



City of Blaine

Planning Commission

September 9, 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.** 2024-481 Approval of the August 12, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-454 Case File No. 25-0041 // Lucas Woolhouse // 1048 87th Avenue NE
The applicant is requesting the following:
1. Variance for a 27.25 foot setback from the front yard property line, where 30 feet is required.
 2. Variance to allow an additional garage in the front yard, where only one (1) garage is permitted.
 3. Conditional use permit for a total accessory structure square footage of 1,040 square feet in the Single Family (R-1) zoning district.

Sponsors: Alex Koberoski, Zoning Technician

- 4.2.** 2025-455 Case File No. 25-0042 // Scott Uram // 8634 Central Avenue NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1) to Community Commercial (B-2).

2. Conditional use permit for self-storage in the Community Commercial (B-2)/Highway 65 Overlay zoning district and a zero lot line/shared access.

Sponsors: Sheila Sellman, Assistant Community Development Director

- 4.3.** 2025-386 Case File No. 25-0037 // Trustone Financial Group // 11866 Aberdeen Street NE
The applicant is requesting a conditional use permit to construct a bank in an Office Research Park (B4) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.4.** 2025-404 Case File No. 25-0038 // City of Blaine
The City is proposing an amendment to Section 34.02 of the Sign Ordinance to allow for pylon signs up to 50 feet in height along Hwy 65.

Sponsors: Alex Koberoski, Zoning Technician

5. Adjournment



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.



City of Blaine

Staff Report

File Number: 2025-454

Agenda Date	Status
September 9, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.1

Case File No. 25-0041 // Lucas Woolhouse // 1048 87th Avenue NE

The applicant is requesting the following:

1. Variance for a 27.25 foot setback from the front yard property line, where 30 feet is required.
2. Variance to allow an additional garage in the front yard, where only one (1) garage is permitted.
3. Conditional use permit for a total accessory structure square footage of 1,040 square feet in the Single Family (R-1) zoning district.

Background

Zoning	Single Family Residential (R-1)
Land Use	Low Density Residential (LDR)
Area	3.13 Acres
Applicable Regulations	Sections 27.04, 27.06, 29.034(g), 29.035(a) and 29.035(l).
Attachments	Zoning and Location Map Variance Request Narrative Site Plan Site Plan - Staff Mark-up Elevations Public Comments
Schedule	Planning Commission: 9/9/25 City Council: 10/06/25

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

Executive Summary

Zoning

The property is zoned R-1 (Single Family). The zoning district is intended for low residential uses in developing portions of the City.

Surrounding Zoning and Uses

The properties to the north and west are zoned R-1. There are R-1 properties to the south of the existing home. Laddie Lake is located directly south of the lot itself, and east of the existing home.

Comprehensive Plan

The property is guided Low Density Residential (LDR).

Existing Conditions

The property is a uniquely-shaped lot that is approximately 3.13 acres. The property consists of an existing single-family home with a 560-square-foot (20 x 28) attached garage, constructed in 1968.

History

There are no previous approvals for this property.

Evaluation of Request

Code Requirement

Section 29.035(a) of the zoning code requires a 30-foot minimum setback from the front yard property line for all structures.

Section 29.035(l) of the zoning code states that only one (1) garage may be located in any yard other than the rear yard.

Section 29.034 requires the obtainment of a Conditional Use Permit (CUP) if the total combined garage, carport and accessory structure square footage is greater than 1,000 square feet and no more than 1,200 square feet.

Request

The applicant is requesting to construct the detached garage 27.25 feet from the front yard property line, and within the front yard. The applicant states the proposed location of the detached garage in the front yard, with a 27.25 setback from the front yard property line, is the most reasonable and practical location, while also being located outside of the 75-foot high water level setback. The applicant has stated that the existing lot configuration, the house location, and the 75-foot high water level setback all contribute to the need for a variance to have the detached garage in the front yard, and located closer to the front yard property line than the existing home and attached garage. The applicant is also requesting a CUP to have 1,040 square feet of accessory structure space on this property.

Staff does not support this variance request, as it does not constitute a practical difficulty. There is adequate space in the rear yard to accommodate the proposed detached garage, meeting all required setbacks and standards as required in the zoning code. There is also adequate space to construct an access drive on the west side of the existing house/attached garage that meets all standards of the zoning code.

Staff has included a mark-up of the site plan, which is included in your packet. The mark-up shows a possible location for the proposed 20 x 24 detached garage in the rear yard, meeting all lot line setbacks, and meeting the 75 foot high-water-level setback. There is also room where an access drive can be constructed, which meets all requirements for driveways, including that the total combined area

of paved driveway shall not exceed forty-five percent (45%) of the combined areas of the front yard.

Staff supports the requested CUP for 1,040 square feet of accessory structure space, which is not contingent on approval or denial of the variance and should be considered as separate from the variance request.

Site Plan

The applicant is proposing to construct a 480 square foot (20 x 24) detached garage. The detached garage is proposed to be used for personal storage of belongings and larger vehicles, including an enclosed trailer. The garage will consist of two doors on the front elevation (facing the street), and one large door on the east elevation. The detached garage will be constructed of vinyl siding and shingles, which are compatible with the existing home.

Tree Preservation

If the variance is approved, one (1) significant tree will need to be removed on the east side of the existing dwelling. If the variance request is denied and the detached garage is constructed in the rear yard, three (3) trees will be removed to accommodate the structure.

Two significant trees can be removed from residential properties per year. Any more trees removed must be replaced by a 1:1 ratio for the first seven trees removed from the property. Locating the detached garage in the rear yard would require replacement of one (1) tree to be in conformance with the City's tree preservation requirements. Replacement trees must be either a 2.5" caliper overstory or a six-foot-high conifer.

Engineering:

Grading/Storm Drainage

Minor grading will occur for the construction of the detached garage. Existing drainage patterns will be maintained. Further review will occur upon building permit submittal.

Utilities

The proposed detached garage will not have any utilities. No new connections are proposed.

Wetlands/Watershed/FEMA

The property is located on the north end of Laddie Lake. Laddie Lake is managed by the Department of Natural Resources. The required 75-ft high water line set-back is enforced by the DNR to help manage water quality.

While coordination with Coon Creek Watershed District would be suggested, due to the size of the proposed disturbance, review is not required.

Access/Street Design/Sidewalks/Trails

The proposed detached garage will likely require the installation of an additional access point to 87th Ave NE. The existing driveway is approximately 17-ft in width. The maximum driveway width for properties greater than 70-ft of frontage is 30-ft. Therefore, additional driveway access will be required to be 13-ft or less in width. 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.

Variance

Variances (Section 27.06)

(a) Criteria for granting variances. A variance to the provision of the zoning ordinance may be issued by the City Council to provide relief to the land owner in those cases where the ordinance imposes practical difficulty on the property owner in the use of his land. No use variances may be issued.

(1) Variances shall only be permitted:

(a) When they are in harmony with the general purposes and intent of the ordinance and

(b) When the variances are consistent with the comprehensive plan.

(2) Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the zoning. Practical difficulties, as used in connection with the granting of a variance, means that:

(a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

- The subject's proposed use of the site to have a detached garage located in the front yard, closer to the street than the house, is an unreasonable request. There are no practical difficulties that exist on the property, as there is adequate space in the rear yard to accommodate the proposed use, meeting all required setbacks and driveway standards, as required by the current zoning ordinance.

(b) The plight of the landowner is due to circumstances unique to the property not created by the land owner;

- There are no unique circumstances that would prevent the applicant from constructing a detached garage in the rear yard and meeting setback requirements.

(c) The variance, if granted will not alter the essential character of the locality.

- It is highly unusual to have a detached garage located in the front yard for R-1 zoned properties, closer to the street than the house. The variance would result in alteration of the essential character of the locality.

(d) Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- The variance request appears to be for economic reasons, as there is plenty of area in the rear yard to construct a detached garage, with an access drive that meets all code requirements.

(e) The variance requested is the minimum variance which would alleviate the unique circumstances.

- There are no unique circumstances on this property that would result in the need for a detached garage to be located in the front yard, and being located closer to the front yard property line than the existing house.

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 use will not result in an excessive burden on parks, schools, streets, or other public utilities or 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)
 - The garage will be located, designed, maintained and operated to be compatible with adjoining properties and the zoning district intentions of providing low density single-family units in developing portions of the City where water and sewer are available.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use will be constructed with materials and color similar to the existing home, and therefore will be compatible with adjoining properties and the existing or intended character of the zoning district.
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 will be consistent with the purpose of the zoning code and the zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The property is guided Low Density Residential (LDR). The proposed detached garage will not be in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed detached garage 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. 25-0041, it is recommended that the Planning Commission recommend denial of a variance for a 27.25 foot setback from the front yard property line, where 30 feet is required based on the following rationale:

1. There is adequate space on the property to locate the proposed shed, where it would meet the front yard setback requirement.
2. The proposal does not constitute a practical difficulty, as the shed has the ability to meet all setbacks and requirements without needing a variance.
3. The variance is for economic reasons, as the shed could be in a location that meets all required setbacks and requirements of the zoning ordinance.

In Planning Case File No. 25-0041, it is recommended that the Planning Commission recommend denial of a variance to allow an additional garage in the front yard, where only one (1) garage is permitted based on the following rationale:

1. There is adequate space on the property to locate the proposed shed in the rear yard.
2. The proposal does not constitute a practical difficulty, as the shed has the ability to meet all setbacks and requirements without needing a variance.
3. The variance is for economic reasons, as the shed could be constructed in a location that meets all required setbacks and requirements of the zoning ordinance.

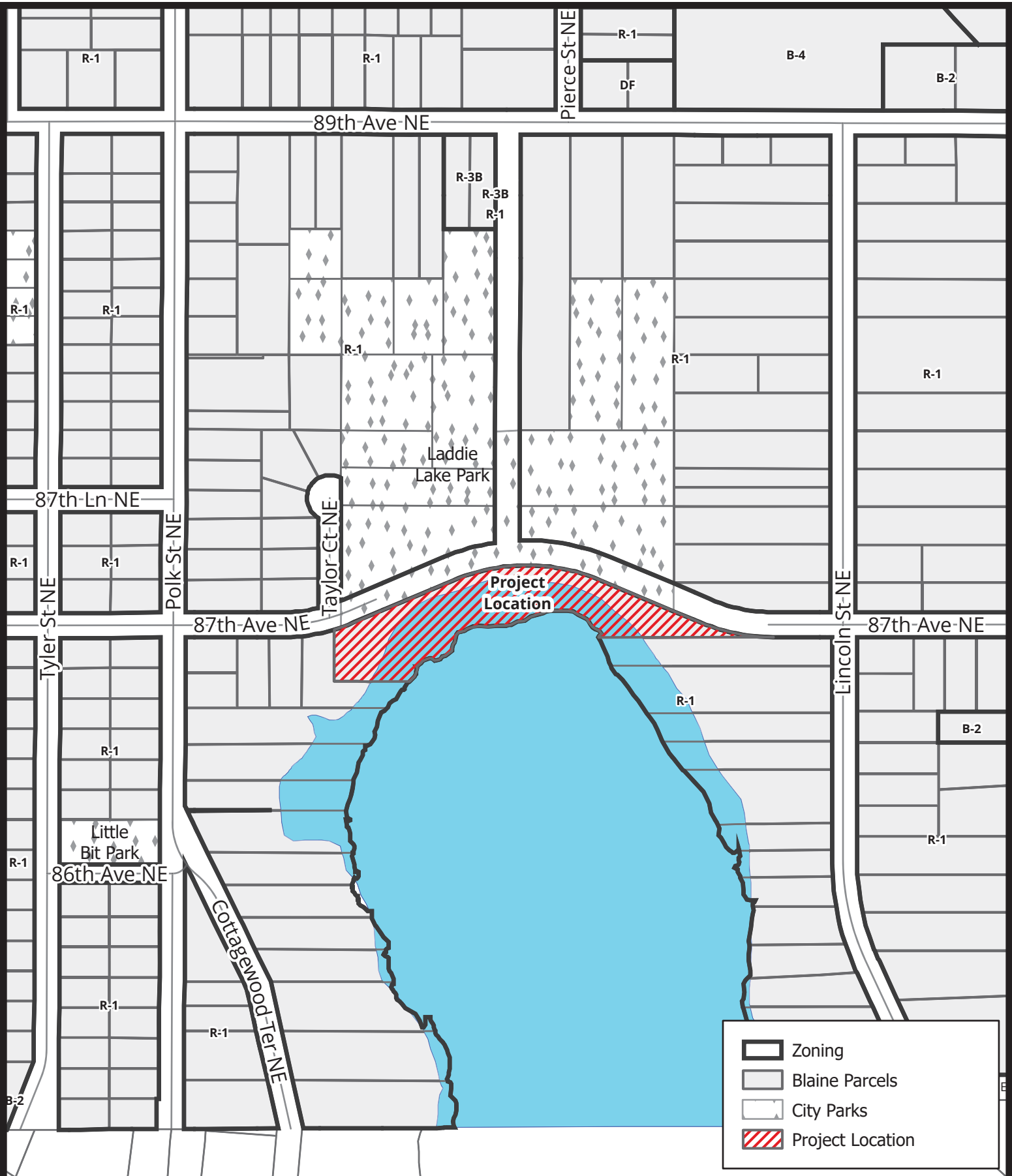
In Planning Case File No. 25-0041, it is recommended that the Planning Commission recommend approval of a conditional use permit for a total accessory structure square footage of 1,040 square feet in the Single Family (R-1) zoning district with the following conditions:

1. Any home occupations proposed to be conducted in the detached garage shall follow all standards of Section 33.10 Home Occupations.
2. Driveway(s) shall meet all driveway standards as outlined in Section 33.13(j)(2), including no more than 36 feet in cumulative width in the front yard.
3. Driveway(s) shall meet all access requirements as outlined in Section 33.13(c)(3), including no more than 30-feet in cumulative width in the public right-of-way.
4. Total square footage for all driveways shall be limited to no more than 2,813 square feet, which is 45% of the square footage of the front yard as shown on the submitted site plan (6,250 square feet).
5. Garage doors shall be limited to no more than 10-feet in height.
6. The color of the proposed detached garage shall be compatible with the existing home.
7. Any proposed tree removal shall follow the requirements as stated in Section 33.09 Tree Preservation.
8. Any additional access will need to follow the existing requirements for width of total combined accesses.

