



City of Blaine

Planning Commission

August 12, 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, August 12, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member 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. 2024-480 Approval of the July 8, 2025 Planning Commission Minutes
Sponsors:

**Motion by Commissioner Olson to approve the minutes of July 8, 2025, as presented.
Motion seconded by Commissioner Gorzycki. The motion passed 6-0.**

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.

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 25-0036 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:04PM.

Commissioner Gorzycki inquired if any secondary approval was required given that this accessory structure would be used for a home occupation.

Zoning Technician Koberoski reported if all standards were not being met in the home occupation ordinance a conditional use permit would be required, but appears the applicant would be meeting all of the city's requirements.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0036 based on the following conditions:

Case 25-0036:

- 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.**

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.

- 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

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 25-0027 was opened at 7:08PM.

Jason Bostier, 12751 Tippecanoe St NE, asked if this project involved any city utilities going under Main Street to the north.

Project Engineer Barnes reported the Wings Financial Credit Union building will not require the extension of city utilities, but the Lexington Crossing subdivision will require a utility extension and noted this extension will be pushed under 125th at the Zest Street alignment.

Jenna Bostier, 12751 Tippecanoe St NE, asked when the subdivision would be coming before the city for consideration.

Assistant Community Development Director Sellman reported the subdivision came before the city at the last planning commission meeting.

Ms. Bostier explained she did not receive a notice for this subdivision, nor did she see any notice along Lexington Avenue. She questioned when this matter would be going before the city council for consideration.

Assistant Community Development Director Sellman stated this item has not been placed on a city council agenda because the developer was still working through some approvals with Anoka County.

The public hearing was closed at 7:11PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 25-0027 based on the following conditions:

Case 25-0027:

- 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.

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0032 was opened at 7:16PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Chair Goracke explained the proposed rezoning would bring the property into alignment with their current use.

Planner Kaye reported this was the case.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0032A a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) (2801 101st Avenue parcel) with the following conditions:

Case 25-0032A:

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.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0032B 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:

Case 25-0032B:

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).**

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0033 was opened at 7:20PM.

Michael Margulies, Swervo Development Company, introduced himself and thanked the commission for considering his request.

The public hearing was closed at 7:22PM.

Commissioner Swanson asked if the state has figured out how cannabis would be sold.

Mr. Margulies deferred this question to the business owner.

Michael Donnelly, business operator, explained licenses were being issued for retail operations at this time and the next step was to grow the cannabis products. He reported he requesting to grow and manufacture cannabis products.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0033 based on the following conditions:

Case 25-0033:

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.**

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.

- 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

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 25-0035 was opened at 7:31PM.

Susan Nygaard, Scooters Coffee representative, introduced herself to the commission and explained Scooters has been around for the past 27 years. She commented on how important visibility, access, signage and traffic (VAST) were to Scooters Corporate. She reviewed the traffic counts for the Blaine location, noting Scooters was not receiving the traffic that was previously projected. She discussed the signage that was allowed on the building. She apologized for the misunderstanding regarding the temporary signage noting she was doing everything she could to stay afloat. She commented on the discussions she has had with the Metropolitan Airports Commission (MAC) and noted they supported her pursuing off-site direction signage. She requested the planning commission consider her request and allow for the off-site directional signage.

Brent Nygaard, Scooters Coffee representative, commented on how there was confusion when cars try to navigate to his property and asked that the off-site directional signage.

The public hearing was closed at 7:39PM.

Chair Goracke asked if the proposed off-site directional signage would be similar to the directional sign on Radisson Road.

Ms. Nygaard indicated it would be exactly the same sign.

Commissioner Olson commented on how hard it was to be a business owner. She stated after reading through the request, she noted this was a landlord issue. She encouraged the Scooters representative to work through this matter with the landlord.

Ms. Nygaard reviewed the proposed locations where signs were and were not allowed noting one of the proposed locations would not be visible for passing traffic, which led her to pursue the off-site directional signage on the MAC property.

