



City of Blaine

City Council

August 4, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:00PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: Interim City Manager/Community Development Director Erik Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Massoglia reminded the community that Night to Unite would be held on Tuesday, August 5.

6. Open Forum

Open Forum is an opportunity for the public to share comments, concerns, or input on other items. While open forum is not intended to provide for response or discussion opportunities, if

follow-up is needed, city staff will work to contact the speaker(s) outside of the meeting to arrange for that follow-up. Each speaker will be limited to 3 minutes with a maximum of 15 minutes set aside for open forum.

Mayor Sanders opened the Open Forum at 7:01PM.

Bruce Manthei, 4101 99th Avenue NE, expressed concerns regarding sight line issues at 99th Avenue NE and Lexington Avenue NE with the newly-installed electrical box and said he felt the electrical box was a safety issue.

Michelle Kurak, 13196 El Dorado Street NE, shared comments about the pending lawsuit regarding accessory dwelling units (ADUs) and questioned why outside influence is occurring on what type of housing goes into the city of Blaine.

David Heim, 1670 132nd Avenue NE, spoke against the proposed ADU in his neighborhood. He shared concerns about emergency vehicle access should the ADU move forward and inquired how additional housing units will impact existing infrastructure. He then referred to the submitted petition which had 90 neighbors that were against the ADU proposal. He asked that the names on the petition remain private.

Rhonda Brekkestran, 1700 132nd Avenue NE, asked for clarification on who would be living in the proposed ADU and reiterated that the majority of the neighborhood does not want the ADU to move forward. She expressed concerns regarding fire hazards, decreased property values, privacy, and neighborhood concerns.

John Connelly, 1614 132nd Lane NE, stated he was concerned with why the ADU application was before the council again and was of the opinion the entire city should have been notified of this change. He recommended the city council to deny the ADU request.

Pat Heim, 1670 132nd Avenue NE, explained she was concerned with how the council changed the ordinance to allow ADUs during COVID and questioned why the ordinance amendment was not shared with the entire community. She stated she was very frustrated with how difficult it was to contact city councilmembers. She reiterated that the Pepin home was sold as a single-family home within a single-family development. She questioned why the city council had not thought through their actions and properly notified the public when it came to approving the ADU ordinance. She commented on how if this ADU were approved there would be many more requests coming to the city for approval, which would dramatically impact the neighborhoods in Blaine.

There being no further input, Mayor Sanders closed the Open Forum at 7:17PM.

7. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Councilmember Newland said he would be abstaining from approval of Bills Paid due to a

conflict of interest.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that the following items on the Consent Agenda be approved.

Motion adopted 6-0-1 (Councilmember Newland abstained).

- 7.1.** 2025-175 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director
- 7.2.** 2025-176 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk
- 7.3.** RES 25-135 Resolution Approving a Premise Permit for Lawful Gambling Activity for Centennial High School Football Boosters
Sponsors: Cathy Sorensen, City Clerk
- 7.4.** 2025-177 Motion to Approve a Tobacco and Tobacco Products License for Naples Wine and Spirits
Sponsors: Cathy Sorensen, City Clerk
- 7.5.** RES 25-106 Resolution to Authorize Installation of Regulatory Signs
Sponsors: Daniel Schluender, Director of Engineering
- 7.6.** RES 25-119 Resolution to Receive Petition and Order Public Hearing for Vacation of Drainage and Utility Easement, Lot 6, Block 4, Radisson Industrial Park, according to the recorded plat thereof, Anoka County, Minnesota; Vacation No. V25-02
Sponsors: Daniel Schluender, Director of Engineering
- 7.7.** RES 25-123 Resolution to Abate Assessment Installment Payments on Parcel 27-31-23-43-0055, 9318 Harpers Court NE
Sponsors: Daniel Schluender, Director of Engineering
- 7.8.** RES 25-124 Resolution to Abate Assessment Installment Payments on Parcel 05-31-23-21-0070, 13210 Lincoln Street NE
Sponsors: Daniel Schluender, Director of Engineering

- 7.9.** RES 25-125 Resolution to Abate Assessment Installment Payments on Parcel 27-31-23-44-0017, 9323 Jamestown Street NE
Sponsors: Daniel Schluender, Director of Engineering
- 7.10.** RES 25-122 Resolution for Grant Acceptance and Budget Amendment for Community Tree Planting
Sponsors: Nick Fleischhacker, Public Works Director

8. 7:00 PM - Public Hearing and Items Published for a Certain Time

- 8.1.** RES 25-116 Resolution Adopting Assessment for 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. T2406
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated Improvement Project No. T2406 was ordered by the city council on January 3, 2024 with Resolution 24-11. A construction contract was awarded to Douglas-Kerr Underground, LLC by the city council on May 20, 2024 with Resolution No. 24-99 and construction was completed in the spring of 2025. The total project cost indicated in the feasibility report was \$6,572,381. The assessment roll has been prepared consistent with the feasibility report. Of the total cost, the amount to be assessed is \$908,623.42. The public utility funds will contribute \$582,231.68 for water and sanitary sewer improvements and the pavement management program funds will contribute \$3,617,286.94. It was noted staff received an objection from Mitch Fisher at 10032 Pleasure Creek Circle objecting to the assessment for this project. He asked that the council hold a public hearing for this project and then adopt a Resolution adopting the assessments for the 2024 Pleasure Creek Area Street Reconstruction Improvement Project.