Attachment List

1. Attachments

2. Public Comments



Case File No. 25-0041 **Lucas Woolhouse**

0 0.02 0.04 0.09 Miles

Scale: 1:3,962



BlaineMN.gov

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



Variance Request – Points and Practical Difficulties

Property Address: 1048 87th Avenue NE

Applicant: Lucas Woolhouse

Date: 08-06-2025

Purpose of Request

The applicant requests a variance to allow construction of a detached garage that encroaches a few feet into the front yard setback, in order to comply with the Minnesota DNR's 75-foot high-water level setback requirement along the east side of the property.

Points and Practical Difficulties

1. 1. The primary purpose of the proposed garage is to provide secure, enclosed storage for an enclosed trailer and other personal property that should not be stored outdoors, while also functioning in conjunction with the existing attached garage.
2. 2. Strict application of the ordinance creates a practical difficulty due to the home's proximity to the west property line, which makes construction on that side infeasible and eliminates reasonable access for vehicles and trailers.
3. 3. The east side of the property is the most reasonable and feasible location for the proposed structure, providing safe access and functional use of the site.
4. 4. The proposed location fully complies with the Minnesota DNR's required 75-foot high-water level setback on the east side of the property.
5. 5. The variance request is limited to a minimal encroachment of a few feet into the front yard setback, solely to enable placement of the structure in the most practical location.
6. 6. The proposed placement avoids unnecessary removal of existing trees, landscaping, and natural grade, thereby minimizing environmental disturbance.
7. 7. The location and design will not obstruct neighbors' views nor alter the essential character of the neighborhood.
8. 8. Locating the garage in the proposed area will enhance safety by allowing large vehicles and trailers to maneuver on-site in a safer and more efficient manner.
9. 9. The structure will protect stored property from weather damage and reduce potential theft, contributing to the general welfare of the property and neighborhood.
10. 10. Due to the combination of the existing house location, lot configuration, and environmental setback requirements, there is no other reasonable location for the garage without creating greater non-conformity or environmental impact.

11. 11. The requested variance is the minimum necessary to afford relief and will not be injurious to public health, safety, or welfare.
12. 12. Granting the variance will provide substantial justice by allowing reasonable residential use of the property in a manner consistent with its zoning designation and intended purpose.

Closing Statement

The applicant respectfully requests that the Planning Commission grant this variance to allow reasonable and safe use of the property. The proposed garage location is the most practical, environmentally compliant, and least impactful option, and the variance sought is minimal and necessary to address the unique circumstances of the property.

Applicant Signature: Lucas Woolhouse Date: 08-06-2025

Printed Name: Lucas Woolhouse

1048 87TH AVE NE BLAINE, MN 55434



-

NOTE:
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NAME **JESSE T BENGTSON** LIC NO. **49506** DATE: **07/17/2025**

DATE OF SURVEY: 07/17/2025

JOB #: 2025-109

CLIENT: Malxe Urglles

SHEET
1
OF

Page 23 of 86

REVISED- 250805: GARAGE TO 24'X20'

Staff mark-up

SITEPLAN

LOT 1 BLOCK 1, LADDIE LAKE ESTATES,
ANOKA COUNTY, MINNESOTA

1048 87TH AVE NE BLAINE, MN 55434

Proposed driveway location is for illustrative purposes only.

Applicant could also install a garage door on the rear elevation of the existing attached garage to access the proposed detached garage

The cumulative square footage of both the existing driveway, and the driveway shown in red is 2,007 square feet, which is roughly 33% of the square footage of the front yard, as measured using this site plan. Code requirements state that the cumulative square footage of all driveways shall be no more than 45% of the area of the front yard.

LEGEND

- DENOTES IRON MONUMENT FOUND
- PROPERTY BOUNDARY
- - - SETBACK LINE
- WATER LINE
- - - CENTERLINE OF ROAD
- - - ADJACENT PROPERTY
- CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- ASPHALT DRIVEWAY

ANOKA COUNTY COORDINATE SYSTEM
(NAD 83 2011 ADJ.)
NAVD 88, GEOID 18

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NAME **JESSE T. BENGTON** LIC. NO **49506** DATE: **07/17/2025**

0 10 20
SCALE 1"=20' FEET

DESIGNED:
DRAWN: DHB
CHECKED: JTB



TRUE NORTH SURVEYS, P.A.
6707 113th Ave NE
SPICER, MN 56288
Phone: 320-212-1089

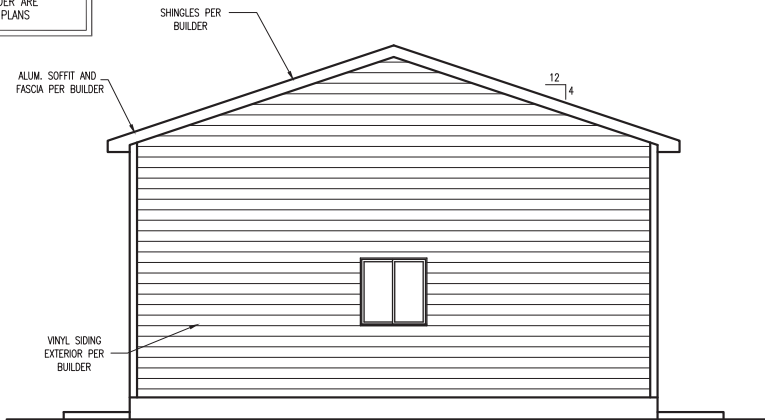
DATE OF SURVEY: **07/17/2025**

JOB #: **2025-109**

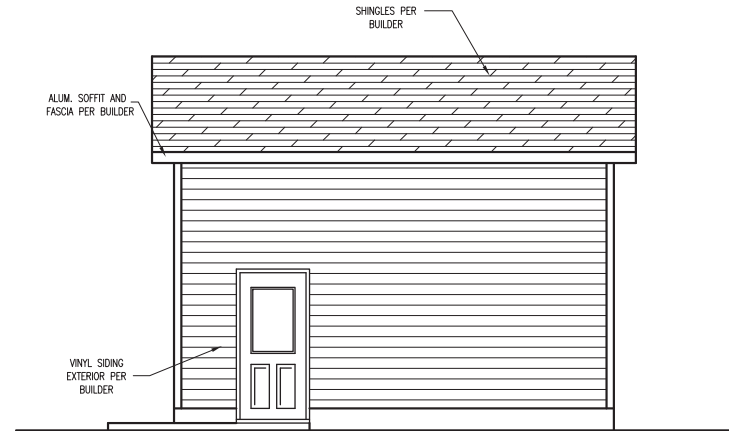
CLIENT: **Maixe Urgiles**

SHEET
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1

BUILDER IS RESPONSIBLE FOR ALL DIMENSIONS AND ROUGH OPENING SIZES FOR HOUSE PLAN. ALSO BUILDER TO SUPPLY SPEC'S FOR HEADERS, FLOOR TRUSSES AND ROOF TRUSSES. OWNER & BUILDER ARE FULLY RESPONSIBLE FOR PLANS

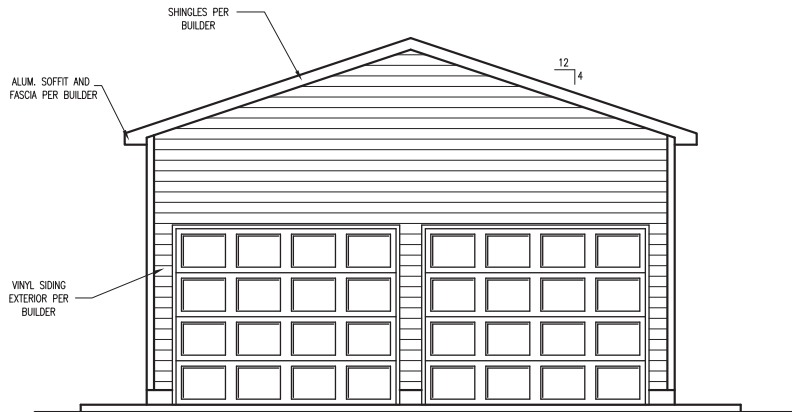


SOUTH VIEW ELEVATION
SCALE - 1/4" = 1'-0"

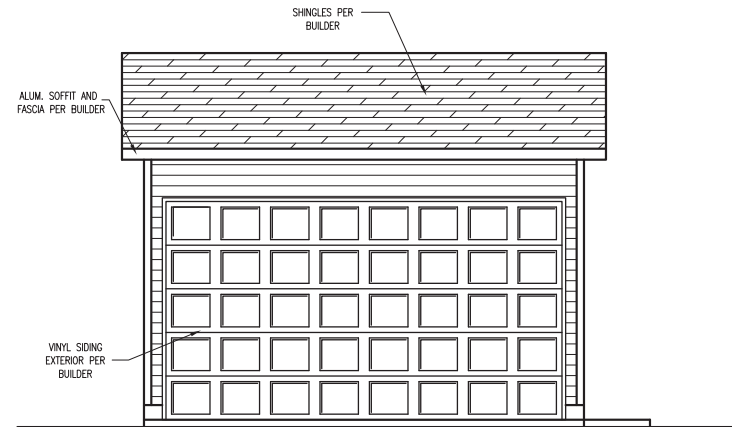


WEST VIEW ELEVATION
SCALE - 1/4" = 1'-0"

NOTE:
CAULK & FLASH ALL EXTERIOR OPENINGS



NORTH VIEW ELEVATION
SCALE - 1/4" = 1'-0"



EAST VIEW ELEVATION
SCALE - 1/4" = 1'-0"



MOSSWORX DESIGN, INC

Isanti, MN (763) 202-5953

www.mossworx.com

dave@mossworx.com



A.L. WOOLHOUSE INC.

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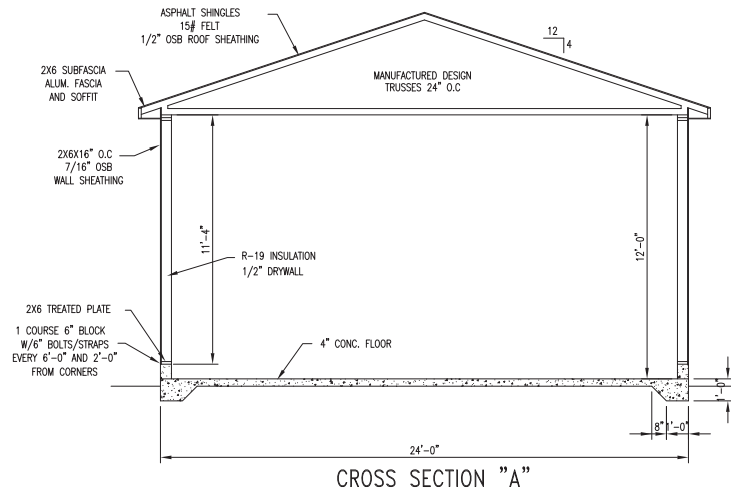
* NOTE * THE FOLLOWING ITEMS MUST BE MET BEFORE AND DURING CONSTRUCTION
1) ALL FOOTINGS TO BE BELOW THE FROST LINE 2) ALL MEASUREMENTS ARE FROM OUTSIDE OF SHEATHING.

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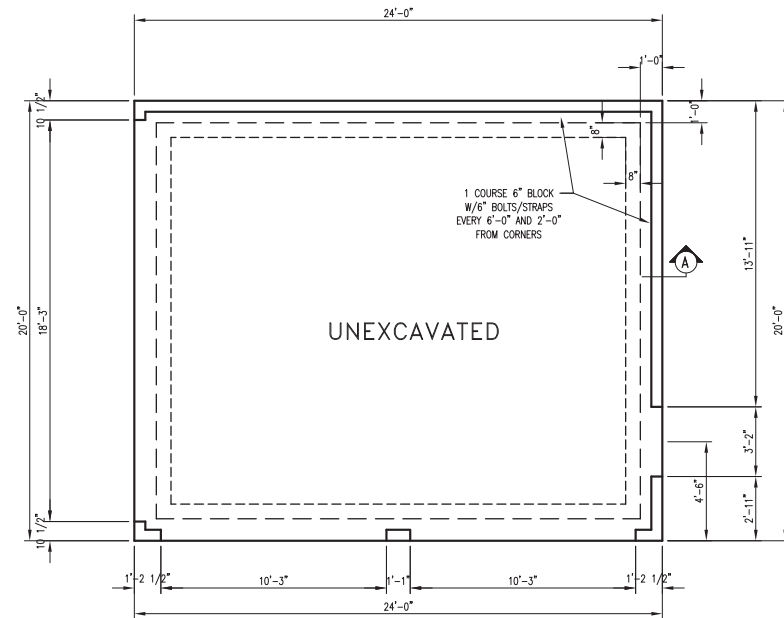
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8/4/25	GARAGE	URGILES
REVISION	DRAWN BY	SHEET
8/6/25	DAVE M.	1 OF 3



CROSS SECTION "A"

SECTIONS

SCALE - 1/4" = 1'-0"



UNEXCAVATED

FOUNDATION PLAN

SCALE - 1/4" = 1'-0"



A.L. WOOLHOUSE INC.