Chair Goracke stated the temporary signs have been addressed by the applicant and noted the other issue one this property may be with the landlord.

Assistant Community Development Director Sellman reviewed the previously approved sign plan for this property. She indicated this sign plan was not proposed by the city, but rather

was proposed by the landlord. She reported it was not up to the city how the signage on the property was designated.

Ms. Nygard explained she has a sign for the Radisson Road side of the building that has been in storage for the past 10 months because the landlord would not allow her to place the sign on the building.

Chair Goracke stated he wanted to see Scooters Coffee thriving in the community but noted the signage on the building was out of the city's hands. He recommended the applicants work with the city to address the temporary signage concerns.

Assistant Community Development Director Sellman explained she has met with the applicants and the property owner to discuss the city's temporary sign requirements.

Commissioner Halpern inquired if the applicant has requested additional temporary signage until the permanent signs could be placed on the building.

Assistant Community Development Director Sellman stated the city allows temporary signs to be in place for eight weeks each year and this has already been exceeded by the applicant. She reiterated that the applicant was requesting off-site directional signage and not temporary signage at this time.

Commissioner Halpern questioned if the off-site signage would create any conflicts with the future tenants or development activities that would occur in this area of Blaine.

Assistant Community Development Director Sellman indicated the off-site signage would not impact the development.

Chair Goracke asked if the commission would be setting a precedent if the requested off-site signage were approved.

Assistant Community Development Director Sellman stated this would be the case, noting if this off-site signage were approved, additional businesses in the community may make the same request.

Commissioner Gorzycki inquired if the property owner could reapply for 300 square feet of signage for this property.

Assistant Community Development Director Sellman indicated an application came forward previously and noted the council approved 200 square feet of signage for this property, which was the maximum for this district. She stated the property owner could reapply for an ordinance amendment.

Motion by Commissioner Olson to recommend denial of Planning Case 25-0035 based on the following rationale:

Case 25-0035:

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.

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.

- 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

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director, Planner. The public hearing for Case File 25-0034 was opened at 7:52PM.

Blaine Krugrude, asked if there were any plans or drawings of where the new buildings would be located within the east district.

Assistant Community Development Director Sellman reported only the site plan and Scheels request were before the planning commission at this time.

The public hearing was closed at 7:55PM.

Commissioner Halpern asked if the city was done assembling parcels.

Assistant Community Development Director Sellman reported the city was done assembling parcels for this development.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0034 based on the following conditions:

Case 25-0034:

- 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.**

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.

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

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director, Planner.

Chair Goracke asked how the Scheels property would be accessed.

Assistant Community Development Director Sellman reported the property would be accessed from 105th Avenue and the access points are still under review with the Engineering department and Anoka County.

Commissioner Gorzycki questioned if the parking ramp would be owned by Scheels.

Assistant Community Development Director Sellman explained the details for the parking

ramp were still being negotiated, noting the city would have some type of ownership in the parking ramp.

Will O'Keefe, Bader Development, reported discussions were being held with city staff and the council regarding the parking ramp. He noted the parking ramp was proposed to support both Scheels and the 105th district.

Chair Goracke stated he was very excited to see Scheels coming to the city of Blaine. He questioned if the stadium and walkways would still be created as part of this development.

Assistant Community Development Director Sellman indicated the stadium and walkways would still move forward in some fashion. She commented the development's goal was to capitalize on being a sports district.

Commissioner Olson questioned if the parking ramp was required to meet the city's parking requirements for Scheels.

Assistant Community Development Director Sellman explained Scheels was required to have 945 parking spaces. She indicated this requirement would be met through a combination of surface and parking ramp spaces.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0040 based on the following conditions:

Case 25-0040:

- 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.**

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

Chair Goracke noted this would be on the agenda of the September 3, 2025 city council meeting.

6. Adjournment

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

Adjournment time was 8:07PM.