use Permit (CUP)**. This CUP is specifically sought to allow for the **storage of trucks and trailers** on the combined property, which is essential for our trucking company's logistical needs. Furthermore, the CUP will also address the allowance for **multiple buildings on the single, combined lot**, providing the necessary flexibility for our operational infrastructure.

We believe that the proposed rezoning to I-2A and the requested CUP for truck/trailer storage and multiple buildings are consistent with the industrial character of the area and will enable Manning Transfer to continue contributing positively to the local economy. We are committed to ensuring that our operations are conducted in a manner that is compliant with all city ordinances and respectful of the surrounding community.

We are prepared to provide any additional information or attend any necessary meetings to discuss this application further. Thank you for your time and consideration of this request.

Sincerely,

Dario Klasic
612-214-2069

 7/9/25

CITY OF BLAINE

RESOLUTION NO. 89-90

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTIONS 33.09(h) 31.14(i) 31.14(n) OF THE ZONING CODE
TO MICHAEL J. MANNING/MANNING TRANSFER
2775 - 101ST AVENUE

WHEREAS, an application has been filed by Michael J. Manning/Manning Transfer as Conditional Use Permit Case 88-113; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 9, 1989; and

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

WHEREAS, the Blaine City Council has reviewed said case on June 1, 1989, August 3, 1989 and August 17, 1989.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Sections 33.09(h) 31.14(i) 31.14(n) of the Zoning Code to Michael J. Manning/Manning Transfer at 2775 - 101st Avenue to operate a truck terminal and truck repair and to allow a 10 foot high screen fence with the following conditions:

1. All site improvements be completed according to the phased schedule outlined below:

Phase I - Completed by November 1, 1989

- Perform general maintenance on property
- Limit area for truck use and define those limits
- Complete sloping and tiering areas as approved by City
- Install five (5) overstory trees as approved by City
- Remove all trailers from east property line

Phase II - Completed by July 1, 1990

- Install sod and remaining required landscaping (41 shrubs, 6 ornamental trees, 4 conifers and 6 overstory trees) along 101st as approved by City
- Install lawn sprinkling system for future use

Phase III - Completed by November 1, 1990

- Install B612 concrete curb and gutter and bituminous surface on car parking areas (east of building) and truck entrance (west of building)

Phase IV - Completed by July 1, 1991

- Fence east property line

Phase V - Completed by November 1, 1992

- Pave entire truck area north of building

RESOLUTION NO. 89-90

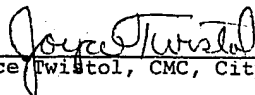
Page 2

2. No outside storage will be permitted except for trucks and trailers parked within the area designated for such use and shown on approved site plan.
3. This Conditional Use Permit shall immediately become null and void if any improvement is not completed according to the phased schedule outlined under Condition #1 of this resolution.

PASSED by the City Council of the City of Blaine this 17th day of August, 1989.


Elwyn Pinklenberg, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk

CITY OF BLAINE

RESOLUTION NO. 95-104

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.14(i)(n) OF THE ZONING CODE
MANNING TRANSFER
2775 101ST AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer as Conditional Use Permit Case 95-29; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 13, 1995; and

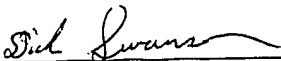
WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be granted; and

WHEREAS, the Blaine City Council has reviewed said case on July 6, 1995.

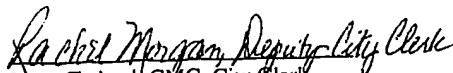
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 31.14(i)(n) of the Zoning Code to Manning Transfer for expansion of truck terminal and service facility at 2775 101st Avenue NE with the following conditions:

1. The applicant submit an engineered site and drainage plan as part of the site and building approval process for the building addition.
2. The building addition meet all building and fire code requirements including fire sprinkling of the original building.
3. The applicant resolve possible encroachment problem with adjacent truck terminal to the east of site.
4. All site improvements be completed by July 1, 1996, except for the rear storage yard hard-surfacing which will be completed by September 1, 1998.
5. All improvements to be covered by a financial guarantee including the rear yard hard-surfacing.
6. This Conditional Use Permit Amendment replaces Resolution No. 89-90.

PASSED by the City Council of the City of Blaine this 6th day of July, 1995.


Dick Swanson, Acting Mayor Pro Tem

ATTEST:


Joyce Twistoll, CMC, City Clerk

Council Action 95-219

CITY OF BLAINE

RESOLUTION NO. 95-238

**A RESOLUTION GRANTING A VARIANCE OF
SECTION 31.15(j)(2) OF THE ZONING CODE OF THE CITY OF BLAINE
TO MANNING TRANSFER
AT 2775 101st AVENUE N.E.**

WHEREAS, an application has been filed by Manning Transfer as variance case No. 95-81; and

WHEREAS, a public hearing has been held before the Blaine Planning Commission on November 14, 1995; and

WHEREAS, the Blaine Planning Commission recommends approval of said variance case; and

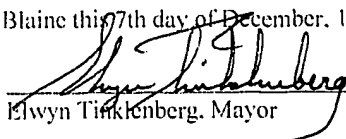
WHEREAS, the City Council of the City of Blaine has reviewed said variance case on December 7, 1995.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a 9 foot variance to Section 31.15(j)(2) of the Zoning Code is hereby granted to Manning Transfer at 2775 101st Avenue N.E.

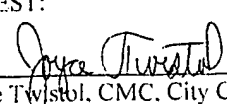
BE IT FURTHER RESOLVED that this variance is granted based on the following rationale:

1. The driveway exists and is necessary for truck access into the site and therefore the variance recognizes and legitimizes an existing condition.
2. Meeting the setback requirement would reduce the driving lane approximately 19 feet which is below the required minimum width.
3. The variance would not materially impact the adjacent property.

PASSED by the City Council of the City of Blaine this 7th day of December, 1995.


Elwyn Tinklenberg, Mayor

ATTEST:


Joyce Twiss, CMC, City Clerk
Council Action: 95-454

CITY OF BLAINE

RESOLUTION NO. 03-162

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT
PER SECTION 31.1984 (i) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
MANNING TRANSFER
2775 101ST AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer as conditional use permit amendment Case File No. 03-73; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 12, 2003; and

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

WHEREAS, the Blaine City Council has reviewed said case on September 4, 2003.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit amendment is hereby approved per Section 31.1984 (i) of the zoning ordinance for expansion of a truck terminal and service facility at 2775 101st Avenue NE based on the following conditions:

1. Site plan approval is required.
2. The following landscaping must be provided on site:

Overstory Trees:	17
Conifer Trees:	15
Ornamental Trees:	15
Shrubs:	102

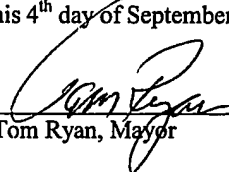
3. The new trees to be planted will need to meet the following size requirements:

Overstory Trees:	2 ½ inch caliper
Conifer Trees:	6-feet in height
Ornamental Trees:	2 inch caliper

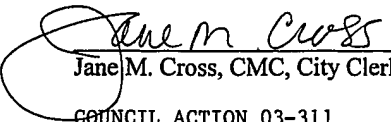
4. All site improvements to be covered by a financial guarantee.
5. The site and buildings must meet all fire and building codes.

6. High pile storage will not be permitted on the east side of the building due to the fact that there is not enough room between the east side of the building and the east property line to accommodate the necessary fire lane and appropriate setback for such lane.
7. This Conditional Use Permit Amendment would replace Resolution No. 95-104.
8. The proposed development will require review by the Rice Creek Watershed District (RCWD). Storm water calculations are required that indicate storm water discharge from the proposed development does not exceed the current discharge rate.
9. If the quantity of grading on site equals or exceeds one acre, a National Pollution Discharge Elimination System (NPDES) Phase II permit is required from MN Pollution Control Agency.
10. Existing on-site hydrant must be relocated, so that the water main is not under the building addition.

PASSED by the City Council of the City of Blaine this 4th day of September 2003.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk

COUNCIL ACTION 03-311

CITY OF BLAINE

RESOLUTION NO. 08-105

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.198 OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
MANNING TRANSFER
2775 101st AVENUE NE**

WHEREAS, an application has been filed by Manning Transfer Inc. as conditional use permit Case File No. 08-26; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 8, 2008; and

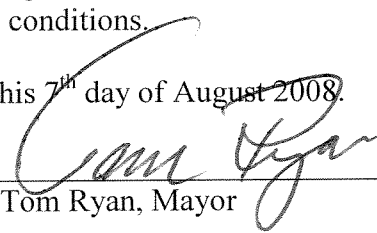
WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on August 7, 2008.

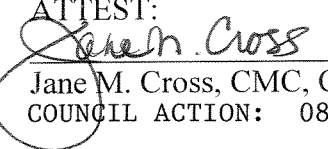
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.198 of the zoning ordinance allow for a 4,422 square foot building addition to the current truck terminal/repair facility at 2775 101st Avenue NE based on the following conditions:

1. The proposed addition to contain fire suppression equipment such as ceiling sprinklers.
2. East side parking lot to be altered in order to meet 10 foot setback. Parking stalls may have to be removed and be placed in a different location.
3. The rear yard of the site that is not bituminous to be paved to be in conformance with the ordinance within 3 years of City Council approval. Parking setback requirements to be met with this bituminous area.
4. Rice Creek Watershed District review to be completed in order for the City to approve the conditional use permit. The RCWD approval should include the new bituminous area as required in condition 3.
5. All lighting needs to be down lit and shielded according to performance standards. Light poles are limited to 20-feet in height. If existing lighting on site does not meet these requirements, the existing lighting must be changed to match these conditions.

PASSED by the City Council of the City of Blaine this 7th day of August 2008.


Tom Ryan, Mayor

ATTEST:


Jane M. Cross, CMC, City Clerk
COUNCIL ACTION: 08-205



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

August 7, 2025

City of Blaine Planning Department

10801 Town Square Drive NE

Blaine, MN 55449

RE: Endorsement of Manning Transfer Rezoning and Conditional Use Permit Request

Dear Planning Department,

On behalf of Walters Recycling and Refuse, I am writing to express our full support for the rezoning and conditional use permit request submitted by our neighboring business, Manning Transfer.

Specifically, we support their request to rezone their property from Heavy Industrial (I2) to Heavy Industrial (I2A), along with approval of a conditional use permit for the reconfiguration of outdoor truck and trailer storage associated with their existing truck terminal, truck repair operations, and two existing buildings on one parcel under the proposed I2A zoning classification.

Manning Transfer has been a long-standing neighbor and partner in the Blaine business community for decades. Throughout our time operating side-by-side, they have consistently demonstrated a commitment to being a responsible and respectful neighbor. Their facility is well-maintained, and their operations have never created any concerns regarding traffic, noise, or nuisance to us.

We believe they should be supported in their effort to improve and grow their operations on their existing property. Importantly, this letter is submitted voluntarily and independently. Manning Transfer has not requested or solicited our endorsement—we are offering it as a neighboring business and customer who has witnessed firsthand their positive presence in our community.

Thank you for your consideration.

Sincerely,

Mike Moroz

CEO



City of Blaine

Staff Report

File Number: 2025-389

Agenda Date	Status
August 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.4

Case File No. 25-0033 // Swervo Development Company // 4131 Pheasant Ridge Drive NE
The applicant is requesting a conditional use permit for the operation of a cannabis mezzobusiness in a Planned Business District (PBD) zoning district.

Background

Zoning	Planned Business District (PBD)
Land Use	Planned Industrial (PI)
Area	10.43 Acres
Applicable Regulations	Sections 27.04 and 30.52 (a)
Attachments	Zoning and Location Map Site Plan Floor Plan Narrative Parking Analysis
Schedule	Planning Commission: 08/12/25 City Council: 09/03/25

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

Executive Summary

The applicant is proposing to operate a cannabis mezzobusiness that includes indoor cultivation, manufacturing, and retail cannabis. The business will occupy an existing office/warehouse building on the northwest corner of Lexington Avenue and Pheasant Ridge Drive. All uses in the Planned Business (PBD) Zoning District require a Conditional Use Permit (CUP).