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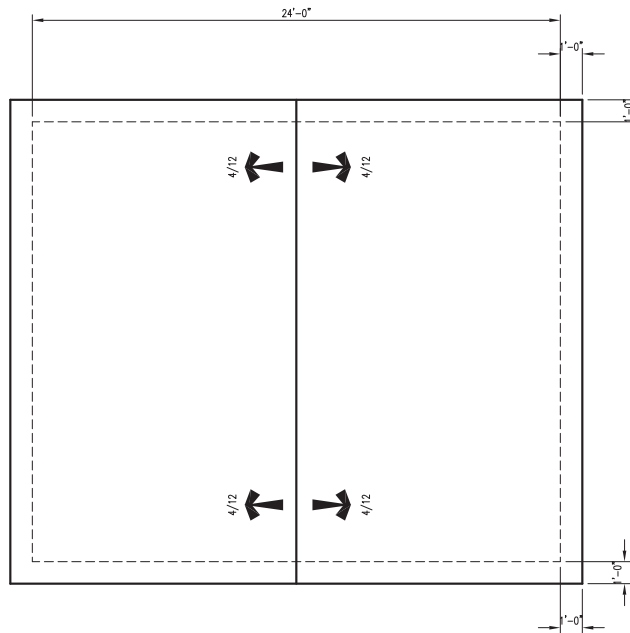
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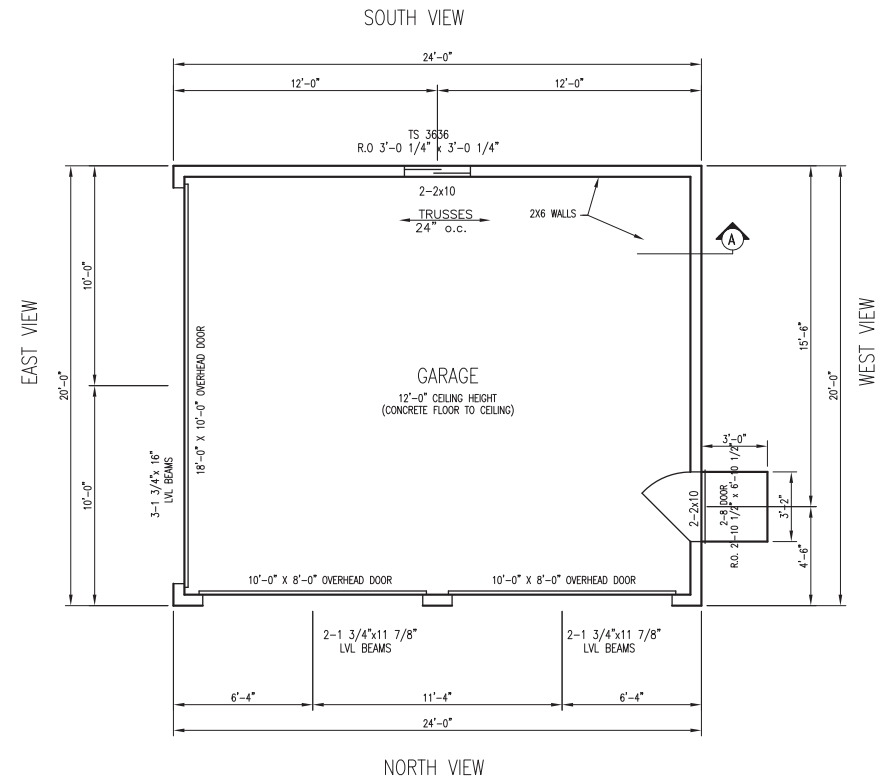
DATE
8/4/25
REVISION
8/6/25

STOCK NUMBER
GARAGE
DRAWN BY
DAVE M.

PLAN NUMBER
URGILES
SHEET 2 OF 3



ROOF PLAN
SCALE - 1/4" = 1'-0"



GARAGE PLAN
SCALE - 1/4" = 1'-0"



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DATE	STOCK NUMBER	PLAN NUMBER
8/4/25	GARAGE	URGILES
REVISION	DRAWN BY	SHEET
8/6/25	DAVE M.	3 OF 3



Notice of Public Hearing Before the Blaine Planning Commission

Case: 25-0041

Applicant: Lucas Woolhouse

Location: 1048 87th Avenue NE (see map)
Legal description on file at city hall.

Petition: The applicant is requesting the following:

1. Variance for a 27.25-foot setback from the front yard property line, where 30 feet is required.
2. Variance to allow an additional garage in the front yard, where only one (1) garage is permitted.
3. Conditional use permit for a total accessory structure square footage of 1,040 square feet in the Single Family (R-1) zoning district.

The City of Blaine is required under Minnesota State law to notify all property owners the date and time of the public hearing that are located within 350 feet of the proposed project.

Hearing Date and Time: Said hearing will take place at Blaine City Hall Council Chambers, located at 10801 Town Square Drive, 2nd Floor, Blaine, Minnesota, 55449 on Tuesday, September 9, 2025, at 7PM.

Review Process: A public hearing is being held before the Planning Commission to accept public comments on the proposed application. The Planning Commission is an advisory body to the City Council and will make a recommendation on the application. The City Council will have final consideration of the application at a subsequent meeting.

How to Participate:

1. Review the submitted plans at BlaineMN.gov/PCItems. Staff report will be available at BlaineMN.gov/Agendas three days prior to the meeting.
2. Contact the Planning Department with any questions at 763-785-6180 or Planning@BlaineMN.gov.
3. Attend the public hearing and provide your comments.
4. Submit written comments via email to Planning@BlaineMN.gov or mail to Planning Department, 10801 Town Square Drive NE, Blaine, MN 55449. Written comments must be received no later than 12 noon on Monday, September 8, to be shared with the Planning Commission. Unsigned or anonymous comments will not be accepted.

Viewing Options:

1. Watch the meeting live on the City of Blaine cable channel available on Comcast channel 799.
2. Livestream the meeting at BlaineMN.gov/Video.
3. Recordings of the meetings can be viewed on demand at BlaineMN.gov/Video or BlaineMN.gov/Agendas.

Persons who need an interpreter or other auxiliary assistance should contact Pat Robinson at 763-785-6180 no later than Thursday, September 4, 2025.

To:

Blaine Planning Commission
City of Blaine Planning Department
10801 Town Square Dr. NE
Email: Planning@BlaineMN.gov

September 5, 2025

Re: Case 25-0041 – Luca Woolhouse, 1048 87th Ave NE

Dear Planning Commission Members,

We, the undersigned residents of the 87th Avenue NE neighborhood in Blaine, (including addresses such as 1020 87th Avenue NE, Blaine, MN 55434) respectfully submit this letter in opposition to the requested variances and conditional use permit for 1048 87th Avenue NE.

1. Setback variance (27.25 ft. vs. 30 ft required) to seek reduced setbacks.

The 30 foot front setback standard exists to maintain a uniform streetscape and neighborhood character. Reducing this setback would create an inconsistent appearance along 87th Avenue NE, setting a precedent for other properties to also seek reduced setbacks. This undermines both the integrity of the zoning code and the established design of our neighborhood

2. Additional Garage in the front yard

Allowing a second front facing garage directly conflicts with the R-1 Single Family zoning intent. The neighborhood currently has consistent one-garage frontage, which maintains curb appeal and character. An additional garage would increase impervious surface area, reduce green space, and lead to increased vehicle traffic and parking congestion on 87th Avenue NE.

3. Oversized Accessory Structure (1040 sq. ft.)

The request for an accessory structure of this size significantly exceeds what is typical in our neighborhood. This structure would visually dominate the property, potentially lower nearby property values, and alter the residential character of our block. Large accessory structures also raise concerns about drainage, stormwater runoff, and possible non-residential use in a single-family district.

4. Neighborhood and Precedent Concerns

87th Avenue NE is a stable single-family neighborhood where property values rely on consistent application of zoning rules. Granting these variances would:

- Set a negative precedent for future requests, making it difficult to deny similar proposals.
- Erode the intent of the R-1 zoning protections.
- Create adverse visual and economic impacts on neighboring homes.

For these reasons, we strongly urge the Planning Commission to deny Case 25-0041 and preserve the character, safety and integrity of our neighborhood.

Thank you for your consideration.

Sincerely,

Mark Daneshvar
1020 87th Avenue NE
Blaine, MN 55434

Ray and Holly Hamdorf
8740 Taylor CT NE
Blaine, MN 55434

Shari Russell
8750 Taylor CT NE
Blaine, MN 55434

Ron and Pam Owens
8730 Taylor CT NE
Blaine, MN 55434

Julio and Elizabeth Panama
8720 Taylor CT NE
Blaine, MN 55434

Dave and Gina Yamaguchi
8710 Taylor CT NE
Blaine, MN 55434

Roosevelt and Viola Simoke
8700 Taylor CT NE
Blaine, MN 55434

























City of Blaine Staff Report

File Number: 2025-455

Agenda Date	Status
September 9, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, Assistant Community Development Director

Agenda Item # 4.2

Case File No. 25-0042 // Scott Uram // 8634 Central Avenue NE

The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1) to Community Commercial (B-2).
2. Conditional use permit for self-storage in the Community Commercial (B-2)/Highway 65 Overlay zoning district and a zero lot line/shared access.

Background

Zoning	Single Family Residential (R-1)
Land Use	Community Commercial (CC)
Area	3.21 Acres
Applicable Regulations	Sections 27.03, 27.04, 30.10, and 32.50
Attachments	Zoning and Location Map Existing and Proposed Zoning Map Removals and Erosion Control Plan Site Plan Grading Plan Utilities Plan Landscaping Plan Floor Plans Elevations Neighborhood Meeting Summary
Schedule	Planning Commission: 09/09/25 City Council: 10/06/25 and 10/20/25

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

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.

Evaluation of Request

The applicant is requesting to rezone portions of the subject site from Single Family Residential (R-1) to Community Commercial (B-2) to be consistent with the existing comp plan designation and the majority of the zoning for the parcels. The request also includes a Conditional Use Permit (CUP) for self-storage. Self-storage is not permitted in the B-2 district, but is allowed via a CUP in the Highway 65 Overlay district south of Highway 10.

Planning Analysis

Current Zoning

The majority of the subject site is zoned B-2. Due to the location, the Highway 65 Overlay District (HOD) also applies. A small area in the back of the lot is still zoned R-1.

Proposed Zoning

The proposed zoning is B-2, which would result in the entire parcel having the same zoning. The purpose of this district is to allow commercial uses serving surrounding neighborhoods with low to moderate traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The purpose of the overlay district is to promote the development of an attractive view of the community from Highway 65 through architectural and signage controls, landscaping, screening, building orientation and establish minimum standards that contribute to a community image of quality, visual aesthetics, permanence, and stability along the Highway 65 corridor.

Land Use Designation

The land use designation is Community Commercial (CC). The CC designation is for retailing and services that serve larger areas, from neighborhood to regional scale. Typical uses include apparel, food, financial services and furniture.

Existing Conditions

The site is currently two parcels that were platted earlier this year. The northern parcel has an existing office building and the southern parcel is not developed. The rear of the site has many mature trees and is adjacent to single-family residential.

Site Plan

The office building on the northern property will remain, and the southern lot will be developed with a

3-story self-storage facility with office space in the front. In the Highway 65 Overlay district, self storage is allowed via a CUP. The HOD provides higher architecture standards and landscape requirements than the B-2 district, so the proposal will be reviewed with the higher standards. Section 32.55 provides specific self-storage facility standards that must be met as part of the CUP.

32.55 Property South of Highway 10.

(a) Conditional uses (in addition to what is permitted with the underlying zoning district): Self-Storage Facility as part of a mixed use.

(1) Self-Storage Facility Standards:

- (aa) Must be part of a mixed-use project with a minimum of 1,500 square feet of other commercial use not related to the operations of the storage facility.
- (bb) Storage units must be climate controlled.
- (cc) The self-storage facility must be located in the rear of the property and not adjacent to Highway 65.
- (dd) No self-storage facility may be located within 1,500 feet of another storage facility.
- (ee) Setback from residential is 100 feet.

The proposed self-storage meets the above standards, with the exception of the setback to residential. The site plan shows a 50-foot rear yard setback adjacent to residential and a 100-foot setback is required. The site plan must be revised to meet this setback and the CUP will be conditioned accordingly.

Architecture

For development of properties within the Highway 65 Overlay District, the following standards shall be applied:

(a) At least 50 percent 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:

- Brick.
- Natural or cultured stone.
- Glass.
- Masonry stucco or EIFS.
- Cementitious siding.
- Architectural metal.
- Integrally colored rock faced block.
- Other comparable or superior material as approved by the Zoning Administrator.
 - (1) The remaining 50 percent of all exterior wall finishes shall be comprised of any combination of decorative or rock face concrete block and textured concrete panels or other comparable or superior materials as approved by the Zoning Administrator. All building materials subject to approval of the Zoning Administrator. (Ord. No. 99-1807, amended 8-19-1999)
 - (2) Buildings may be constructed of primarily one of the materials listed in subsection (1), if the design exceeds the intent of the ordinance.
 - (3) Buildings shall be oriented towards Highway 65 or at a minimum, give the appearance of having a front facing Highway 65 if adjacent to Highway 65.
 - (4) Building articulation elements shall be provided at a maximum of average spacing of 40 feet.
 - (5) No more than 75 percent of the building sides visible from Highway 65 may be constructed of decorative concrete block, pre-cast concrete or stucco.

- (6) The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50 feet or more). All large walls viewable from Highway 65 must be relieved by architectural detailing, such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass and scale of the wall and its views from the public right-of-way.
- (7) Exterior building material colors shall be complimentary of other buildings within the district.