Mayor Sanders opened the public hearing at 7:21PM.

There being no public input, Mayor Sanders closed the public hearing at 7:22PM.

Moved by Councilmember Newland, seconded by Councilmember Fleming, to adopt a Resolution Adopting Assessment for 2024 Pleasure Creek Area Street Reconstructions, Improvement Project No. T2406.

Motion adopted unanimously.

- 8.2.** 2025-178 Motion to Approve On-Sale and Sunday Intoxicating Liquor Licenses for The Wild Hare located at 10340 Baltimore St NE, Suite 100
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated a public hearing is required prior to the approval for on-sale and Sunday intoxicating liquor application for The Wild Hare located at 10340 Baltimore St NE, Suite 100. Dariush Moslemi, applicant, submitted the on-sale and Sunday intoxicating liquor application for The Wild Hare. The applicant has paid the required license fees, submitted forms and documents, and a background investigation was conducted by the Blaine Police Department with no concerns found. The on-sale and Sunday liquor licenses, if approved, would be valid until June 30, 2026, and run concurrent with annual liquor license renewals. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Mayor Sanders opened the public hearing at 7:23PM.

There being no public input, Mayor Sanders closed the public hearing at 7:23PM.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to approve On-Sale and Sunday Intoxicating Liquor Licenses for The Wild Hare located at 10340 Baltimore Street NE, Suite 100.

Councilmember Robertson welcomed The Wild Hare to the city of Blaine.

Motion adopted unanimously.

9. Development Business

- 9.1.** RES 25-115 Resolution Granting a Conditional Use Permit to Allow a Detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) Zoning District at 1684 132nd Avenue NE. Alex Pepin (Case File No. 25-0023/ACK)
Sponsors: Sheila Sellman, Assistant Community Development Director

Interim City Manager/Community Development Director Thorvig stated the May 5, 2025 council agenda packet contained written resident opposition, which includes the owners of the two residential lots (1670 132nd Avenue NE and 1700 132nd Avenue NE) adjacent on each side of the applicants' lot. The resident opposition noted among other things that the detached ADU was contrary to traditional R-1 zoning; the design and location of the ADU creating safety, privacy and security concerns for the neighbors; applicants' lot size was too small to accommodate the proposed ADU, access including driveway access to the ADU are increased structures and use possibly creating nuisance conditions; increased parking; and blocking and limiting view sheds; increased noise and disturbances arising from two separate families residing on a single lot. The conditional use permit (CUP) application for a detached accessory dwelling unit (ADU) at this property was denied by the city council. A moratorium on ADUs was presented via first reading to the city council on May 19, 2025, and adopted on June 2, 2025.

Mr. Thorvig explained the current application was submitted prior to the first reading on May 19, 2025, and therefore is not subject to the moratorium and shall be processed. It was noted there was not a required waiting period to resubmit the same or similar CUP request

after a denial. Staff described how the applicant had modified their application from what was originally denied by the city council. The applicant is requesting a CUP for a detached accessory dwelling unit (ADU), commonly known as a mother-in-law suite. An ADU is a small, separate, stand-alone dwelling located on the same property as an existing house. Detached ADUs must meet specific zoning and building standards, and require CUP approval if located in an R-1, R-1A, or R-1AA zoning district. He reported the planning commission reviewed this matter at their last meeting and recommended approval.

Moved by Councilmember Fleming, seconded by Councilmember Ford, to adopt a Resolution Granting a Conditional Use Permit to Allow a Detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) Zoning District at 1684 132nd Avenue NE.

Councilmember Newland shared the conditions he felt were in opposition of the CUP. He discussed how the proposed use would put an excessive burden on the city park and other city services. He reiterated that the proposed use was not compatible with neighboring properties. He reported the ADU fit into the R-2 zoning and this property was within the R-1 zoning district. For these reasons, he would not be supporting the requested ADU.

Councilmember Massoglia asked what would happen if the Pepins were to sell their home. Mr. Thorvig explained CUPs run with the property, which meant if the property were sold, the new property owners would have the right to have an ADU, so long as they met all the conditions.

Substitute motion by Councilmember Massoglia, seconded by Mayor Sanders, to amend the setback to 15 feet on the west side of the property to require the ADU to be in alignment with the existing home and garage.

Substitute motion adopted 4-3 (Councilmembers Fleming, Newland, and Ford opposed).

Substitute motion by Councilmember Massoglia, seconded by Councilmember Larson, to add a condition to require the applicant to install drain tiles to divert drainage towards the street.

Councilmember Ford explained he did not believe it was necessary to require the applicant to install drain tile.

Substitute motion failed 3-4 (Councilmembers Newland, Fleming, Ford and Robertson opposed).