Planning Analysis

Zoning

The property is zoned Planned Business District (PBD), which requires a CUP for all uses.

Surrounding Zoning and Uses

Properties to the north are zoned PBD and Development Flex (DF) with the PBD parcel being vacant and an apartment building on the DF zoned parcel. The property to the west is a light industrial building and is zoned PBD. The property to the south is Aveda and is zoned PBD. Lexington Avenue is to the east.

Existing Conditions

The property includes an existing warehouse/office building. The north half of the site appears to have wetlands.

History

In 2025, the City Council approved a code amendment that allows cannabis retail and/or medical cannabis businesses licensed for cannabis retail in the PBD zoning district. The definition of cannabis retail includes Mezzobusiness: A retail location and the retail location(s) of a mezzobusinesses with a retail operations state license and city registration, microbusinesses with a retail operations state license and city registration, medical combination businesses operating a retail location, and excluding lower-potency hemp edible retailers.

No previous CUP approvals.

Site Plan

The existing building is proposed to be used for the operation of a cannabis mezzobusiness in accordance with a State of Minnesota-issued Cannabis Mezzobusiness license.

The building will be used for the following purposes:

- Cannabis Cultivation -14,739 square feet
- Cannabis Processing Area - 7,021 square feet
- Cannabis Production -11,249 square feet
- Warehouse/Shipping Receiving - 9,323 square feet plus a 4,693 square-foot storeroom area
- Cannabis Retail Sales - 5,180 square feet

The cultivation portion of the business will be a 15,000-square-foot growing facility located entirely indoors using a highly controlled and efficient system. The full 15,000 square feet of canopy space will be dedicated to licensed cannabis plants in accordance with Minnesota state statutes. Cultivation will be conducted in a phased, perpetual harvest cycle, utilizing high-efficiency LED lighting and climate-controlled grow rooms to optimize plant health and yield. Automated drip irrigation and fertigation systems will provide precise watering and nutrient delivery, ensuring consistency and reducing waste. After harvest, all cannabis will be trimmed, cured, and packaged on-site in a secure processing area, then distributed to licensed retailers across Minnesota. All operations will comply with Minnesota's cannabis cultivation regulations, including seed-to-sale tracking, testing, and security requirements.

The production portion of the business will consist of cannabis product manufacturing designed to comply with all applicable Minnesota statutes and regulations. Raw cannabis flower, legally sourced from licensed cultivators, will be processed into a variety of consumer products, including pre-rolls, vape cartridges, gummies, and packaged flower. The facility will house dedicated rooms for extraction,

infusion, and packaging, each equipped with food-grade surfaces, industrial-grade equipment, and appropriate ventilation. Pre-rolls will be machine- or hand-rolled, vapes will be filled and sealed using automated filling systems, and edibles like gummies will be batch-produced in commercial-grade infusion kitchens with precise dosing controls. All products will be lab-tested, labeled, and packaged in child-resistant containers with compliant branding and tracking information. Finished goods will be stored in secure, temperature-controlled areas prior to distribution to licensed dispensaries across Minnesota.

The retail sales portion of the business will consist of a cannabis retail store that will operate in full compliance with Minnesota cannabis regulations, offering only cannabis and cannabis-related products for sale, including flower, pre-rolls, vape cartridges, edibles, tinctures, topicals, and accessories such as rolling papers and storage containers. No non-cannabis merchandise, food, or restaurant services will be provided on the premises. The store will be designed to provide a secure, welcoming, and educational environment for adult consumers, with clearly designated areas for check-in, consultation, product display, and point-of-sale transactions. All products will be sourced from licensed cultivators and manufacturers, and will be tracked through a state-mandated seed-to-sale system. Security measures, including ID verification at entry, surveillance systems, and secure storage, will ensure compliance and public safety.

The days and hours of operation for each of the three uses will be as follows:

- Cannabis Cultivation: 8AM to 8PM
- Cannabis Production: 8AM to 8PM
- Cannabis Retail Sales: 10AM to 9PM

Deliveries loading and unloading will occur between the hours of 8AM and 8PM, Monday through Friday.

The operator intends to employ a total of approximately 40 people, of which 20 employees will be full-time and 20 will be part-time employees. Approximately 10 employees will work on cultivation, 15 on production and 15 employees in the retail sales portion of the business. The business will be operated in two shifts with approximately 20 people working in the building at any one time.

No outside site changes are proposed.

Parking

The applicant provided a parking needs analysis indicating that 67 spaces would be needed to meet parking requirements. The site has 81 parking spaces, which exceeds the amount needed for the warehousing, manufacturing and retail uses.

Engineering Analysis

Grading/Storm Drainage

The proposed development will not require any alterations to the exterior of the building. Therefore, no grading is proposed, and no changes will occur to the existing drainage on the property.

Wetlands/Watershed

The proposed development will not require any alterations to the exterior of the building. Therefore, the wetlands that are on the property will not be altered. No review by Rice Creek Watershed District will be required.

Access/Street Design/Sidewalks/Trails

The proposed development will not require any alterations to the exterior of the building. Therefore, the existing access to the property from Pheasant Ridge Drive will remain, and no other access will be granted. No additional street design, sidewalk or trail will be required.

Easements/Right-of-way/Permits

The proposed development will not require any alterations to the exterior of the building. Therefore, no additional easements or right-of-way will be required. The applicant will be required to obtain any other permits as necessary.

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. The business is situated in an area consisting of industrial and office-warehouse facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - o The use is compatible with surrounding light industrial and commercial uses. The business is located in an existing and established area occupied by industrial and office warehouse facilities. The exterior design of the building is not being changed.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The exterior appearance of the building and parking areas is not being changed and will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - o The use is consistent with the purpose of the PBD zoning district to allow commercial, multi-family residential and limited light industrial uses serving a local or regional trade area.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is consistent with the Planned Industrial land use 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 structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

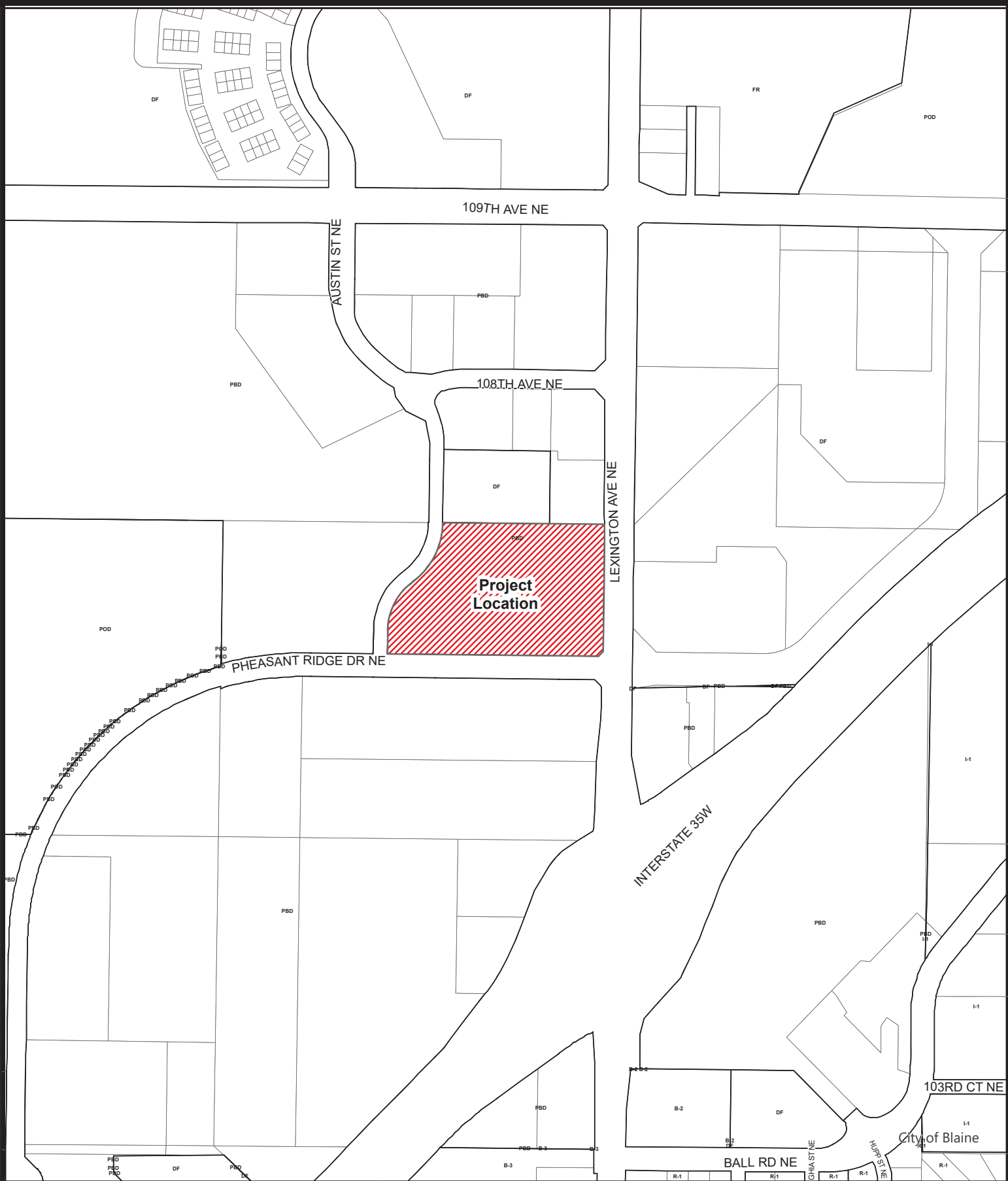
Recommendation

In Planning Case File No. 25-0033, it is recommended that the Planning Commission recommend approval of a conditional use permit for the operation of a cannabis mezzobusiness in a Planned Business District (PBD) zoning district with the following conditions:

1. A Cannabis City Registration and state license is required prior to occupying the site.
2. A building permit will be required prior to work on site.
3. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.