The proposed west elevation does not meet minimum requirements, and corrugated metal is not an approved material. The west elevation must be revised to meet minimum requirements of 50% of all wall finishes shall be at least three materials: brick, natural cultured stone, stucco, EIFS, architectural metal, colored rock face block glass. This side has two approved materials of glass and architectural metal.

The south elevation also does not meet minimum requirements; an additional material is required. The exterior of the building shall have varied and interesting detailing. Large unadorned walls shall be prohibited (50 feet or more). All large walls viewable from Highway 65 must be relieved by architectural detailing, such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass and scale of the wall and its view from the public right-of-way. This could be met by matching articulations as shown on the north elevation. The corrugated metal for the entire building must be changed to an approved material as outlined above. The garage doors should match the building in color. As shown on the illustration, the doors are white and the building is gray. Those should match.

Building Setbacks

The B-2 district and Highway 65 Overlay District setbacks apply.

Front yard: 30 feet

Side yard: 20 feet

Rear yard: 100 feet. The site plan shows a 50-foot rear yard setback adjacent to residential and a 100-foot setback is required. The site plan must be revised to meet this setback and the CUP is conditioned accordingly.

Parking Setbacks

The B-2 district and Highway 65 Overlay District setbacks apply.

Front yard: 25 feet

Side yard: 10 feet, the southern driveway does not meet this requirement. The site plan must be revised to meet this setback and the CUP is conditioned accordingly.

Rear yard: adjacent to residential is 25 feet.

The zero lot line applies to the northern property line.

Landscaping

The proposed landscaping meets the minimum requirements, including oversizing for the Highway 65 Overlay District requirements. The HOD has specific standards for self-storage facilities, including increased setbacks. Section 32.55 (a)(ee) states that setbacks from residential is 100 feet. There is not a method for reduction with buffer yard flexibility.

Tree Preservation

Trees are being removed from both Lot 1 and Lot 2. The replacement trees on lot 1 will not be counted for any landscape requirements on Lot 2. Tree removal from Lot 1 is about 0.42 acres, which requires 3 trees to be replaced on Lot 1. Lot 2 removal is about 1.16 acres, requiring 9 replacement trees. These replacement trees can include landscape requirements for Lot 2.

The tree preservation requirements are met for both lots.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Coon Creek Watershed District (CCWD) and city approved grading, drainage, erosion protection and sediment control plans as prepared by the developer's engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Utilities

Standard water and sanitary sewer access charges (WAC & SAC) become due with the building permit at the rate established at the time the building permit is issued.

The developer shall explore a water source for the landscape irrigation system installed throughout the site, including the possible use of created ponds for stormwater reuse.

Wetlands/Watershed

The developer will need to submit the project to the CCWD for review, approval, and permits that are required prior to the city plan approval and start of site work.

Access/Street Design

The development is proposing construction on the southern lot and is providing a shared driveway access with the lot to the north that currently connects to the Central Avenue west side service road. The development will also add another directional access (out only) for the southern lot onto the Central Avenue west service road. No other access will be allowed.

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.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of infiltration trenches, drainage sales, and storm water management ponds as depicted on the preliminary plat and correspond to the approved grading plan.

Conditional Use Permit

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

acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o Self storage does 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.
 - o The building needs to be shifted in order for the required 100 foot setback from residential can be met. Self-storage and office are compatible with the other commercial operations in this area. The Highway 65 Overlay district is to promote an attractive view of the community from Highway 65 through architectural and signage control, landscaping, screening and building orientation. As proposed, the self-storage units are located behind the office space. Once the elevations are revised to meet the minimum requirements of the HOD, the character of the zoning district will be met. Self-storage is typically a low traffic use that minimizes the impact to the area.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o Once the elevations are revised to meet the minimum requirements of the HOD, the appearance will not have an adverse effect on adjacent properties. A privacy fence and plantings are proposed for the rear yard to help screen from the residential uses.
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 building needs to be shifted in order for the required 100 foot setback from residential can be met. Self-storage and office are compatible with the other commercial operations in this area. The Highway 65 Overlay district is to promote an attractive view of the community from Highway 65 through architectural and signage control, landscaping, screening and building orientation. As proposed, the self-storage units are located behind the office space. Once the elevations are revised to meet the minimum requirements of the HOD, the purposes of the zoning district will be met.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is not in conflict with the comprehensive plan. The land use designation is Community Commercial (CC). The CC designation is for retailing and services that serve larger areas, from neighborhood to regional scale. Typical uses include apparel, food, financial services and furniture.
7. The use will not cause traffic hazards or congestion.
 - o The proposed use will not cause a traffic hazard or congestion on the surrounding public roadway network.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.

- The site has access to the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Recommendation

In Planning Case File No. 25-0042, it is recommended that the Planning Commission recommend approval of a rezoning from Single Family Residential (R-1) to Community Commercial (B-2), with the following rationale:

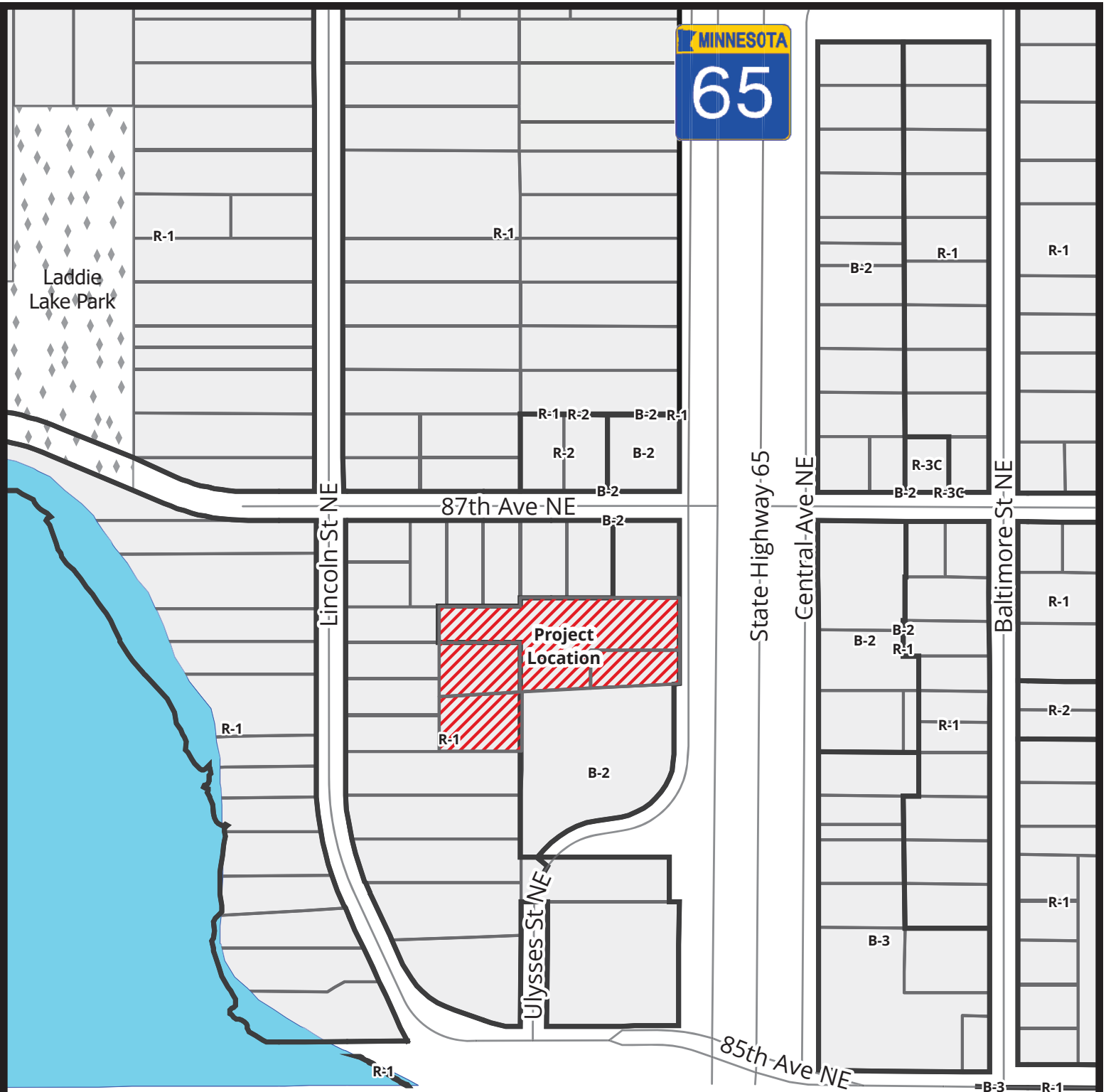
1. The subject site has a land use designation of Community Commercial. Single Family Residential (R-1) zoning is in conflict with this designation. Rezoning to B-2 is an acceptable zoning for Community Commercial.

In Planning Case File No. 25-0042, it is recommended that the Planning Commission recommend approval of a conditional use permit for self-storage in the Community Commercial (B-2)/Highway 65 Overlay zoning district with a zero lot line and shared access, with the following conditions:

1. The corrugated metal for the entire building must be changed to an approved material: brick, natural cultured stone, stucco, EIFS, architectural metal, colored rock-faced block, glass. Each wall must have 50% of the wall containing three of the approved materials.
2. The garage doors shall match the color of the building.
3. All large walls viewable from Highway 65 must be relieved by architectural detailing, such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass and scale of the wall and its view from the public right-of-way. The south elevation shall be modified to meet this requirement.
4. The building must be adjusted to meet the rear yard setback of 100 feet.
5. The side yard setback for the driveway must be adjusted to meet the 10 foot setback.
6. Developer to submit a copy of all required permits, including a Coon Creek Watershed District permit, prior to site work.