Councilmember Ford commented he understood the emotion behind this request and he had opinions on this matter, however, he was not letting his emotions make decisions for him but would be following the regulations within city code regarding ADUs.

Councilmember Larson stated her opinion was the same as it was the last time this item came before the city council. While she understood Councilmember Ford's sentiments, she reported the city council exercised quasi judicial authority when considering CUP applications. She explained this meant the city council's role was to act like a judge, evaluating the facts against the standards. She stated one of the criteria that was contradicting for this request was that the use was not compatible with the character of this

zoning district. In addition, she believed the ADU would have an adverse impact on the adjacent properties. She reported the ADU does not suit the R-1 zoning district and explained she would not be offering her support.

Councilmember Fleming stated she heard the pleas of the neighborhood and explained these pleas were not going unnoticed. She commented on how the applicant had met all standards within the ordinance. She reported staff has recommended approval of the request and noted she would be offering her support.

Amended motion failed 3-4 (Councilmembers Larson, Massoglia, Newland and Robertson opposed).

- 9.2.** RES 25-112 Resolution Granting a Conditional Use Permit for a Domestic Animal Indoor Kennel (Cat Adoption Center) in the Community Commercial (B-2) Zoning District at 11708 Jefferson Street NE. SNAP't Cat Rescue (Case File No. 25-0028/SLK)
Sponsors: Sheila Sellman, Assistant Community Development Director

Mr. Thorvig stated Snap't Cat Rescue is proposing to locate a cat rescue and adoption center on the northwest corner of 117th Avenue and Jefferson Street. The rescue center would offer cat fosters a home base to come and pick up supplies for current cats they are fostering, or to bring in cats to the adoption center. The public would be able to play with, pet, and adopt cats. The rescue has no employees at this time and is all volunteer-based. Currently, there are about 15 volunteers with 2 volunteering at a time. The rescue center would offer low-cost clinics at the building every other month, offering vaccinations, microchips, and setting up transportation to a Spay/Neuter Clinic if needed. The space could fit up to 50 cats if needed, but likely to be 30 on a more regular basis. The building, parking lot, and landscaping were updated in 2006. The existing multi-tenant building is approximately 8,000 s.f. and has five tenant spaces. The applicant proposes to occupy an approximately 1,150 s.f. tenant space. The hours of operation are 10AM to 8PM daily, with 2 to 3 volunteers. The public hours are limited to 11AM to 2PM and 5PM to 8PM daily. Staff commented on the request further and reported the planning commission recommended approval with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Larson, to adopt a Resolution Granting a Conditional Use Permit for a Domestic Animal Indoor Kennel (Cat Adoption Center) in the Community Commercial (B-2) Zoning District at 11708 Jefferson Street NE.

Councilmembers Robertson and Larson thanked the applicants for choosing Blaine and felt this would be a very good fit for the community.

Motion adopted unanimously.

- 9.3.** RES 25-114 Resolution Granting 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 on the Southwest Corner of Lexington Avenue and 125th Avenue NE. HJ Development LLP (Case File No. 25-0026/SAS)

Sponsors: Sheila Sellman, Assistant Community Development Director

Mr. Thorvig stated a Starbucks coffee shop with a drive-thru and shared parking/access is being proposed at the corner of 125th and Lexington Avenue. In the B-5 zoning district a conditional use permit (CUP) is required for a coffee shop, zero line and shared access. Staff commented further on the proposed building elevations and noted the planning commission recommended approval of this request with conditions.

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adopt a Resolution Granting 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 on the Southwest Corner of Lexington Avenue and 125th Avenue NE.

Motion adopted unanimously.

10. Administration

10.1. RES 25-121 Resolution Authorizing Parking Restrictions on 103rd Court From Ball Road to the Cul-de-sac

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated staff have been working with a business owner on 103rd Court, who is asking for assistance in deterring semi-tracker/trailer parking on the street. The police department has been called to this location several times to try and work with the owners of the semis and have had limited success in deterring them from parking on this cul-de-sac. The business owners are trying to deter overnight parking over multiple days of semi-tracker/trailer parking as they are private haulers and are not related to or servicing the businesses that are located and operating on 103rd Court. Staff have reviewed options with the business owner and determined that placing "No Parking" signage will deter the activity and allow the police to issue citations if necessary. Installation of regulatory stop and no parking signs requires authorization by the city council. The regulatory signs proposed meet warrants established in the Minnesota Manual of Uniform Traffic Control Devices and/or Minnesota State Statutes. The proposed council action will prohibit parking on both sides of 103rd Court from Ball Road to the cul-de-sac.

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adopt Resolution Authorizing Parking Restrictions on 103rd Court from Ball Road to the Cul-de-sac.

Councilmember Robertson thanked city staff and the police chief for addressing this matter in a timely manner.

Motion adopted unanimously.

11. Other Business

None.

12. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Newland, to adjourn the meeting at 7:57PM.

Motion adopted unanimously.



Signed by

Tim Sanders, Mayor

Signed by

Catherine M. Sorensen, City Clerk