Attachment List

1. Attachments

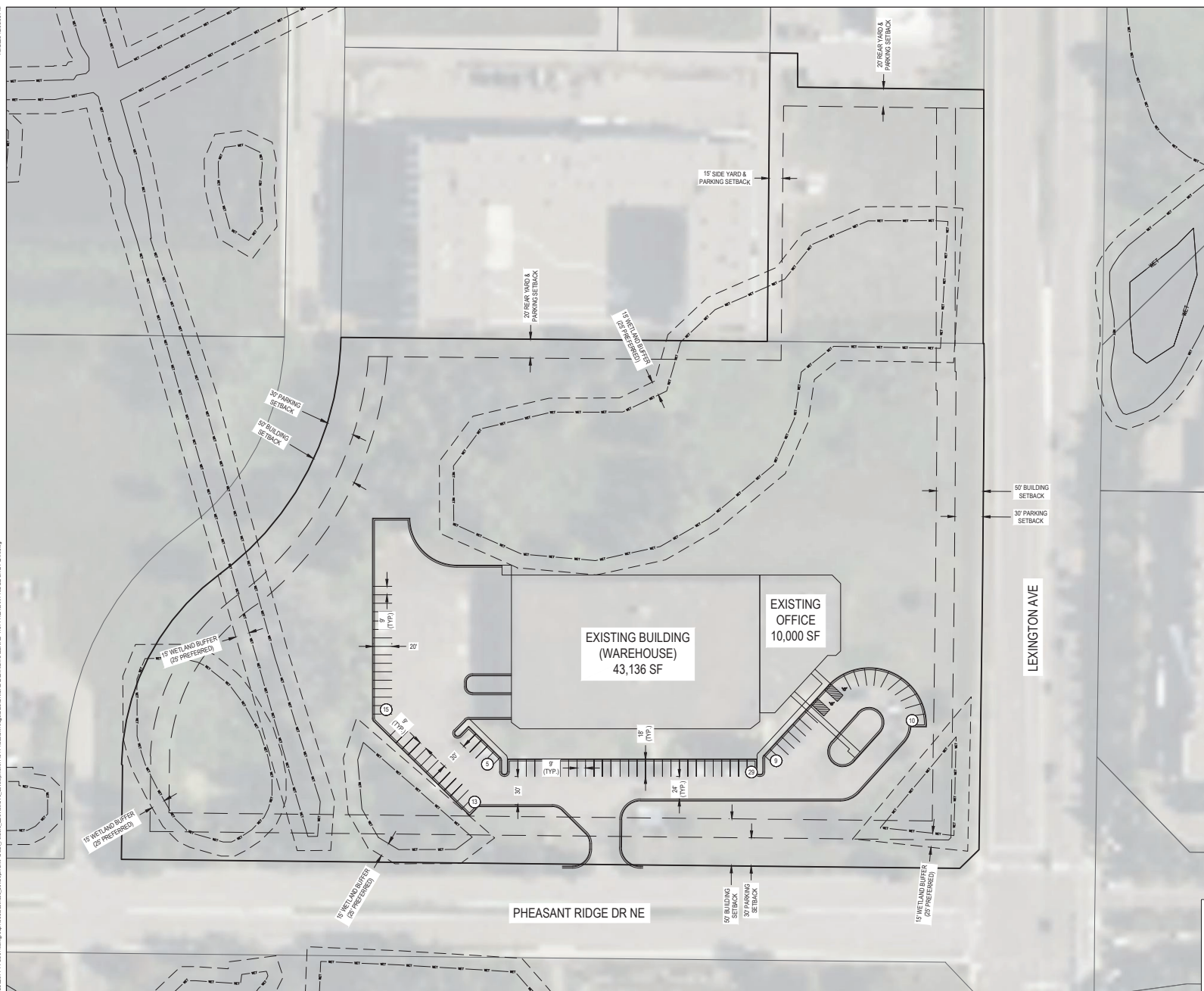


BlaineMN.gov

Case File No. 25-0033 Swervo Development Company

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





THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT Gopher State ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



CLIENT:

**PHEASANT RIDGE
DEVELOPMENT**
CITY OF BLAINE,
ANOKA COUNTY, MINNESOTA

31

[illegible]

PROJECT NO.:	193806947
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DWN BY:	CHK'D BY:	APP'D BY:
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JCC	HKK	JRA
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ISSUE DATE: 07/09/2025

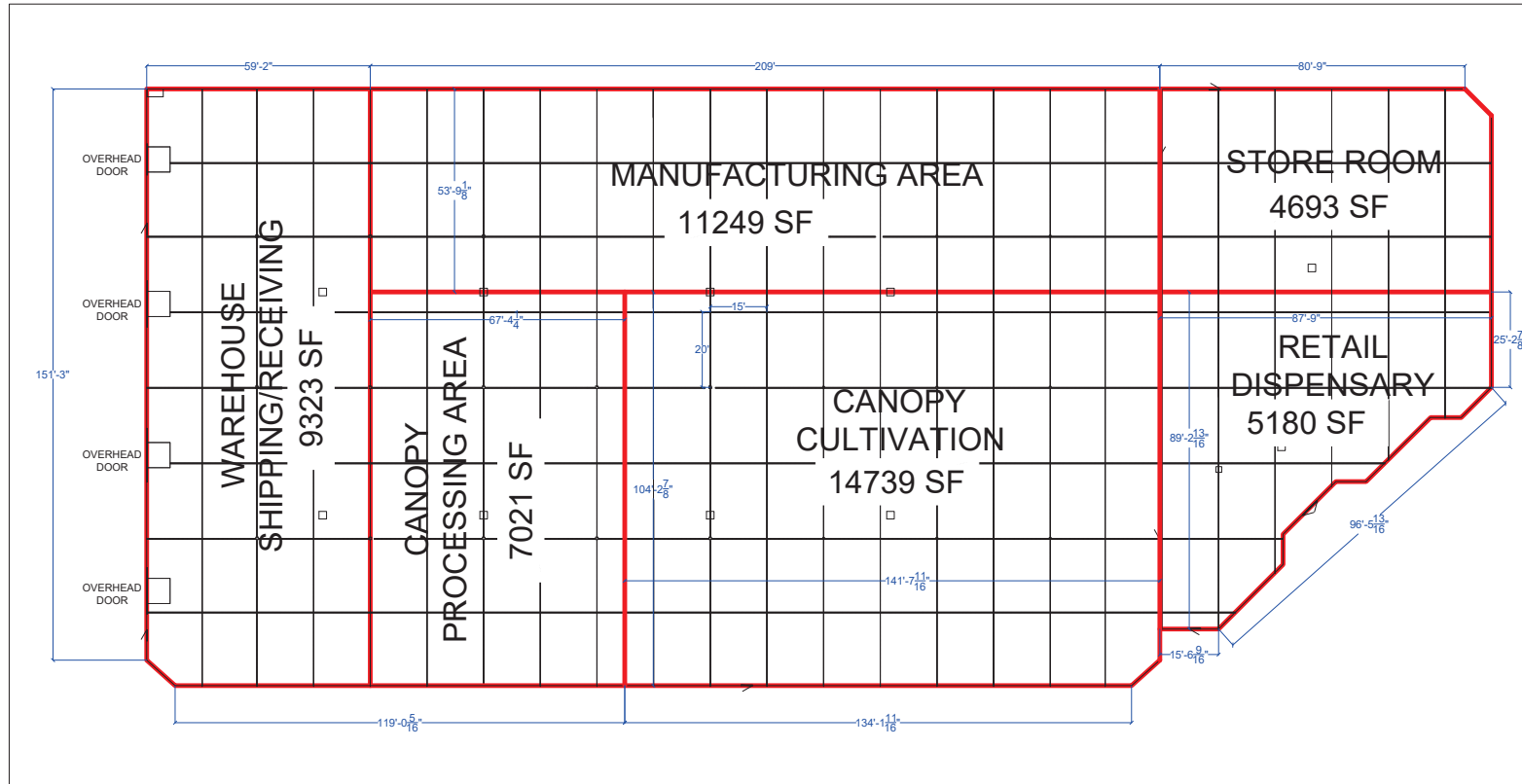
ISSUE NO.: 1

SHEET TITLE:

SITE PLAN

SHEET NO.: 054

4131 PHEASANT RIDGE DRIVE -- FLOOR PLAN



4131 Pheasant Ridge Drive
Conditional Use Permit Narrative

Applicant and Contract Purchaser: Swervo Development Corporation
Applicant's Representative: Newton RES LLC
Property Owner: Binks US, LLC

4131 Pheasant Ridge Drive is a 10.43 acre parcel of land improved with a one story approximately 53,136 square foot building. The building was constructed in 1988.

Applicant intends to use the Property and the existing building for the operation of a cannabis "Mezzobusiness" in accordance with a State of Minnesota issued Cannabis Mezzobusiness license issued to Michael Donnelly (the "Operator") who will lease the Property from the Applicant.

The Building will be used for the following purposes:

- Cannabis Cultivation [14,739 square feet];
- Cannabis Processing Area [7,021 square feet]
- Cannabis Production [11,249 square feet];
- Warehouse/Shipping Receiving [9,323 square feet plus a 4,693 square foot storeroom area] and
- Cannabis Retail Sales [5,180 square feet]

Each of these use areas will be separately demised in compliance with the Operator's Mezzobusiness license. A floor plan showing the separately demised areas and their dimensions is part of Applicant's CUP Application. The Building HVAC systems are adequate to ensure that no material sound or odors will emanate from the Building. No material exterior modifications to the Building or to the Property are proposed at this time.

The Property has 81 striped parking spaces. As shown on the Parking Analysis included in the CUP application, under the current Blaine City Code, Applicant's intended use requires 67 parking spaces. Therefore, the intended use satisfies the City parking requirements.

The cultivation portion of the business will be a 15,000-square-foot growing facility located entirely indoors using a highly controlled and efficient system. The full 15,000 square feet of canopy space will be dedicated to licensed cannabis plants in accordance with Minnesota state statutes. Cultivation will be conducted in a phased, perpetual harvest cycle, utilizing high-efficiency LED lighting and climate-controlled grow rooms to optimize plant health and yield. Automated drip irrigation and fertigation systems will provide precise watering and nutrient delivery, ensuring consistency and reducing waste. After harvest, all cannabis will be trimmed, cured, and packaged on-site in a secure processing area, then distributed to licensed retailers

across Minnesota. All operations will comply with Minnesota's cannabis cultivation regulations, including seed-to-sale tracking, testing, and security requirements.

The production portion of the of the business will consist of will consist of cannabis product manufacturing designed to comply with all applicable Minnesota statutes and regulations. Raw cannabis flower, legally sourced from licensed cultivators, will be processed into a variety of consumer products, including pre-rolls, vape cartridges, gummies, and packaged flower. The facility will house dedicated rooms for extraction, infusion, and packaging, each equipped with food-grade surfaces, industrial-grade equipment, and appropriate ventilation. Pre-rolls will be machine- or hand-rolled, vapes will be filled and sealed using automated filling systems, and edibles like gummies will be batch-produced in commercial-grade infusion kitchens with precise dosing controls. All products will be lab-tested, labeled, and packaged in child-resistant containers with compliant branding and tracking information. Finished goods will be stored in secure, temperature-controlled areas prior to distribution to licensed dispensaries across Minnesota.

The retail sales portion of the business will consist of a cannabis retail store that will operate in full compliance with Minnesota cannabis regulations, offering only cannabis and cannabis-related products for sale, including flower, pre-rolls, vape cartridges, edibles, tinctures, topicals, and accessories such as rolling papers and storage containers. No non-cannabis merchandise, food, or restaurant services will be provided on the premises. The store will be designed to provide a secure, welcoming, and educational environment for adult consumers, with clearly designated areas for check-in, consultation, product display, and point-of-sale transactions. All products will be sourced from licensed cultivators and manufacturers, and will be tracked through a state-mandated seed-to-sale system. Security measures, including ID verification at entry, surveillance systems, and secure storage, will ensure compliance and public safety. Staff will be trained on responsible sales practices and customer education to ensure safe and informed cannabis use.

The days and hours of operation for each of the three uses will be as follows:

- Cannabis Cultivation : 8:00 a.m. to 8:00 p.m.
- Cannabis Production: 8:00 a.m. to 8:00 p.m.
- Cannabis Retail Sales: 8:00 a.m. to 8:00 p.m.

Deliveries loading and unloading will occur between the hours of 8:00 a.m. and 8:00 p.m., Monday through Friday. Truck and trailer size serving the business will not exceed 22 feet in size.

Operator intends to employ a total of approximately 40 persons as W-2 employees, of which 20 employees will be full time and 20 will be part-time employees. Approximately 10 employees will work on cultivation, 15 on production and 15 employees in the retail sales portion of the business. The business will be operated in two shifts with approximately 20 people working in the building at any one time.

Section 27.04 of the Blaine City ordinance specifies the findings the City should make in approving a conditional use permit. All of these findings, where applicable are satisfied, specifically:

- 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 business is situated in an area comprised of industrial and office-warehouse facilities. No additional burden on existing park, schools, streets or other public facilities or utilities will result from the approved conditional 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.*

The business is located in an existing and established area occupied by industrial and office warehouse facilities. The exterior design of the building is not being changed. Therefore the proposed conditional use is compatible with adjoining property and with the existing and intended character of the zoning district.

- 3) *The use shall have an appearance that will not have an adverse effect upon adjacent properties.*

The exterior appearance of the building and parking areas is not being changed and therefore the appearance of the Property will not have an adverse effect upon adjacent properties.

- 4) *The use, shall be reasonably related to the overall needs of the City and to the existing land use.*

The proposed conditional use is the type the City considered and approved in passing the changes to the City Zoning Code to allow the operation of licensed cannabis Mezzobusinesses.