Attachment List

1. Attachments



	Zoning
	Blaine Parcels
	City Parks
	Project Location

Case File No. 25-0042

Uram Storage

0 0.02 0.04 0.08 Miles

Scale: 1:3,736



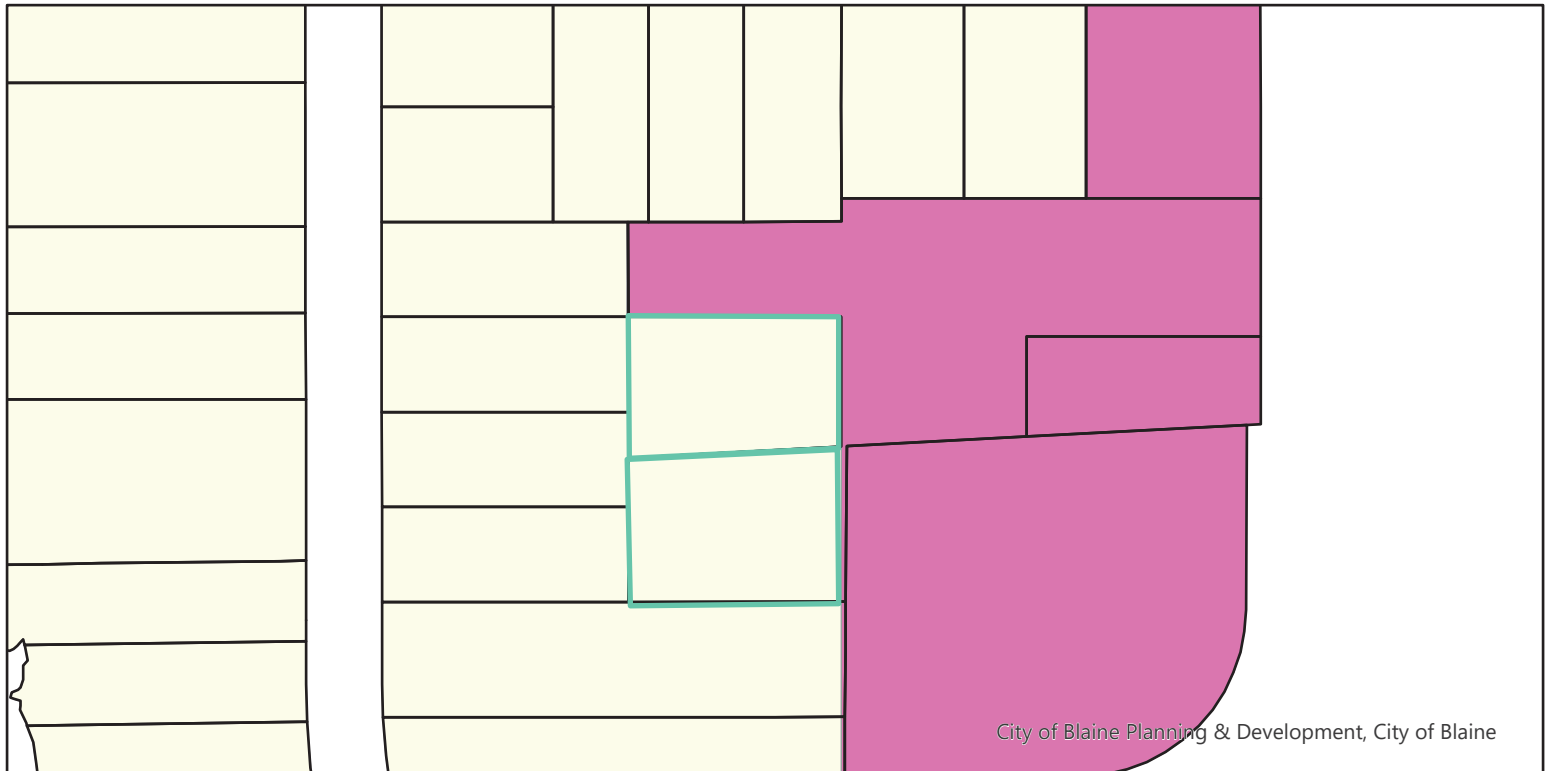
BlaineMN.gov

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

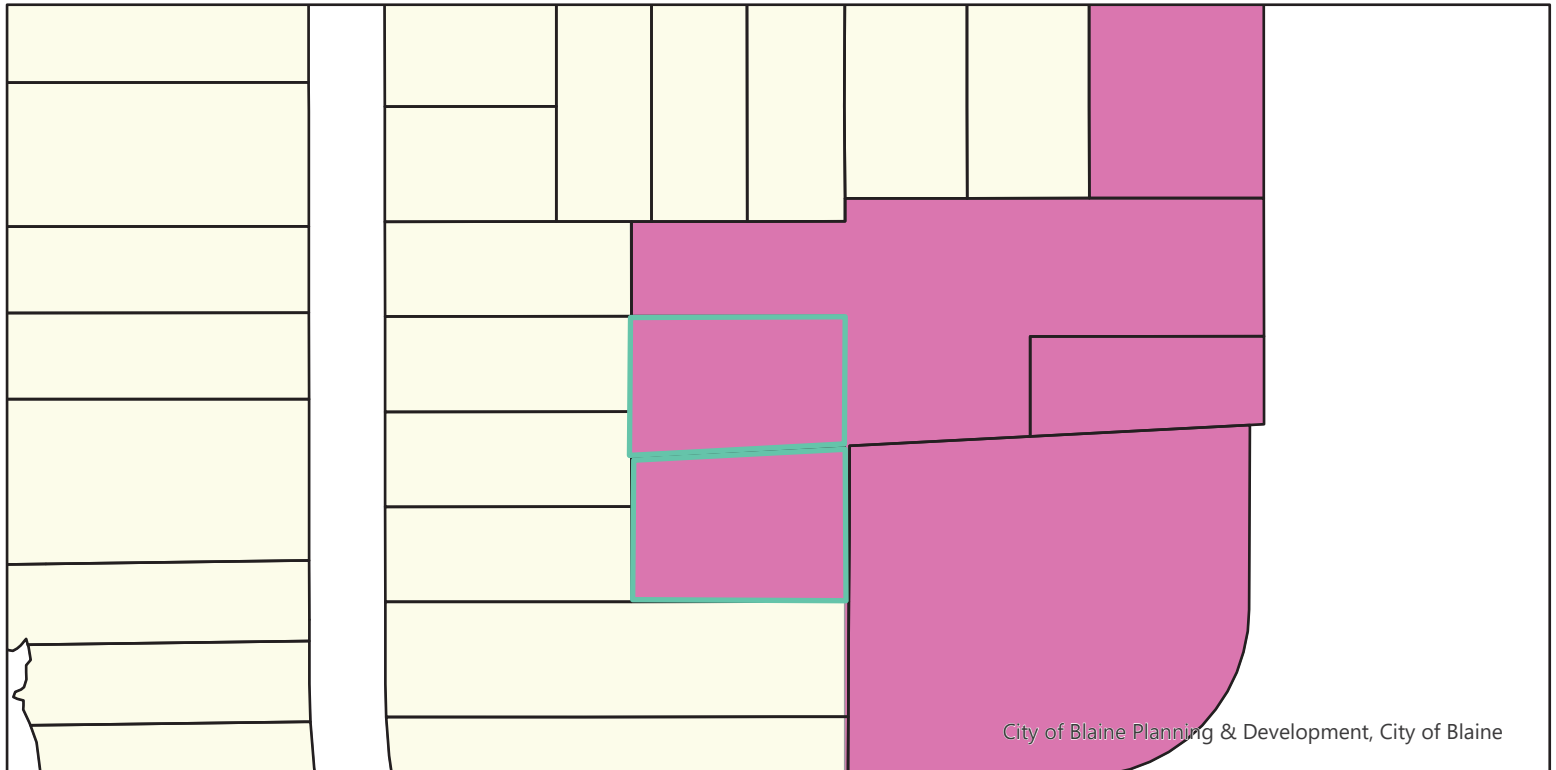


Existing and Proposed Zoning

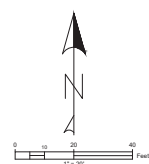
Existing Zoning

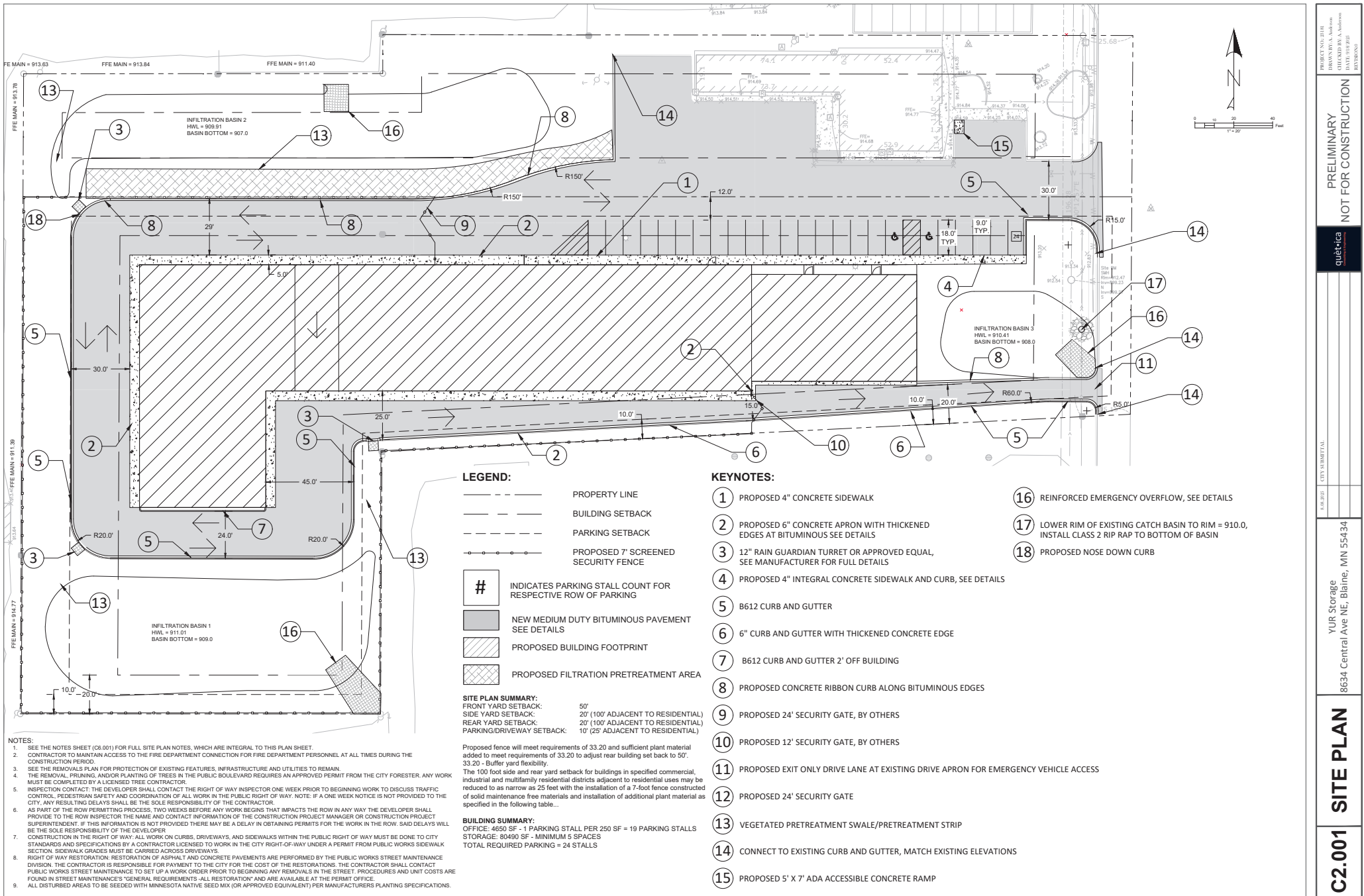


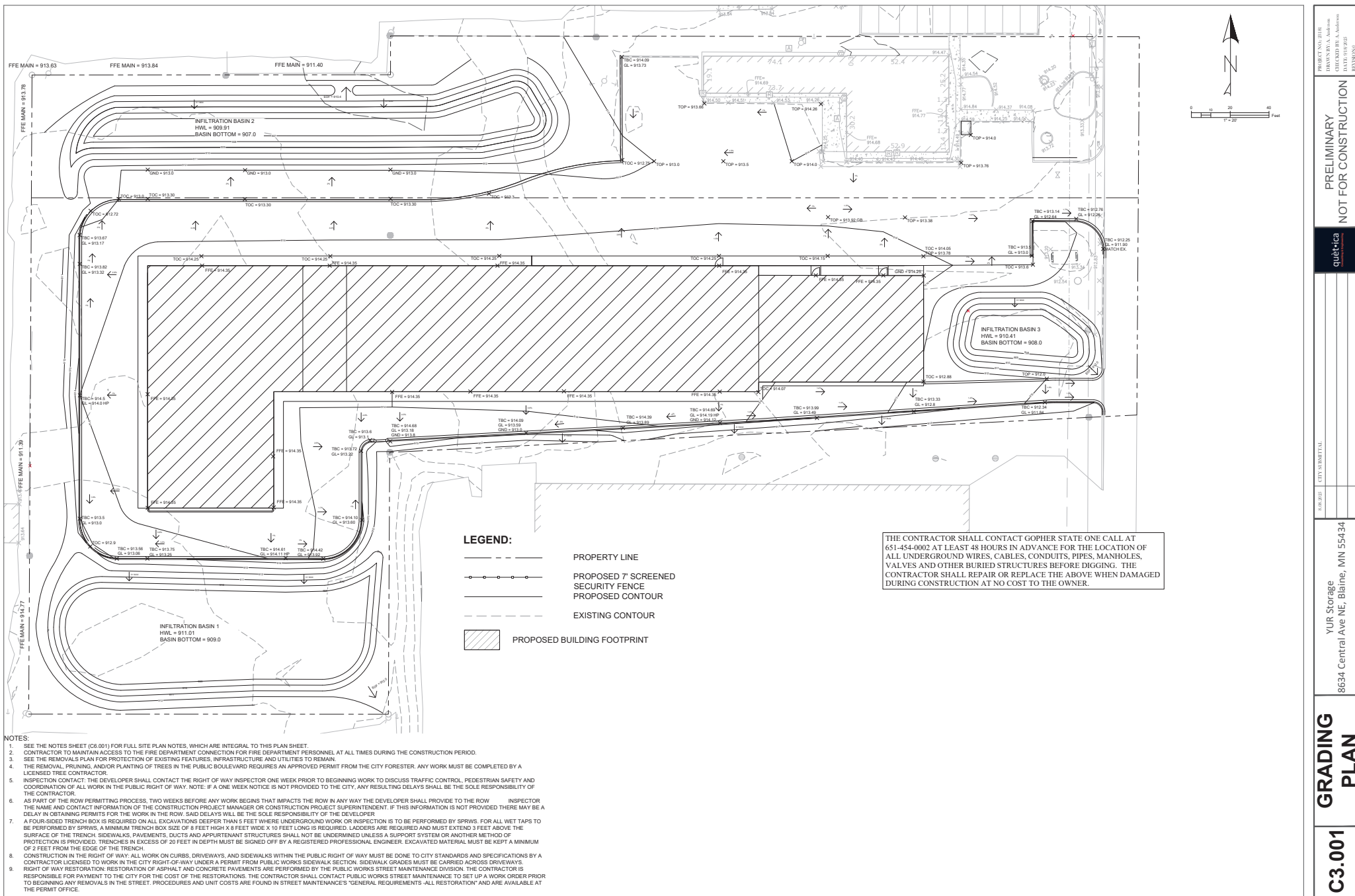
Proposed Zoning

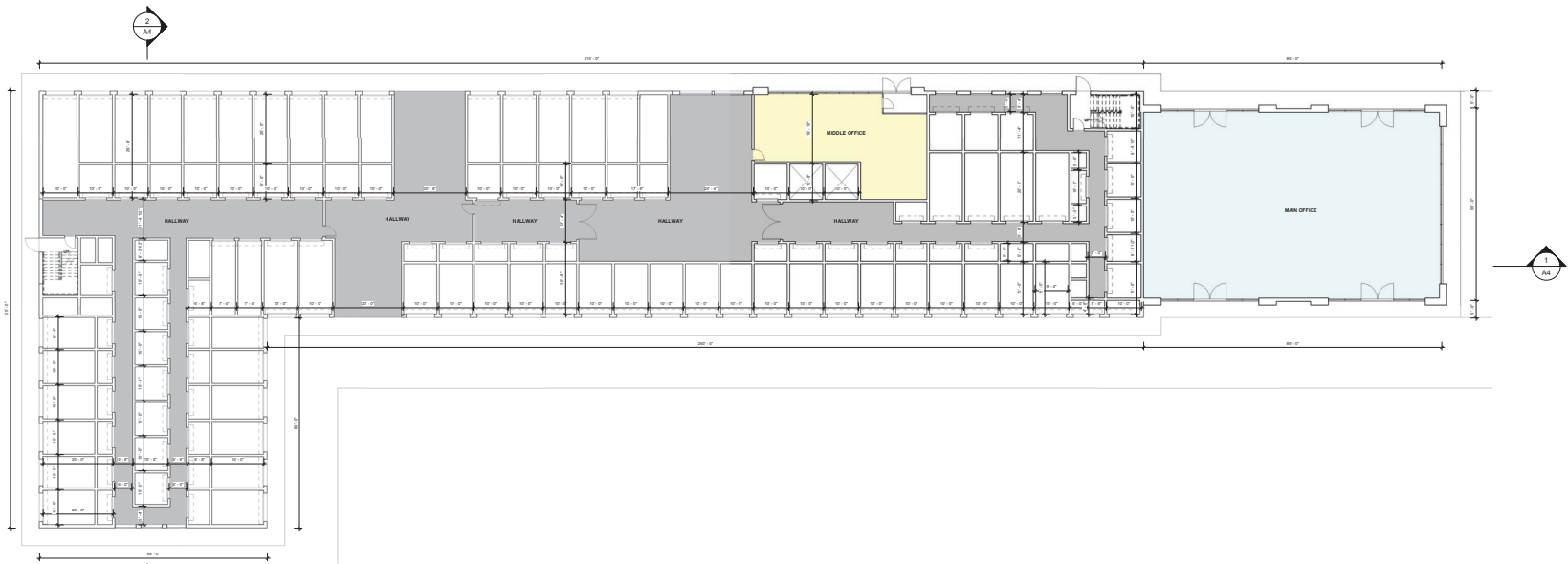


- B-2 - Community Commercial
- R-1 - Single Family

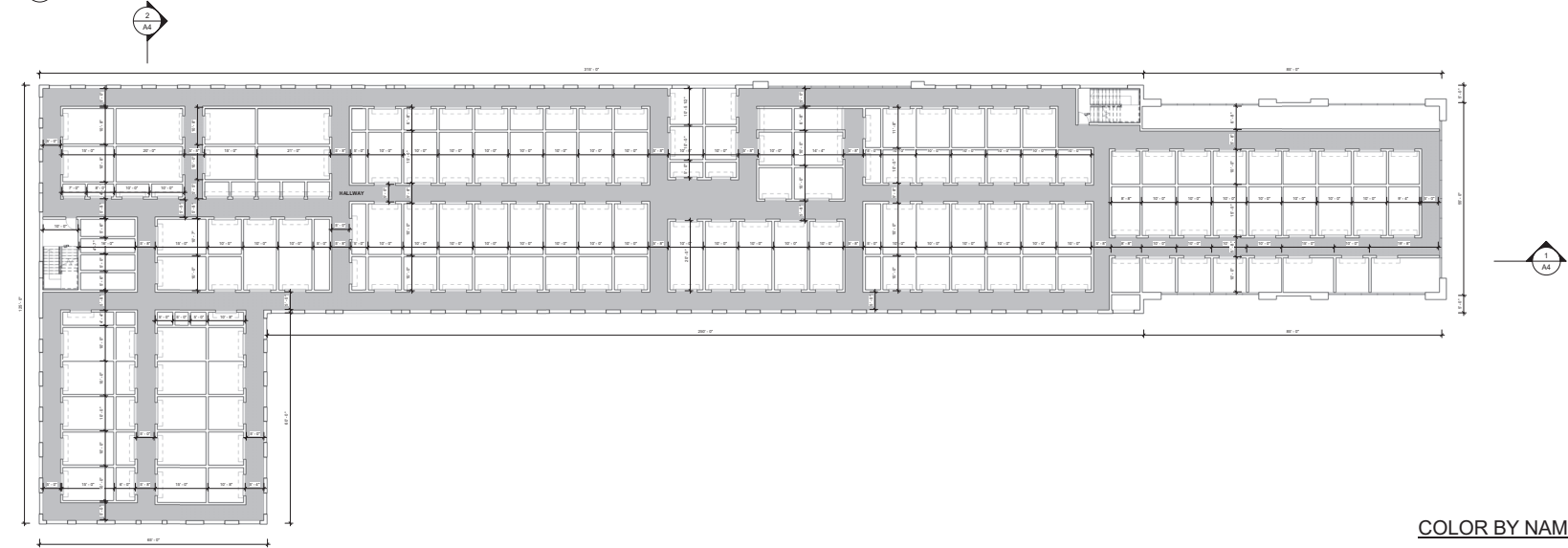








1 FIRST FLOOR PLAN
1/16" = 1'-0"



2 SECOND FLOOR PLAN
1/16" = 1'-0"

COLOR BY NAME

- HALLWAY
- MAIN OFFICE
- MIDDLE OFFICE

DATE:
REVISIONS:

**PRICE
Knutson**
1000 BOONE AVE N, SUITE 200
MINNEAPOLIS, MN 55412
PHONE 612.332.8000 FAX 612.332.7994
WWW.KNUTSON-ARCHITECTS.COM

DATE: 11.07.2023
I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION OR THE
CONTRACT DOCUMENTS WERE
OR UNDER MY DIRECT SUPERVISION
AND CONTROL, I AM A
REGISTERED ARCHITECT IN THE
STATE OF MINNESOTA.
[Signature]
REGISTRATION NO. 11789

BLAINE STORAGE
Blaine, Anoka County,
Minnesota 55414

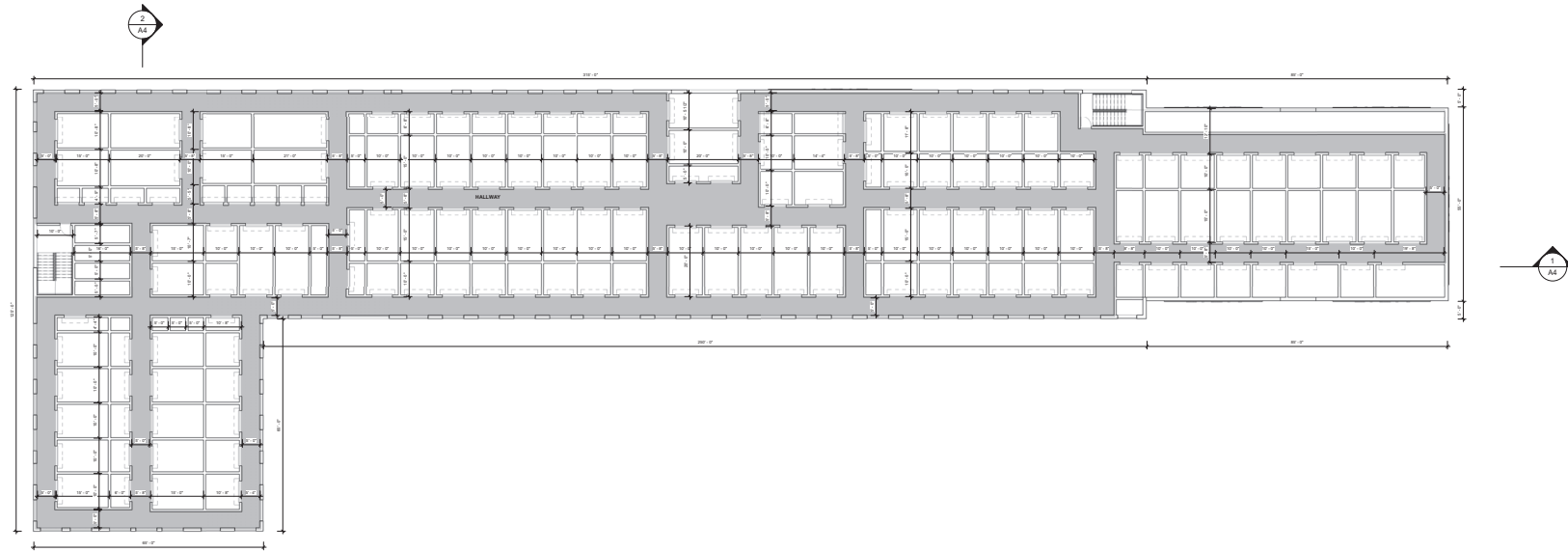
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SHEET NO:

A1

FLOOR PLANS

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1 THIRD FLOOR LEVEL
1/16" = 1'-0"



2 ROOF PLAN
1/16" = 1'-0"

COLOR BY NAME

- HALLWAY
- MAIN OFFICE
- MIDDLE OFFICE

DATE:
REVISIONS:

PRICE
KNUTSON
1000 BOONE AVE N, SUITE 200
MINNEAPOLIS, MN 55414
PHONE 612.337.8000 FAX 612.337.7994
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BLAINE STORAGE
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Minnesota 55414

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SHEET NO:

A2

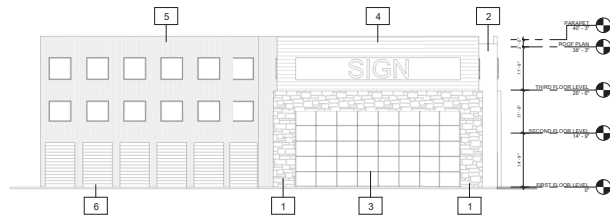
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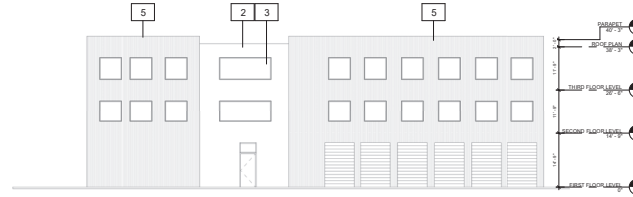
FINISH MATERIAL SCHEDULE	
MTL TAG	MATERIAL
1	ONE FOOT PROJECTING STONE PANEL ACCENT
2	FLAT METAL ACCENT PANEL
3	1" INSULATED GLASS AND SPANDREL CURTAIN WALL 6" ANODIZED THERMAL BREAK ALUMINUM FRAME
4	FLAT METAL PANEL WITH HORIZONTAL ACCENT
5	FLAT METAL CORRUGATED METAL PANEL
6	ROLL UP METAL OVER HEAD GARAGE DOORS

DATE:

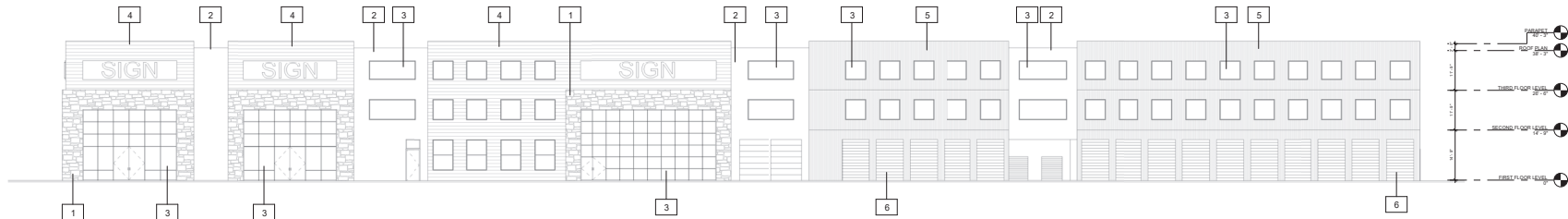
REVISIONS:



4 EAST ELEVATION
A3 1/16" = 1'-0"



3 WEST ELEVATION
A3 1/16" = 1'-0"



2 NORTH ELEVATION
A3 1/16" = 1'-0"



1 SOUTH ELEVATION
A3 1/16" = 1'-0"



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1000 BOONE AVE N. SUITE 200
MINNEAPOLIS, MN 55414
PHONE 612.332.8000 FAX 612.332.7594
WWW.PRICEKNUTSONARCHITECTS.COM

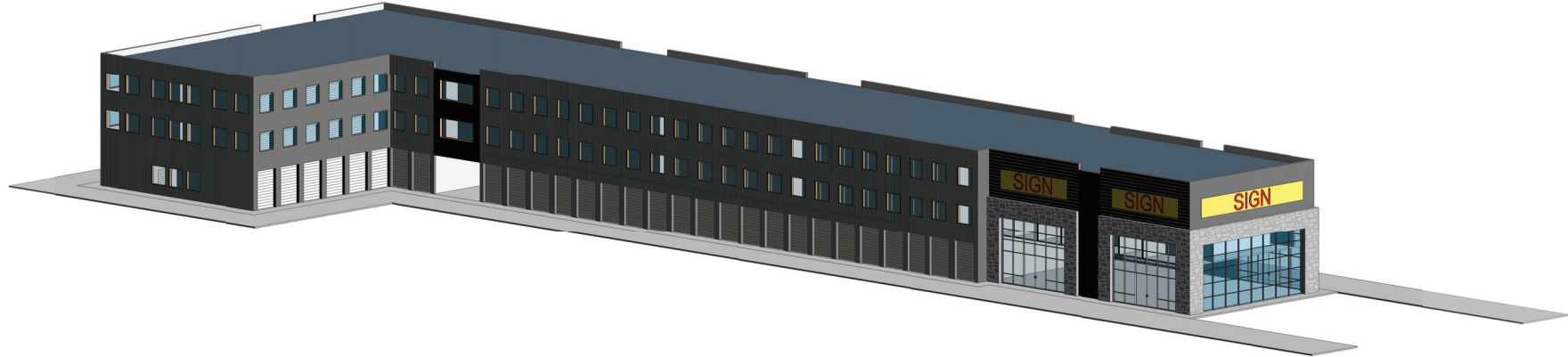
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Blaine, Anoka County,
Minnesota 55414