- 5) *The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.*

The proposed conditional use is the type the City considered and approved in passing the changes to the City Zoning code to allow the operation of licensed cannabis Mezzobusinesses.

- 6) *The use shall not be in conflict with the comprehensive plan of the City.*

The proposed conditional use is consistent with the Planned Industrial (PI) land use guidance for the Property in the current Blaine Comprehensive Plan.

- 7) *The use will not cause traffic hazard or congestion.*

The proposed conditional use is consistent with the current use of the property in terms of traffic movement. The property is adequately served by roadways and there is adequate parking for employees, customers and deliveries.

- 8) *The use shall have adequate utilities, access roads, drainage and necessary facilities.*

The proposed conditional use will impose no additional burden on utilities, access roads, drainage and necessary facilities, all of which are adequate for the conduct of the proposed conditional use.

4131 Pheasant Ridge Drive
Conditional Use Permit Parking Analysis

Applicant and Contract Purchaser: Swervo Development Corporation
Applicant's Representative: Newton RES LLC
Property Owner: Binks US, LLC

Applicant's intended use under the proposed Conditional Use Permit is subject to the minimum parking requirements set forth in Section 33.13 of the Blaine Code of Ordinances.

The Property currently has 81 striped parking spaces. Based on Applicant's proposed use, the Property is required under City Code to have 67 parking spaces to service all of the operations at the Property.

The Parking Analysis calculations supporting Applicant's application for a Conditional Use Permit for the Property are as follows:

USE	AREA (sf)	APPLICABLE CITY CODE	REQUIRED SPACES (1 x psf)	SPACES REQUIRED BY CODE
Retail	5,180	Section 33.13(30)	200	26
Manufacturing	18,270	Section 33.13(20)	500	37
Manufacturing	11,249			
Storeroom	NA			
Production	7,021			
Warehouse (2 employees)	24,062	Section 33.13(33)	2,000	5
Warehouse Area	9,323			
Cultivation	14,739			
Total	47,512			67
Existing Parking				81
Difference				-14

Not only does Applicant's intended use comply with Section 33.13 of the City Code, but it is important to note that the business operated on the Property will have no more than 40 employees working two shifts with the result that no more than 20 employees will be on site at any one time. Even if each employee uses one parking space, 61 parking spaces will remain available for retail customers. Loading and delivery operations at the loading dock facilities will not decrease the number of available parking spaces at any time.

Therefore, the Property has adequate and Code-compliant parking to support the use proposed under Applicant's Conditional Use Permit Application.



City of Blaine Staff Report

File Number: 2025-391

Agenda Date	Status
August 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.5

Case File No. 25-0035 // Scooters Coffee // 2180 105th Avenue NE #100

The applicant is proposing an amendment to Section 34.09 of the City of Blaine Zoning Ordinance to allow for off-site directional signage.

Background

Attachments	Narrative Signed Owner Consent Form Approved NSV Sign Plan Proposed Directional Sign Location Proposed Directional Sign Mock-up Proposed Directional Sign Design Violations Proposed Ordinance
Schedule	Planning Commission: 08/12/25 City Council: 09/03/25 and 09/15/25

Staff report prepared by Alex Koberoski, Zoning Technician.

Background

Scooters Coffee is located within the 105th Ave Redevelopment District (RD).

The 105th Ave Redevelopment District (RD) has strict standards for signage, including requiring a sign plan approved by council. The sign plan is created by the property owner/manager, reviewed by staff for compliance, and brought before the Planning Commission and City Council. There are general sign standards that must be met prior to approval of the sign plan, including limitations on size, style, and location. The intent of the RD signage section is to create a more unified appearance for developments within the district, while also following the general standards of the City's sign ordinance.

In 2023, the original sign plan was approved for the site, with a maximum of 150 square feet of wall

signage for the entire building. This was consistent with the RD zoning ordinance standards, which allowed a maximum of 150 square feet of wall signage for the building.

In 2024, an ordinance amendment and a sign plan amendment were requested to allow 300 square feet of wall signage per building. After discussing the intent of the RD district, and taking into account the applicant's comments and concerns, council approved an amendment of the sign plan and city code to allow no more than 200 square feet of building signage. Council also approved the locations of proposed directional signs on the sign plan. Directional signs do not require a permit, however, they must follow the City's sign ordinance, which limits the size of directional signs, as well as the RD sign standards, which limits the use of logos.

The sign plan that was approved in 2024 included proposed locations for directional signs on the property. It is the property owner's responsibility to determine which tenants receive building and directional signage as indicated on the sign plan. The City cannot approve signage without the property owners' consent.

Proposal

The applicant is proposing to allow off-site directional signage on neighboring property owned by the airport to accommodate one of their directional signs for the Scooters Coffee drive-thru.

Following approval of the 2024 revised sign plan (which included locations for directional signage), a directional sign for the Scooters drive thru was constructed along Radisson Road, with approval of the property owner/manager, and in-conformance with the approved sign plan.

The applicant requested an additional directional sign along 105th Avenue, which was rejected by the property owner/manager. The applicant is proposing to put the directional drive thru sign on neighboring property to the west, owned by the airport. They have received permission from the property owner to do so; however, the current sign ordinance does not allow for off-site directional signage, except for specific properties zoned Farm Residential (FR).

If the Planning Commission supports the proposed amendment, staff recommends the following changes:

Section 34.09 Off-site directional signs:

- (a) Off-site directional signs are limited in wording to include only the name of the organization or business, the distance to same, and a directional arrow. Organizations or businesses utilizing off-site directional signage are limited to permitted or conditional uses currently operating within the existing FR (Farm Residential) or 105th Avenue Redevelopment District (RD) zoning districts.
- (b) Signs shall be limited to property with frontage along Lexington Avenue, Radisson Road, and Main Street (125th Avenue NE), and 105th Avenue, and be placed only on parcels zoned FR (Farm Residential) or properties with an AP (Airport) designated land use.
- (c) For properties zoned FR (Farm Residential), signs shall be a maximum of fifteen (15) square feet in area and mounted on an approved sign standard. The sign standard shall not exceed eight (8) feet in height. Properties with an AP (Airport) designated land use are limited to off-site directional signage that is no more than 5-feet in height and 8 square-feet in area.
- (d) No two off-site directional signs shall be closer together than three hundred (300) feet.
- (e) There shall not be more than one (1) off-site directional sign permitted for each business or

organization.

(f) A permit ~~will~~shall be required for all signs. The permit shall give exact location of sign standard, height of same, and the name of the organization or business to be designated on the sign. The permit must be signed by the applicant and the owner of the property on which the standard is to be located. No more than one (1) sign is permitted per parcel of record. Signs shall have a minimum ten-foot setback from all property lines.

Violations

Scooters Coffee has been in violation of the temporary sign ordinance since the beginning of their tenancy. They have consistently put up banners, feather signs, and other signage without a permit, some of which have been placed off-site, which is not allowed per code. Scooters has been issued a total of three violation notices regarding illegal temporary signage in the last two years. They did obtain a sign permit in 2024, however, the temporary signage was never removed after expiration of that permit, and temporary signage continues to be placed on the property today without a permit.

At the time this staff report was written, there were a total of 8 illegal temporary signs observed, located both on and off-premise. These consist of a large red banner located along 105th Avenue, h-frame signs on adjacent property to the southwest (which are all off-premise signage), and are not permitted. There were also three banners and a sandwich board without a permit and not meeting setbacks. All temporary signage is required to meet a 10-foot setback from property lines and be located on-premise. This signage has all been placed without a permit. Scooters has used up their allowed 8-weeks of temporary signage per calendar year for 2025.

Staff has been more lenient towards temporary sign enforcement with this property due to it being a relatively new business, and the fact that this is one of the first buildings constructed within the newly created RD. However, once the temporary sign permit expired, staff started enforcing the ordinance and the property remains non-compliant.

Staff Concerns

Staff does not support the request for off-site directional signage for the following reasons.

1. The parcel on which the applicant's property is located has the capability for directional signage, and they were approved by the property owner/manager to have a directional sign for their drive-thru along Radisson Road. There is no practical justification for needing off-site directional signage for this property.
2. The RD district has very specific signage requirements, and is intended for organized, unified signage. Allowing off-site signage is not compatible with the intent of this zoning district.
3. Off-site directional signage for private businesses is in conflict with the land use designation of Airport (AP), which is intended for public or private airports and related activities, open space and natural reserves.
4. Prohibiting off-site signage is standard zoning practice, and is not permitted in surrounding cities similar in size to the City of Blaine (Maple Grove, Lakeville, Woodbury, Bloomington and Rosemount).
5. Signage regulations must comply with case law regarding the free speech protections under the First Amendment of the US Constitution. Under *Austin v. Reagan National Advertising and Reed v. Town of Gilbert*. The City is allowed to regulate commercial and non commercial signs differently and to regulate onsite and offsite signage differently. Regulation that distinguishes

signage beyond that, such as allowing offsite signage advertising a nearby but off-site business, but not allowing billboard-like advertising, could expose the City to legal liability.

6. Businesses within the City have had no issues operating using on-site directional signage.
7. Approving the amendment to allow off-site directional signage may result in a cluttered appearance and confusion throughout the City.

Recommendation

In Planning Case File No. 25-0035, it is recommended that the Planning Commission recommend denial of an amendment to the City of Blaine Zoning Ordinance to allow for off-site signage, for the following reasons:

1. The parcel on which the applicant's property is located has the capability for directional signage, and they were approved by the property owner/manager to have a directional sign for their drive-thru along Radisson Road. There is no practical justification for needing off-site directional signage for this property.
2. The 105th Redevelopment District (RD) has very specific signage requirements, and is intended for organized, unified signage. Allowing off-site signage is not compatible with the intent of this zoning district.
3. Off-site directional signage for private businesses is in conflict with the land use designation of Airport (AP), which is intended for public or private airports and related activities, open space and natural reserves.
4. Prohibiting off-site signage is standard zoning practice, and is not permitted in surrounding cities similar in size to the City of Blaine.
5. Signage regulations must comply with case law regarding the free speech protections under the First Amendment of the US Constitution. Under *Austin v. Reagan National Advertising and Reed v. Town of Gilbert*. The City is allowed to regulate commercial and non commercial signs differently and to regulate onsite and offsite signage differently. Regulation that distinguishes signage beyond that, such as allowing offsite signage advertising a nearby but off-site business but not allowing billboard-like advertising, could expose the City to legal liability.
6. Businesses within the City have had no issues operating using on-site directional signage.
7. Approving the amendment to allow off-site directional signage may result in a cluttered appearance and confusion throughout the City.

Attachment List

1. Attachments

Ordinance Amendment Narrative

We are looking to put our Scooter's Coffee Drive-Thru directional sign just west of the entrance to the National Sports Village (NSV) off 105th Ave NE. The two signs have already been made. One is installed next to the NSV monument sign off of Radisson and the second sign was set to go in next to the NSV monument sign off of 105th as depicted in the signage plan that was approved. Unfortunately, our landlord, Mike Breese, now won't allow the sign there as he believes it interferes and/or distracts from his building Pizza Pub Prime in the background.

A directional sign is best placed before the entrance drive to a complex instead of afterwards. The now proposed location west of the entrance is not part of our landlord's property so we approached Grant from the Metropolitan Airport Commission who owns the land and they consented to putting a sign on their property. We also spoke with, Karah from the MN Amateur Sports Commission that leases the land and they too approved us putting directional signage on that property. The attached files in the application are a mock up of the sign with dimensions. There also is a picture showing what the sign would look like in the proposed location and an aerial map showing property lines and proposed location of the sign.



Planning Department

Blaine

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SITE SIGNAGE OVERVIEW

Site signage standards have been created to align with city rules and provide tenants the ability to clearly indicate their location, products and services while presenting a high quality and refined appearance that elevates the impression of the area to guests and passersby.