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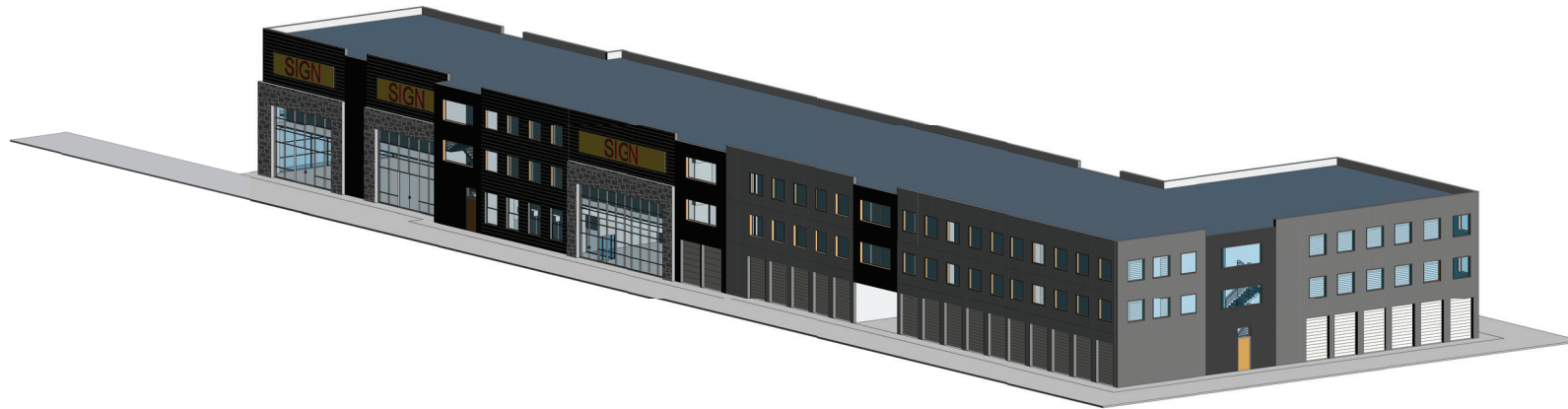
SHEET NO:

A3

ELEVATION



1
PT 3D VIEW 2



2
PT 3D VIEW 4

DATE: _____
REVISIONS: _____

**PRICE
Knutson**
1000 BOONE AVE N, SUITE 200
GRAND RAPIDS, MI 49503
PHONE 616.332.8000 FAX 616.332.7994
WWW.KNUTSON-ARCHITECTS.COM

DATE: 11.07.2021
I HEREBY CERTIFY THAT THIS
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OR UNDER MY DIRECT SUPERVISION
AND UNDER MY DIRECT CONTROL
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OF THE STATE OF MINNESOTA.
[Signature]
REGISTRATION NO. NC 11789

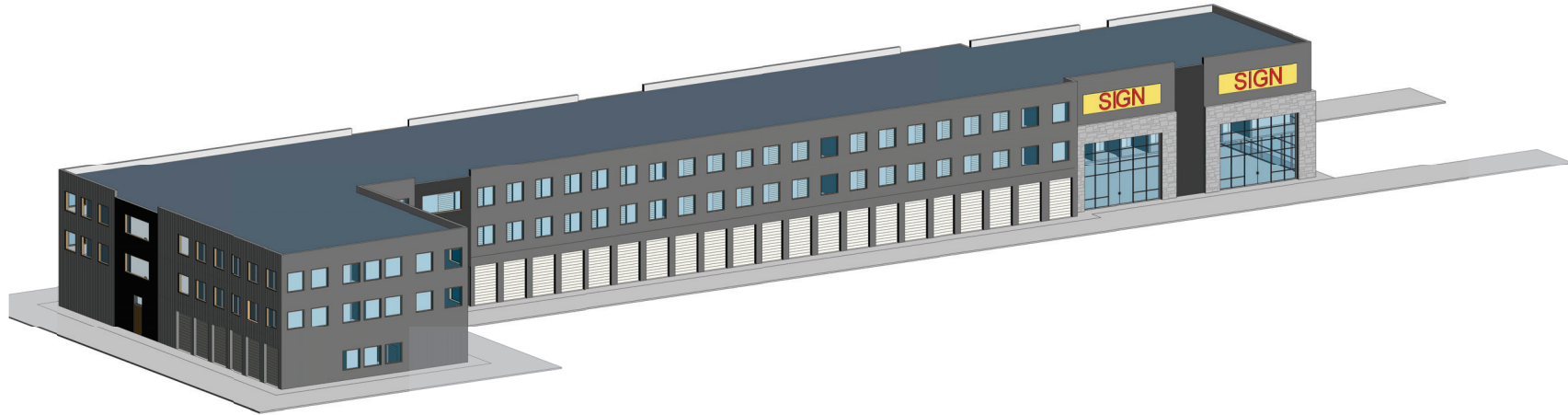
BLAINE STORAGE

Blaine, Anoka County,
Minnesota 55414

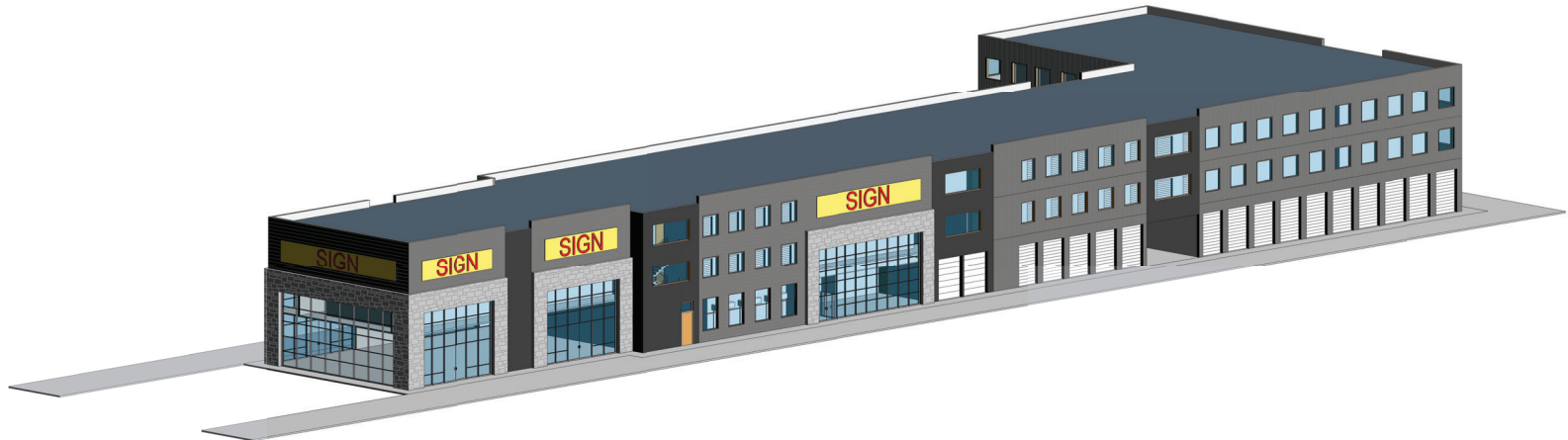
JOB NO: _____

SHEET NO:
P1
3D VIEWS

8/11/2022 9:23:53 PM



2
P2 3D VIEW 1



1
P2 3D VIEW 3

DATE:

REVISIONS:

**PRICE
KNUTSON**
1000 BOONE AVE N, SUITE 200
MINNEAPOLIS, MN 55412
PHONE 612.332.8000 FAX 612.332.7994
WWW.KNUTSON-ARCHITECTS.COM

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REGISTRATION NO. 11789

BLAINE STORAGE

Blaine, Anoka County,
Minnesota 55414

JOB NO:

SHEET NO:

P2

3D VIEWS

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Uram-Marus CUP Neighborhood Meeting Summary

(Held at conference room at 8634 Central Ave NE, Blaine, MN from 5:00PM – 6:30PM (08-25-2025))

In Attendance from Marus –

- Scott Uram
- Chelsea Schlenker (daughter of Scott)
- Peter E. Benincasa (Partner)
- Rahul Kansara (Partner)
- Mike Melton (Project Developer – Envision Cast)

The meeting was well attended (partial list attached [as not all signed in]) – around 12-13 people other than Marus group.

1. Leon Eidelman (owner of Caliber collision building [property bordering on south side of property])
 - a. He called me from New York on Friday after receiving Neighborhood meeting letter. He was very supportive and glad to hear that the “hiding area” behind his property was finally getting developed. He also liked the project and renderings....
2. William Luoma - The general manager from U-haul on 99th and 65 showed up also. He got info from someone who lives in area.
 - a. He said he was interested in what was going on in the area – and was very supportive of the project
 - b. He said his location runs over 90% full consistently
 - c. He really liked project and said that the building renderings was the nicest looking storage facility he has seen
 - d. He reassured neighbors that this concept was probably the best fit and needed in the City of Blaine
3. Dan Orning (Neighboring property) 8615 Lincoln Street –
 - a. concerned about security lighting for back of building being down lighting
 - b. he asked about possibility of no windows on back side. We reassured him we are open to discuss that.
4. neighbors did not like the fact that land is not being left the way it is, “forever”..
5. neighbors asked whether the facility would be open 24 hours a day with access...we told them “No, probably 6AM – 10PM”
6. we also informed them that lighting would low downward facing lighting as Caliber collision currently has for security purposes.
7. Our final reassurance of the neighbors, the current conditions of:
 - a. Loitering
 - b. cut through
 - c. squatting
 - d. dumping
 - e. trespassing
 - f. hiding
 - g. illegal transacting

would be resolved with this development. All the neighbors agreed that these current conditions exist and have continued to exist.



City of Blaine Staff Report

File Number: 2025-386

Agenda Date	Status
September 9, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.3

Case File No. 25-0037 // Trustone Financial Group // 11866 Aberdeen Street NE

The applicant is requesting a conditional use permit to construct a bank in an Office Research Park (B4) zoning district.

Background

Zoning	Office Research Park (B-4)
Land Use	Community Commercial (CC)
Area	1.02 Acres
Applicable Regulations	Sections 27.04 and 30.34 (d)
Attachments	Zoning and Location Map Site Plan Grading Plan Landscape Plan Elevations Floor Plan Narrative Public Comments
Schedule	Planning Commission: 09/09/25 City Council: 10/06/25

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

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Office Research Park (B-4). Banks require a Conditional Use Permit (CUP) in the B-4 Zoning District.

Land Use Designation

The property has a land use designation of Community Commercial (CC). This land use is intended to provide retailing and services that serve larger areas, from neighborhood to regional scale. Typical uses include apparel, food, financial services and furniture.

Surrounding Zoning and Uses

The properties to the north and south have B-4 zoning and a CC land use. The properties to the east are zoned Medium Density Multi-Family (R-3B) and have a Medium Density Residential (MDR) land use for existing townhomes. Highway 65 is located to the west.

Existing Conditions

The property is a vacant parcel with trees.

History

No previous approvals.

Site Plan

The applicant is proposing to construct a 3,400-square-foot bank with an attached canopy.

Hours of operation for the lobby are typically Monday – Friday 9AM to 5PM and Saturday 9AM to 1PM. On weekdays, the drive-through hours are 8:30AM to 5:30PM and Saturday 9AM to 1PM.

Staffing of a branch this size would require eight team members at peak hours.

Setbacks

Building

- Front: 50 feet
- Side: 20 feet

Parking

- Front: 30 feet
- Side: 10 feet

The setbacks have been met on site.

Parking

The parking provided on site meets parking requirements for the proposed bank use. A total of 9 parking stalls are required for the bank use proposed, and 21 parking spaces have been provided.

Banks containing two or more drive-thru lanes shall provide stacking space for at least four vehicles per lane, as measured from and including the last pick-up station, window, or the like. Stacking spaces shall not interfere with parking spaces or traffic circulation. It appears that there is adequate room for stacking. However, stacking will need to be provided on the site plan with the building permit submittal.

Architecture

The credit union's elevations have been attached and include the following materials:

- Glass
- Precast Concrete
- Fiber Cement Siding
- EIFS
- Metal Panel

The proposed buildings will meet the B-4 zoning requirements.

Landscaping

The submitted landscape plan does meet zoning ordinance requirements.

Tree Preservation

Approximately 1.02 acres of trees will be disturbed during construction and the city's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 8 trees would be required for tree replacement purposes. The developer has proposed a total of 20 trees within this development. The tree preservation replacement requirement has been met.

Engineering Analysis

Grading/Storm Drainage

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, and storm drainage plan sheets.

Utilities

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.

Wetlands/Watershed/FEMA

The developer will need to receive an issued permit from the Coon Creek Watershed District (CCWD). Comments have been provided by CCWD. Review, approval and permits are required prior to city plan approval and start of site work.