For clarity we have labeled the north building as “A” and the south building as “B”. Building “A” is being developed as a single tenant restaurant space while building “B” is planned as a multi-unit space that could accommodate up to eight individual businesses.

The total signage allocations for each building is based on 1sf per linear foot of street frontages and the below frontage measurements.

BUILDING A

- North: 80’
- East: 84’

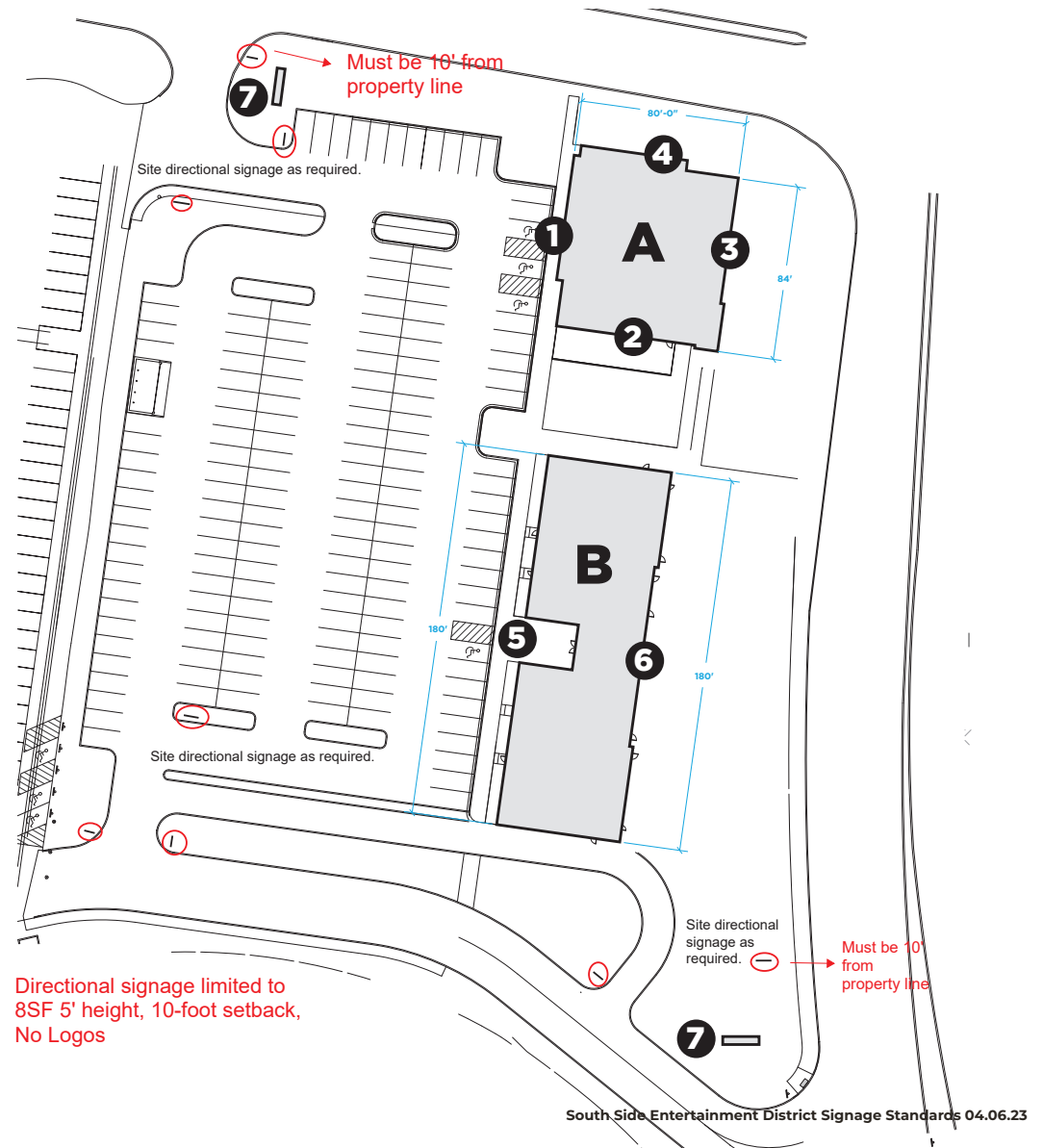
Total building allocation limited to 200sf

BUILDING B

- East: 180’
- West: 180’

Total building allocation limited to 200sf

Total building allocation limited to 150sf maximum on east face and 150sf maximum on west face with awning signage on the South reducing the maximums as needed to keep within 200sf maximum building signage. This allows for signage at parking approach side and main public face on the Radisson frontage. We believe this meets the intent of city standards that generally limits maximum signage allocation in the district to 150sf per building given we have a single building with up to eight individual tenants.







**SCOOTER'S
COFFEE®
DRIVE-THRU** 

**2' tall x 4' wide
two sided
lit cabinet sign**

**3 feet from
the bottom of the
sign to the ground**

Grade

Inspection conducted 7.31.25



This banner is located off-premise. Off-premise signage is not permitted in the City of Blaine.

All temporary signage must meet a minimum 10-foot setback from property lines.

All properties are allowed either one (1) feather flag or one (1) 32 square foot banner without a permit. Any more signage than this requires a temporary sign permit.

Properties are allowed a total of 8 weeks of temporary signage per calendar year. This property has used all of its temporary signage for the 2025 calendar year.



This temporary signage is off-premise and is therefore not permitted.

34.09 Off-site directional signs.

- (a) Off-site directional signs are limited in wording to include only the name of the organization or business, the distance to same, and a directional arrow. Organizations or businesses utilizing offsite directional signage are limited to permitted or conditional uses currently operating within the ~~existing~~ FR (Farm Residential) or 105th Avenue Redevelopment District (RD) zoning districts.
- (b) Signs shall be limited to property with frontage along Lexington Avenue, Radisson Road, ~~and~~ Main Street (125th Avenue NE), and 105th Avenue, and be placed only on parcels zoned FR (Farm Residential) or properties with an AP (Airport) designated land use.
- (c) For properties zoned FR (Farm Residential), Signs shall be a maximum of fifteen (15) square feet in area and mounted on an approved sign standard. The sign standard shall not exceed eight (8) feet in height. Properties with an AP (Airport) designated land use are limited to off-site directional signage that is no more than 5-feet in height and 8 square-feet in area.
- (d) No two (2) off-site directional signs shall be closer together than three hundred (300) feet.
- (e) There shall be not more than one (1) off-site directional sign permitted for each business or organization. (Ord. No. 86-934, amended 6-5-1986)
- (f) A permit ~~will~~ shall be required for all signs. The permit shall give exact location of sign standard, height of same, and the name of the organization or business to be designated on the sign. The permit must be signed by the applicant and the owner of the property on which the standard is to be located. Not more than one (1) sign is permitted per parcel of record. Signs shall have a minimum ten-foot setback from all property lines. (Ord. No. 86-934, amended 6-5-1986)

(Ord. No. 98-1727, amended 6-25-1998; Ord. No. 20-2447, 7-20-2020)



City of Blaine Staff Report

File Number: 2025-390

Agenda Date	Status
August 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, Assistant Community Development Director

Agenda Item # 4.6

Case File No. 25-0034 // Blaine Town Center East LLC // 10549 Nassau Street NE

The applicant is requesting preliminary plat approval to create seven outlots to be known as Blaine Town Center East District.

Background

Zoning	105th Avenue Redevelopment District (RD)
Land Use	Planned Commercial (PC)
Area	21.93 Acres
Applicable Regulations	75.32
Attachments	Zoning and Location Map Preliminary Plat
Schedule	Planning Commission: 08/12/25 City Council: 9/03/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director, and Teresa Barnes, Project Engineer

Preliminary Plat Standards of Review

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be

served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Planning Analysis

Zoning

The subject site is zoned 105th Avenue Redevelopment District (RD).

Land Use Designation

The subject site is guided Planned Commercial (PC).

Surrounding Zoning and Uses

Kwik Trip is adjacent to the proposed plat and is zoned Planned Business District (PBD). Parcels to the north are zoned Heavy Industrial (I-2), properties to the east are zoned Heavy Industrial (I-2), and are developed for various industrial uses. West of the proposed plat is the west district of the 105th Redevelopment area and is zoned RD.

History

The 105th Avenue/Radisson Road industrial area was, and has been identified in the 2030 and 2040 Comprehensive Plans, as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the "Growth Management" portion of the City's 2020-2023 strategic plan. This project is also identified in the City's 2023-2026 Plan as an Economic Development priority. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

In 2022, the City created a new zoning district and rezoned this area to RD, amending the land use to PC and select parcels to High Density Residential (HDR). Changes to zoning and land use also incorporated portions of the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC) property that were identified in the visioning process.

In 2023, a master developer was selected for the 105h Redevelopment Area. In 2023, the City, MASC and developer entered into various agreements that allow for private development to occur on the east portion of the NSC campus. Based on the revised master plan, a larger portion of MASC property will be incorporated into the redevelopment project than was originally anticipated when zoning and land use changes were approved in 2022.

In June 2024, portions of the site were rezoned to RD and re-guided to PC as additional land was added into the master plan. Also in 2024, the "western" portion of the development area was platted into outlots and right-of-way.

Earlier in 2025, a preliminary plat for the "east district" was approved but was not recorded. The proposed plat reconfigured that previous preliminary plat.

Utility and earth work is taking place onsite for both the west and east districts.

Plat

Seven outlots are proposed. The breakdown is as follows:

- Outlot A: 0.41 acres
- Outlot B: 0.52 acres
- Outlot C: 5.84 acres
- Outlot D: 4.10 acres
- Outlot E: 4.27 acres
- Outlot F: 1.88 acres
- Outlot G: 1.86 acres

The RD district does not have minimum lot size requirements and allows for zero lot lines. The outlots will be required to plat into lot and block at time of development.

Setbacks

No development is proposed at this time. All development shall have a consistent street edge maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking or other instances the City Council deems appropriate.

Landscaping

No development is being proposed with the plat. Landscaping will be reviewed with development.

Tree Preservation

No development is being proposed with the plat. Tree preservation will be reviewed with development.

Park Dedication

Park dedication will become due when the outlots are platted into lot and block.

Engineering Analysis

Grading/Storm Drainage

No development is being proposed with the plat. Grading and storm water will be reviewed with development.

Utilities

No new utilities are being proposed with the plat.

Existing utilities within the plat area will need to dedicate a drainage and utility easement in favor of the City and shown on the plat. These locations are along the east property lines of outlots C, E and G, along the south property line of outlot E and the southwest corner of outlot D.

Wetlands/Watershed/FEMA

There are no known or documented wetlands on the property. A Coon Creek Watershed District permit will be required with development.

Access/Street Design/Sidewalks/Trails

No development is being proposed with the plat. Access, street design, sidewalks and trails will be reviewed with development.

A traffic impact study will be required to be completed and submitted to the City for review.

Easements/Right-of-way/Permits

As mentioned with the utilities, easements will be required to be provided over all existing utilities within the plat area. Right-of-way for 105th Avenue NE, 106th Lane NE and portions of Radisson Road NE will be dedicated with this plat.

The plat will be required to comply with any additional easement and/or right-of-way comments/requirements from Anoka County.

Additional easements and/or right-of-way may be required as the outlots are developed.

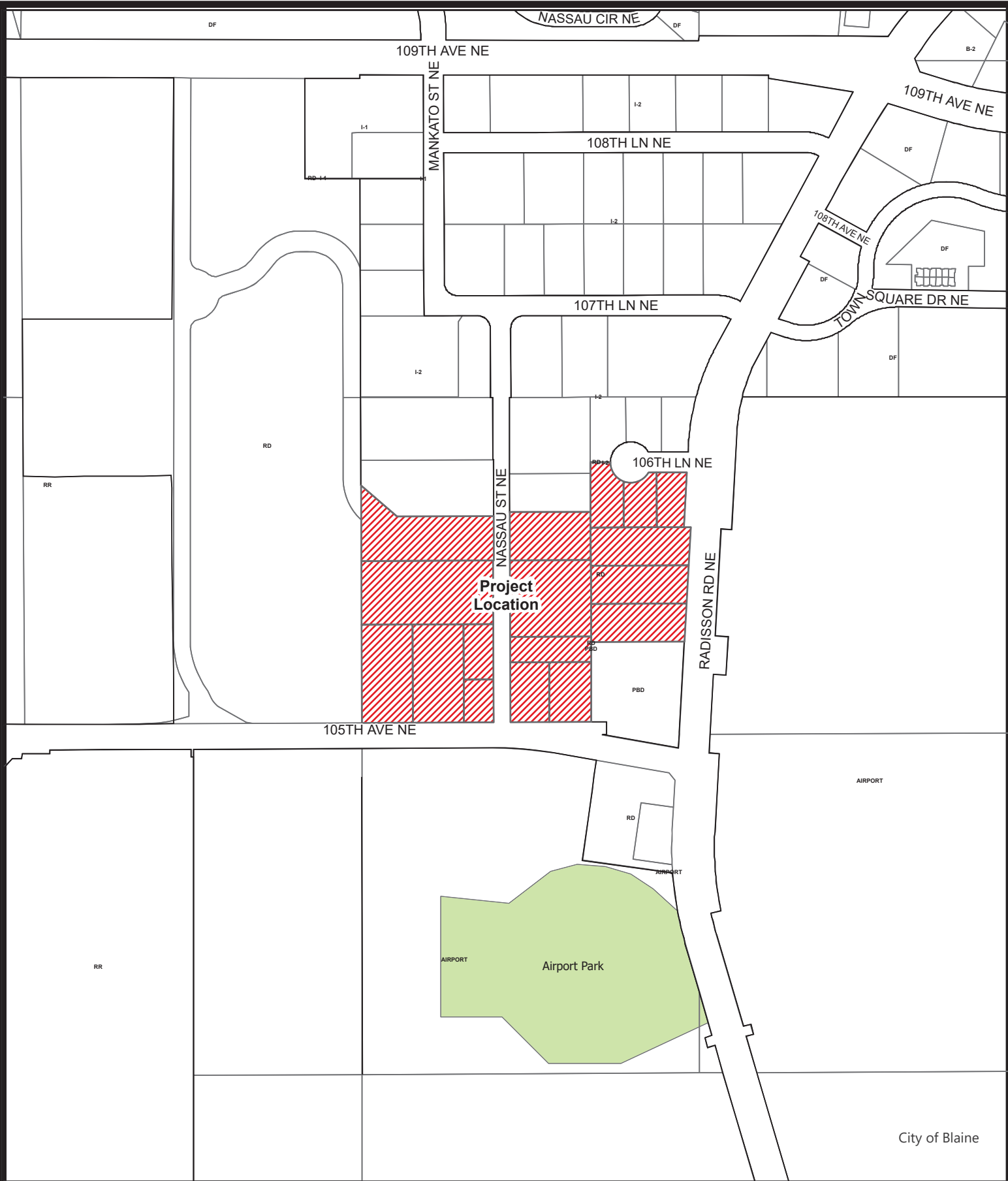
Recommendation

In Planning Case File No. 25-0034, it is recommended that the Planning Commission recommend approval of a preliminary plat to create seven outlots to be known as Blaine Town Center East District with the following conditions:

1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of a building permit.
2. The applicant is responsible for recording any access easements and shared parking agreements with Anoka County.
3. The developer is responsible for constructing any required improvements based on Anoka County review.
4. The plat will need to dedicate drainage and utility easements over the existing utilities within the plat area in favor of the City.
5. The developer is responsible for submitting a traffic impact study based on the master plan along with all the proposed changes.

Attachment List

1. Attachments

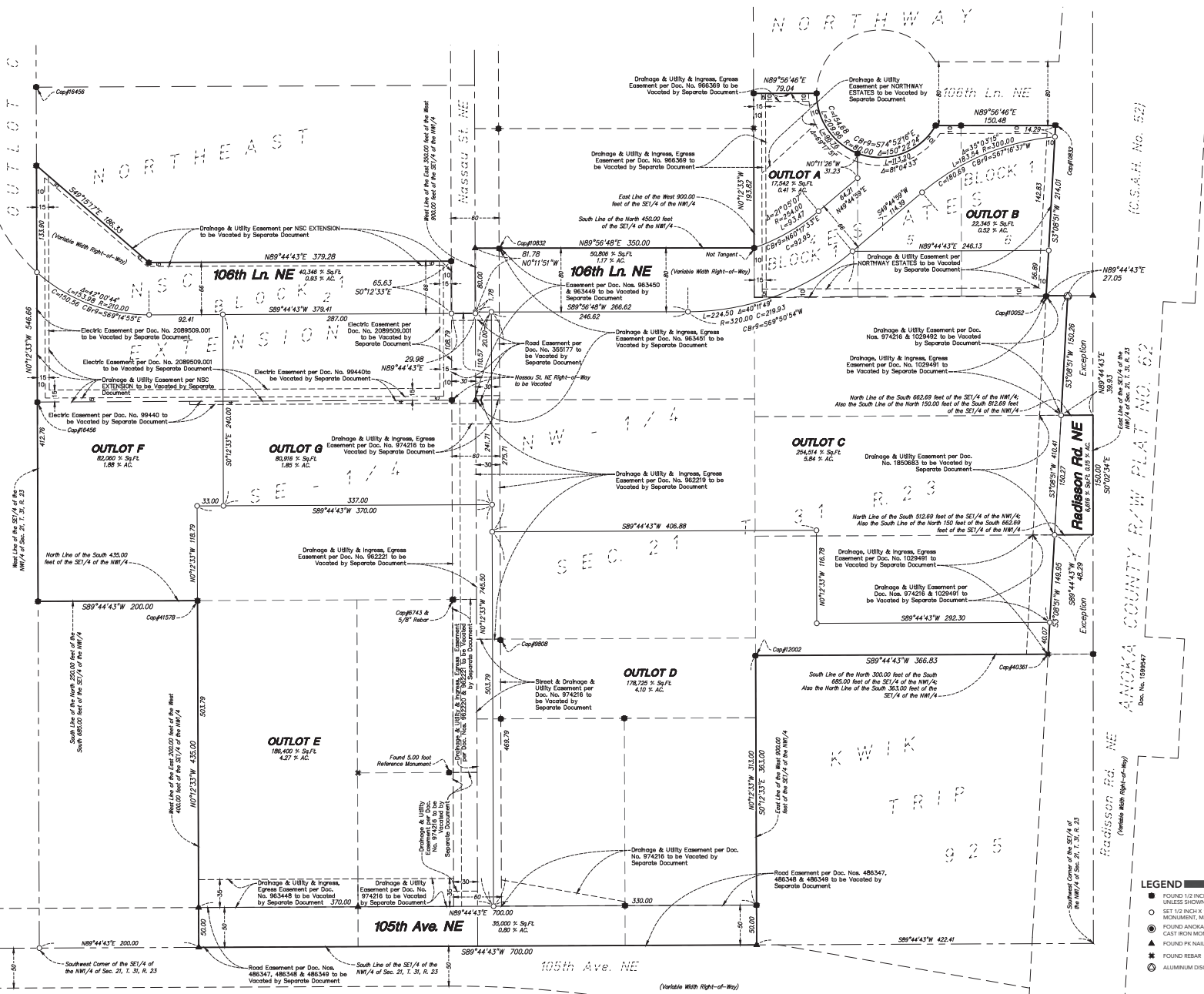


BlaineMN.gov

Case File No. 25-0034 Blaine Town Center East District

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





LEGEND

■	FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
○	SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
●	FOUND ANOKA COUNTY CAST IRON MONUMENT
▲	FOUND PK NAIL
✱	FOUND REBAR
⊙	ALUMINUM DISC

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

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07/18/25 SURVEY ISSUED

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

Max L. Stanislawski
Max L. Stanislawski - PLS

License No. 48988
Date 07/18/25

Loucks Project No.	23026E
Project Lead	MLS
Drawn By	KMM
Checked By	MLS
Field Crew	JSS

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City of Blaine

Staff Report

File Number: 2025-410

Agenda Date	Status
August 12, 2025	
In Control	File Type
Planning Commission	Report

New Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 5.1

Case File No. 25-0040 // EB Blaine Development LLC // 105th Redevelopment Area
The applicant is requesting site plan approval for Scheels.

Executive Summary

Background

Zoning	105th Avenue Redevelopment District (RD)
Land Use	Planned Commercial (PC)
Area	4 acres
Applicable Regulations	Sections 39.90
Attachments	Zoning and Location Map Site Plan Elevations
Schedule	Planning Commission: 08/12/25 City Council: 09/03/25

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Executive Summary

All new buildings and additions require site plan approval through the Planning Commission and City Council in the 105th Avenue Redevelopment District (RD).

The proposed site plan approval is for a 250,000-square-foot Scheels store; the footprint is 115,000 square feet. Retail is a permitted use. The proposed retail building will be on Outlot H, which will need to be replatted into a legal Lot and Block. Site plan review is a zoning requirement; in-depth review of access and utilities will be part of the overall development review along with a building permit.

Access is under review at this time with the Engineering Department and Anoka County. As proposed, there will be truck access off Radisson Road, sharing the current access with Kwik Trip. There is a right-out in right-out onto Nassau Street, which will be turned into a development access rather than a public street, and a new round about for full access.

Evaluation of Request

Planning Analysis

Zoning

The subject site is zoned 105th Avenue Redevelopment District (RD).

Surrounding Zoning and uses

The site is east of Nassau Street and west of Kwik Trip. The site is zoned RD. Property to the east (Kwik Trip) is zoned Planned Business District (PBD). The parcels to the west and north are zoned RD.

Existing Conditions

Grading and utility work is taking place onsite.

Evaluation of Request

Site Plan

The proposed site plan is for a 250,000-square foot Scheels store. Parking will take place on a separate parcel, but will be surface parking and the Scheels main parking lot. A parking ramp is proposed for the development that will also provide parking for Scheels.

Standards

Section 30.910 outlines development standards for commercial development in the 105th Avenue Redevelopment Zoning District.

(a) Setbacks. A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking or other instances the city council deems appropriate.

(b) Building height. All buildings shall be in compliance with Federal Aviation Administration regulations.

(c) Sidewalks are required along all public and private streets. The location and alignment of new sidewalks shall connect directly to existing sidewalk network.

(d) Mechanical equipment. All mechanical equipment shall be screened and properly maintained with material similar to the material used on the main structure. Screened mechanical equipment shall not be located in the front or street side yards.

(e) Trash enclosure. Refuse facilities shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the zoning administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

Parking

Parking areas shall have access to a public alley or street. Driveways shall be located to minimize interference with traffic movement. Parking will be reviewed as part of the site plan. A parking analysis is required as part of the review. On-street parking, parking structure, and shared parking are

encouraged.

(a) Surface parking.

(1) Parking lots, when feasible, should be located to the rear of the buildings, or side yard.

(2) When parking areas abut the street, the sidewalk edge must be delineated with landscaping, architectural fencing (meeting design guidelines) or other decorative features.

(b) Parking structure.

(1) Parking structures shall be appropriately located and behind the rear of the building when practical.

(2) Parking structures abutting any public street or walkway shall be compatible with the materials and architectural style of surrounding buildings.

(3) Parking structures shall be designed so that vehicles are not visible from the sidewalk and the only opening at the street level are those to accommodate vehicle ingress and egress.

(4) Snow storage areas shall not be located in the front or side yard abutting a street. If storage is not accommodated onsite it should be hauled out.

(c) Shared parking.

(1) One or more businesses may provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately.

(2) The following are required for shared parking.

(aa) The building or use for which off-street parking facilities will be provided by another building or use shall be located within 800 feet of such parking facilities.

(bb) There shall be demonstrated no substantial conflict in using shared facilities through a professional parking analysis.

(cc) Shared parking facilities shall record with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.

(e) The off-street parking requirements shall be established by the zoning administrator based upon the characteristics and functional similarities between uses including, but not limited to: the size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles. For structures containing multiple uses, each shall be calculated separately. The requirements may be revised upward or downward by the city council as part of an application for a conditional use permit based on verifiable information pertaining to parking.

(f) Parking analysis requirements. A parking analysis is required when a new building is proposed on a site, for tenant improvements or when a more intense use is proposed in an existing building. The parking analysis is to be prepared by a professional who has knowledge and experience with parking needs and assessments. The analysis should consist of the following information:

(1) A site plan of the property identifying where the proposed project is located, showing all existing uses/tenant spaces and all existing parking space locations.

(2) Parking analysis matrix that includes (1) names of all existing/proposed uses with tenant address; (2) each tenants total building square footage existing and proposed (3) lists dining and seating counts for restaurant, bar, brewery, cocktail room and coffee shop uses; and (4) lists an accurate total number of all existing parking spaces on-site.

- (3) Proposed parking layout and number of stalls for the development.
- (4) Floor plan layouts may be required to determine relevant seating areas and other-relevant square-footage areas.
- (5) Parking adequacy should be determined prior to making major financial and legal commitments related to the property. In some cases, insufficient on-site parking may prevent the proposed project/use from being permitted.

Scheels will utilize a surface parking lot with 480 stalls and a parking ramp with 750 parking stalls for a total of 1,230 stalls available. Section 33.13 of the zoning code requires one parking space for each 200 square feet of floor area for the first 100,000 square feet, plus one per 350 square feet of floor area thereafter. Based on these calculations, the proposed retail store requires 945 stalls. This is met through surface and shared parking in the ramp.

Architecture

[Exterior wall finishes.] At least seventy-five percent (75%) of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation. All buildings must meet and be consistent with design guidelines.

- (a) Brick.
- (b) Natural or cultured stone.
- (c) Glass.
- (d) Stucco.
- (e) Cementous siding.
- (f) Architectural metal.
- (g) Integrally colored rock-faced block.
- (h) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and other comparable or superior materials as approved by the zoning administrator. All materials subject to zoning administrator approval.
- (i) All buildings to incorporate a four-sided design
- (j) Franchises or national chains with standardized architecture and signage shall comply with the standards contained in this section. Aggressive and bright signage must be altered and scaled down to meet the intentions of these standards.
- (k) Building articulation elements shall be provided at a maximum average spacing of 40 feet. The proposed building is comprised of Metal, EIFS, glass, brick, natural stone and precast. The elevations will need to be modified to reflect a four-sided design, to include an average spacing of 40 feet for building articulation and to ensure that at least three elements are reflected on each side.

Façade articulation shall be provided through any of the following elements:

- (1) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.
- (2) A ground-level recess.
- (3) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.
- (m) All buildings shall have at least one customer entrance facing an abutting public or private street, rather than just the parking area. A building may have more than one entrance. Customer entrances shall be open to the public during business hours.

- The main entrance faces what is currently Nassau Street.

(n) Main building entrances shall be architecturally emphasized and visible from the street by utilizing design features such as awnings, pillars, special building materials or architectural details.

- The buildings have metal awnings that provide a material change, which are visible from the street.

(o) All buildings shall provide ground floor windows along facades, parks, plazas or other public outdoor spaces. Darkly tinted windows or windows that block two-way visibility are prohibited.

- The buildings meet this requirement.

Landscaping

The use of window boxes, hanging flower baskets, or other seasonal landscaping is encouraged. Window boxes, hanging plants and planters should be near entrances.

(a) The periphery of all parking lots shall be well landscaped along the public right-of-way to maintain an edge that contains low shrubs, decorative fencing (per design guidelines) or a combination of these elements.

(b) Trees, shrubs, groundcover, and perennial plantings shall be required at the base of a parking structure. Perimeter planters may be required around the upper-level decks of the parking structure, particularly when facing a public right-of-way.

(c) Sodding and ground cover. All open areas of any site not occupied by building, parking, or storage, shall be sodded over four inches of topsoil. Exceptions to this are as follows:

(1) Seeding over four inches of topsoil of future expansion areas as shown on approved plans.

(2) Undisturbed areas containing existing natural vegetation which can be maintained free of foreign and noxious materials.

(3) Areas designated as open space for future expansion area properly planted and maintained with grass.

All signage should comply with Section 30.916.

Engineering Analysis

Engineering analysis will take place through grading and utility permits, along with building permits.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

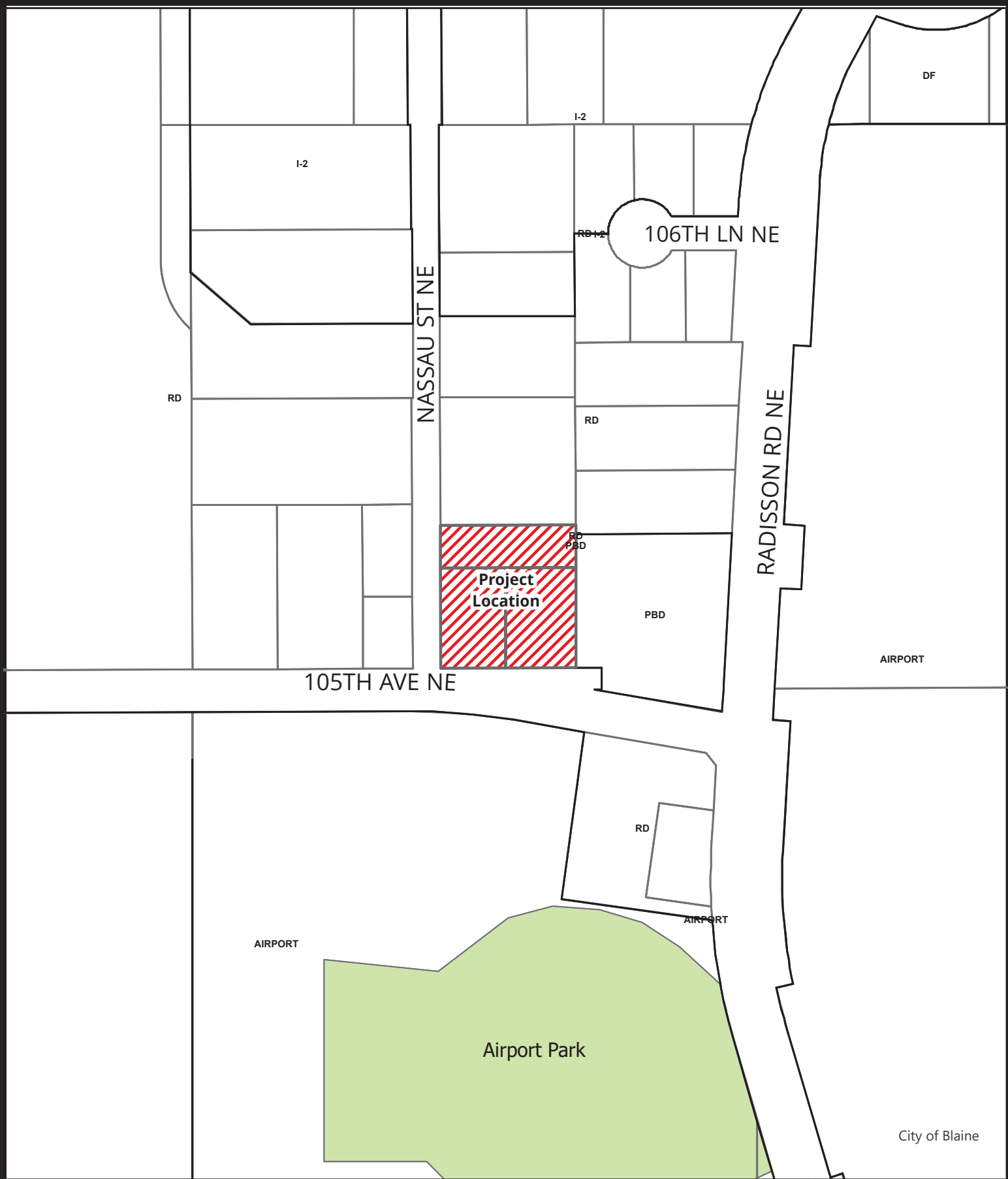
Staff Recommendation

In Planning Case File No. 25-0040, it is recommended that the Planning Commission recommend approval of the site plan for Scheels (retail store) with the following conditions:

1. Preliminary and final plat approval shall be completed prior to the issuance of a building permit.
2. A shared parking and access agreement shall be submitted with the building permit.
3. The elevations shall be modified to reflect a four-sided design, to include an average spacing of 40 feet for building articulation and to ensure that at least three elements are reflected on each side and submitted with the building permit.

Attachment List

1. Attachments

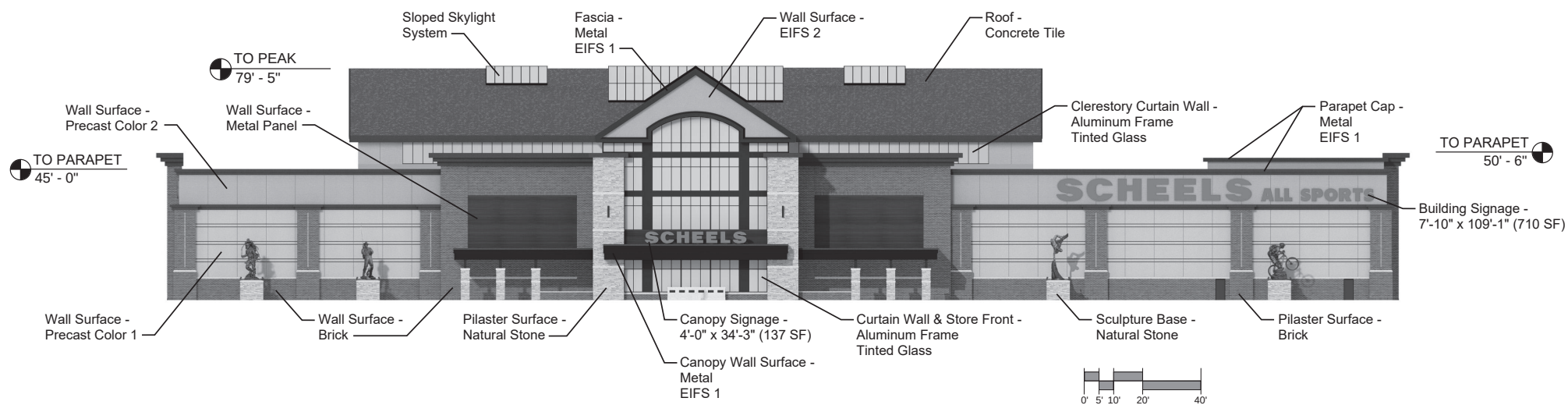


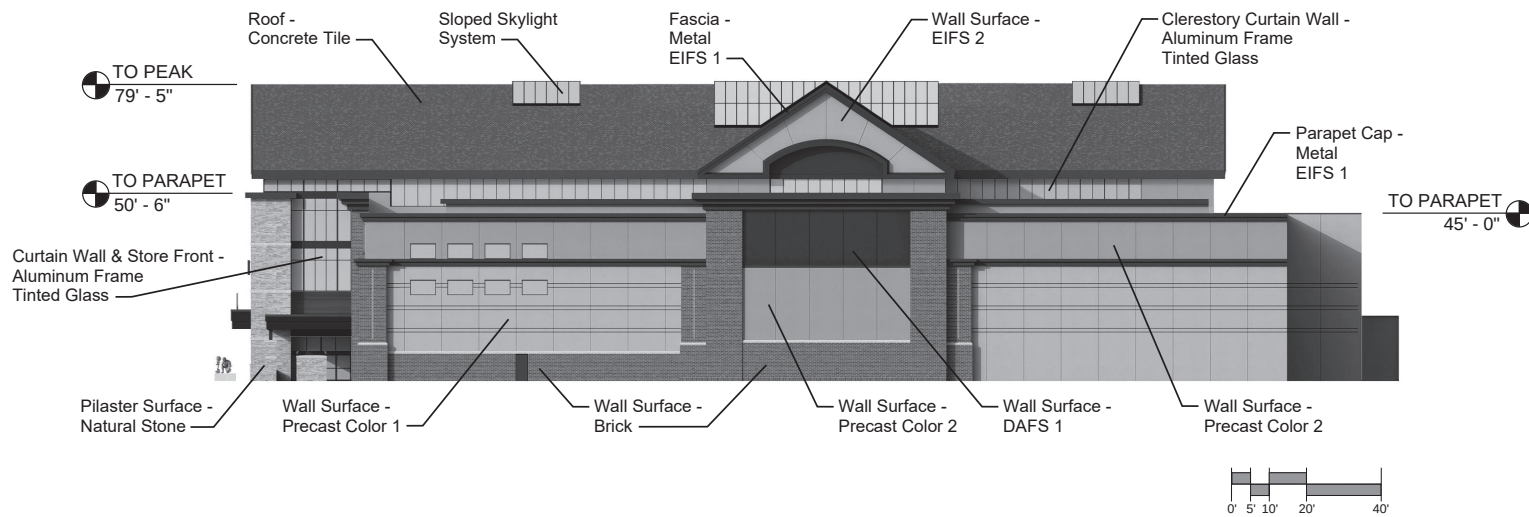
BlaineMN.gov

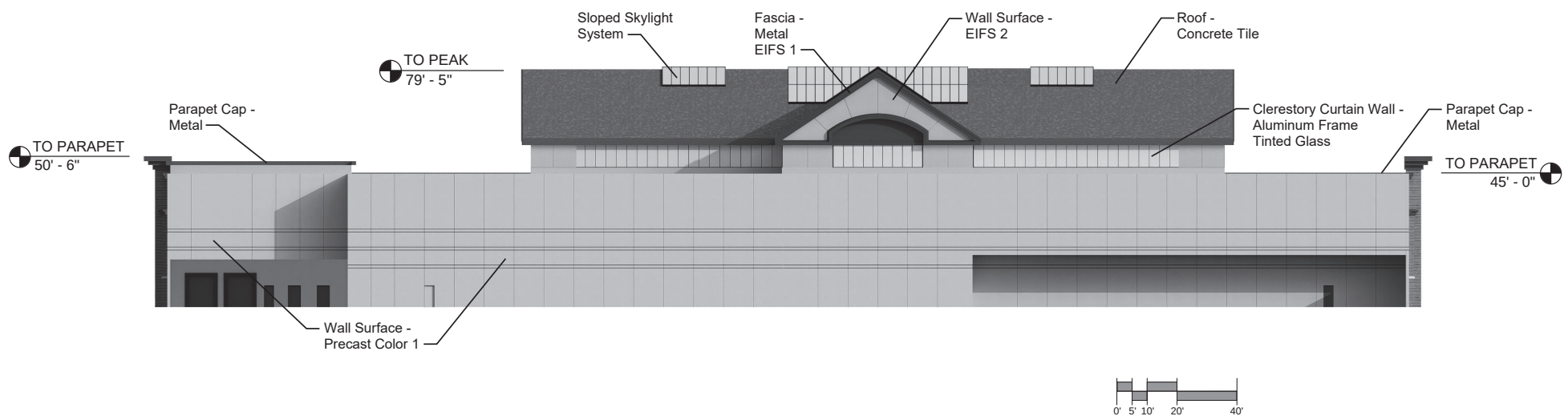
Case File No. 25-0040 EB Blaine Development LLC

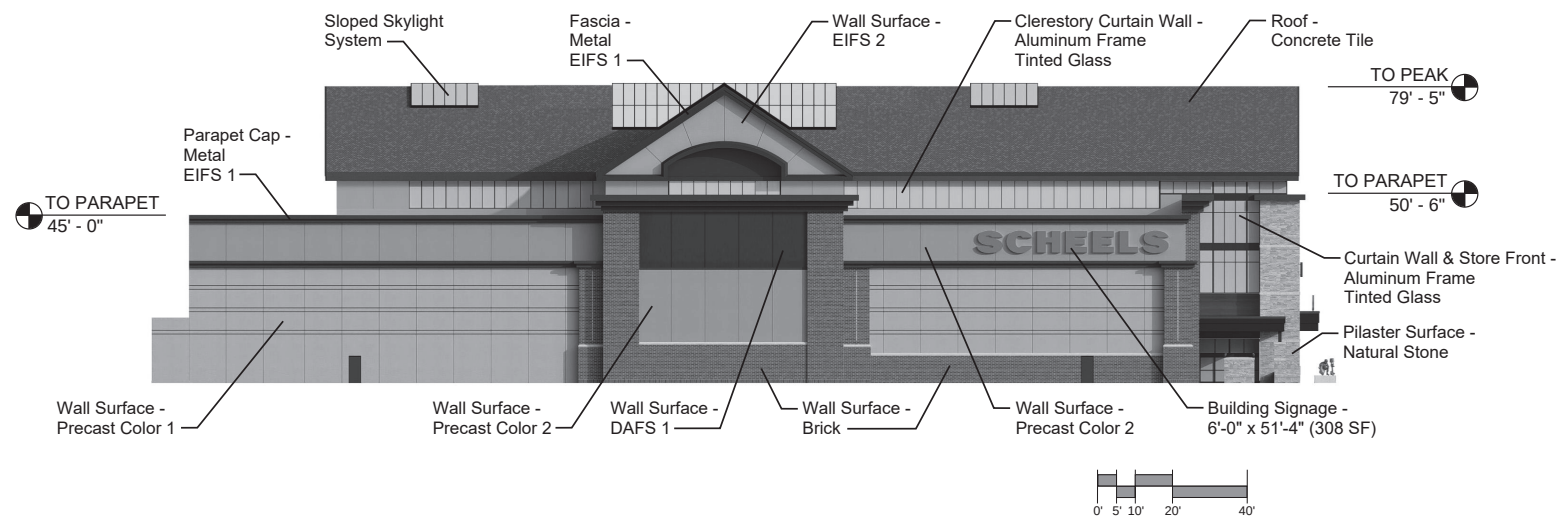
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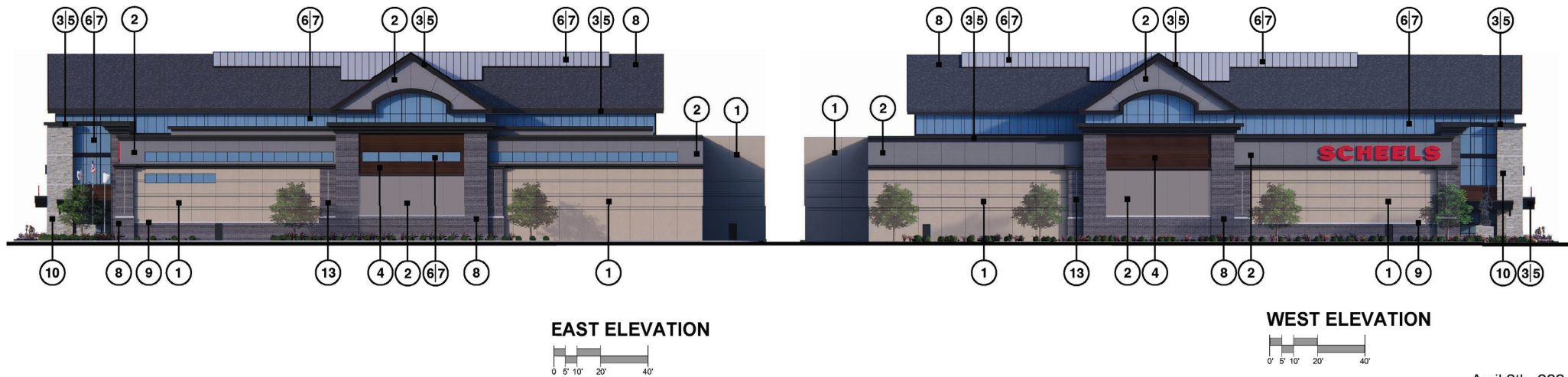




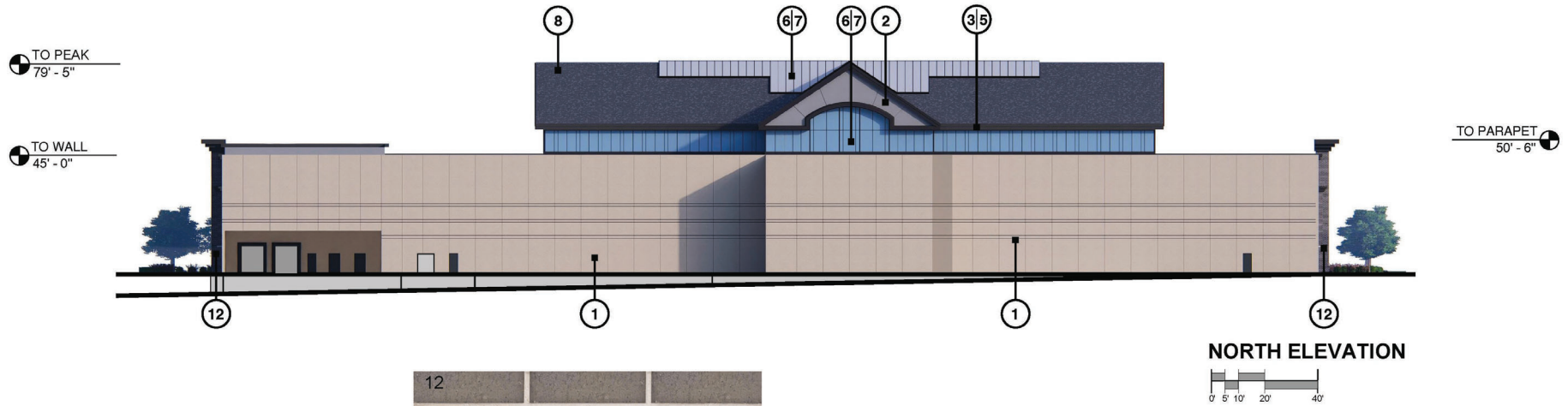


PERSPECTIVE - FRONT ENTRANCE

April 8th, 2024



April 8th, 2024



- 1 - PRECAST CONCRETE PANEL - COLOR: BUFF
- 2 - DAFS 1/DIRECT APPLIED FINISH OVER PRECAST - COLOR: SW7504 KEYSTONE GRAY
- 3 - EIFS 2 - COLOR: SW7020 BLACK FOX
- 4 - METAL PANEL - PURE + FREEFORM: PALOCCO WALNUT
- 5 - METAL COPING - COLOR: SW7020 BLACK FOX
- 6 - ALUMINUM FRAME - COLOR: ANODIZED DARK BRONZE
- 7 - TINTED GLAZING - SAGEGLASS, ELECTROCHROMATIC GLASS, SMART WINDOW
- 8 - CONCRETE ROOF TILE - VANDE HEY RALEIGH MFG., INC.: 30% CHARCOAL GRAY, 70% LIGHT CHARCOAL GRAY
- 9 - STONE - US STONE INDUSTRIES, KANSAS LIMESTONE: HONED VENEER; COTTONWOOD
- 10 - STONE - US STONE INDUSTRIES, KANSAS LIMESTONE: RANDOM ASHLAR; 40% FLINT HILLS GRAY, 60% COTTONWOOD
- 11 - BRICK 3 - HEBRON BRICK COMPANY: SILVERADO
- 12 - BRICK 2 - HEBRON BRICK COMPANY: SLATE GRAY

VIEW #1

(View from roundabout at 105th Avenue NE)



VIEW #2

(View from surface parking to the northeast)



 LOUCKS

VIEW #3

(View from surface parking looking southeast)



 LOUCKS

VIEW #4

(View from Nassau Street & 105th Avenue NE)