There are no known wetlands or FEMA flood plain on the property.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide driveway access from a connection to Aberdeen Avenue NE. No other access will be granted. 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.
 - o A bank does 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)
 - o The B-4 zoning district is intended to allow office uses and supporting commercial uses serving a local or regional trade area. This use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The bank will meet all landscaping and building elevation requirements. The use 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.
 - o The use meets the purpose of the B-4 zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The comprehensive plan designation is CC, which is intended to provide retailing and services that serve larger areas, from neighborhood to regional scale. The use 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.
 - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Recommendation

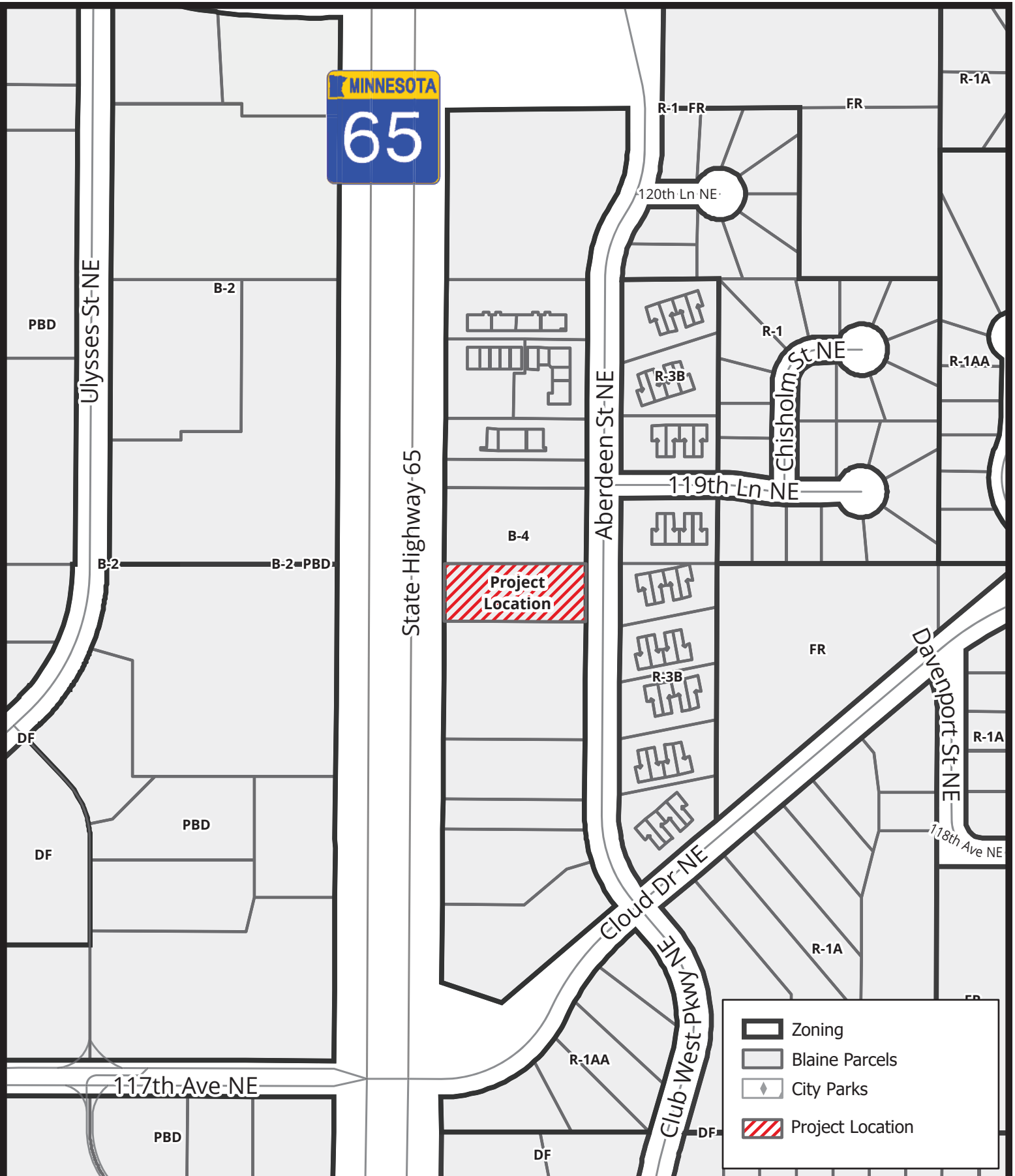
In Planning Case File No. 25-0037, it is recommended that the Planning Commission recommend approval of a conditional use permit to construct a bank in an Office Research Park (B4) zoning district with the following conditions:

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. Drive-thru stacking (meeting zoning ordinance) will need to be provided on the site plan with the building permit submittal.

3. All site lighting to be down-lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole-mounted lighting is limited to 20 feet in height.
4. All signage requires a separate permit meeting the requirements of the zoning ordinance.
5. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
6. An issued Coon Creek Watershed District permit will be required to be received by the City prior to the proposed project receiving any city approval.

Attachment List

1. Attachments
2. Public Comments



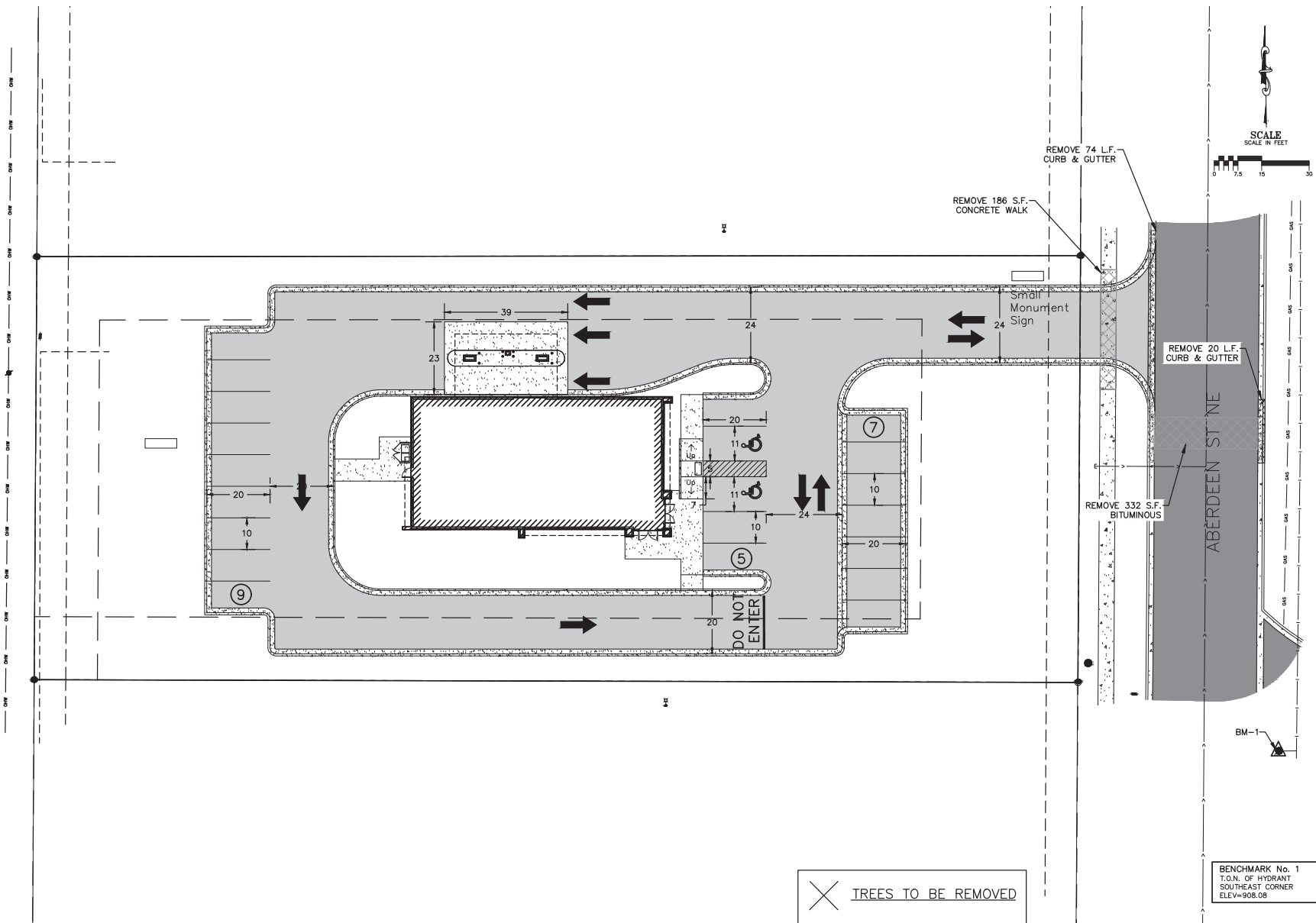
BlaineMN.gov

Case File No. 25-0037

Trustone Financial Credit Union

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





REVISIONS:

NO.	BY	DATE	DESCRIPTION

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

[Signature]
 NAME / TITLE
 REG. NO. 25581



DESIGNED	M.F.	8/1/25
DRAWN	W.M.	8/1/25
CHECKED	M.F.	8/1/25
APPROVED		
BY		
DATE		

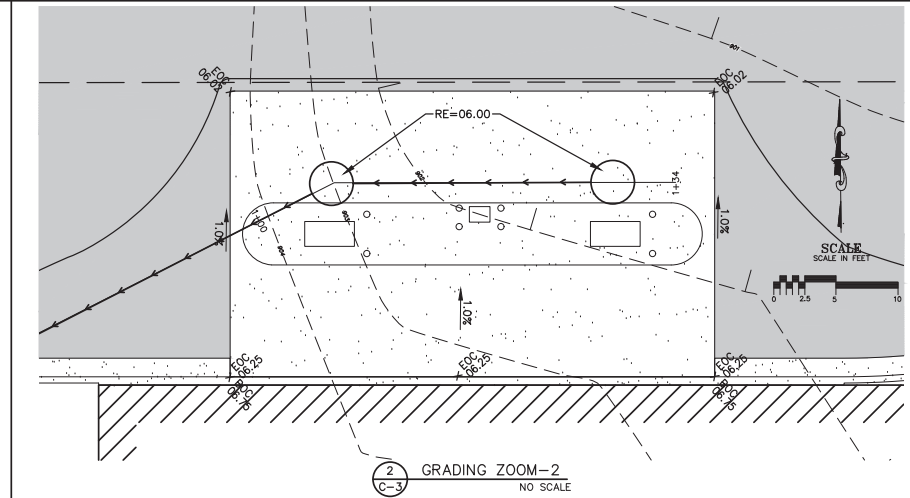
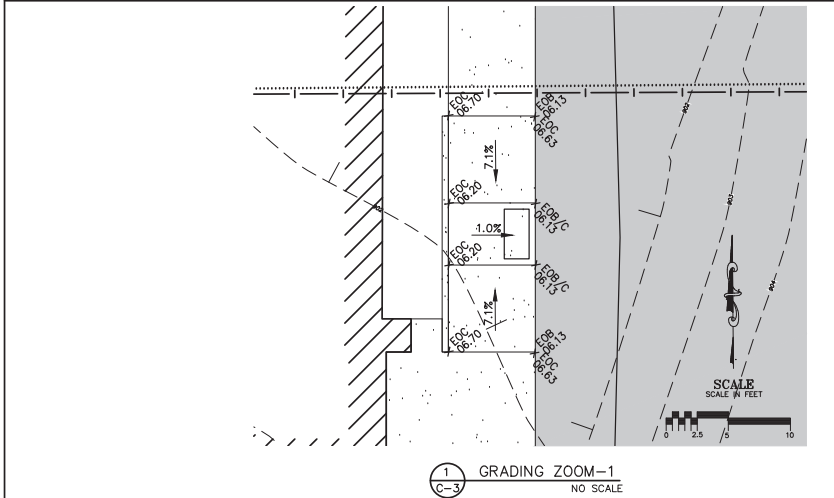
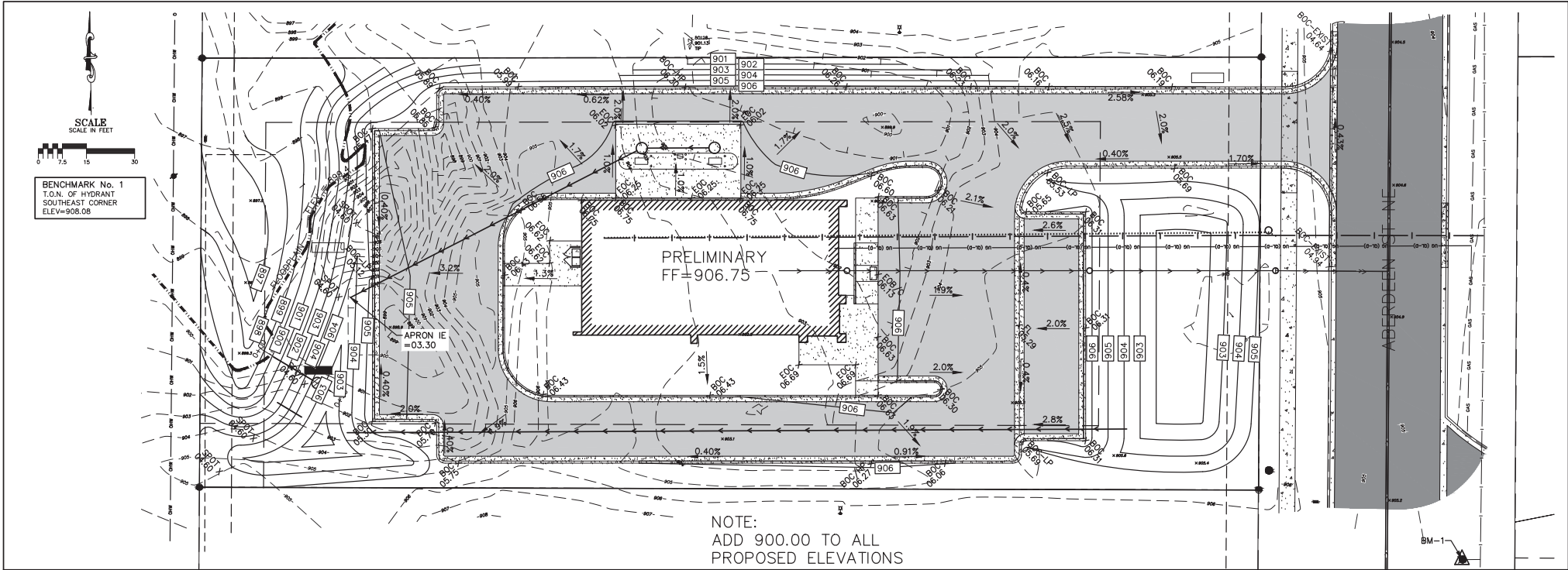
TRUSTONE CREDIT UNION
 BLAINE, MINNESOTA

SITE OVERVIEW

PROJECT NO.
 25020

C - 2

BENCHMARK No. 1
 T.O.N. OF HYDRANT
 SOUTHEAST CORNER
 ELEV=908.08



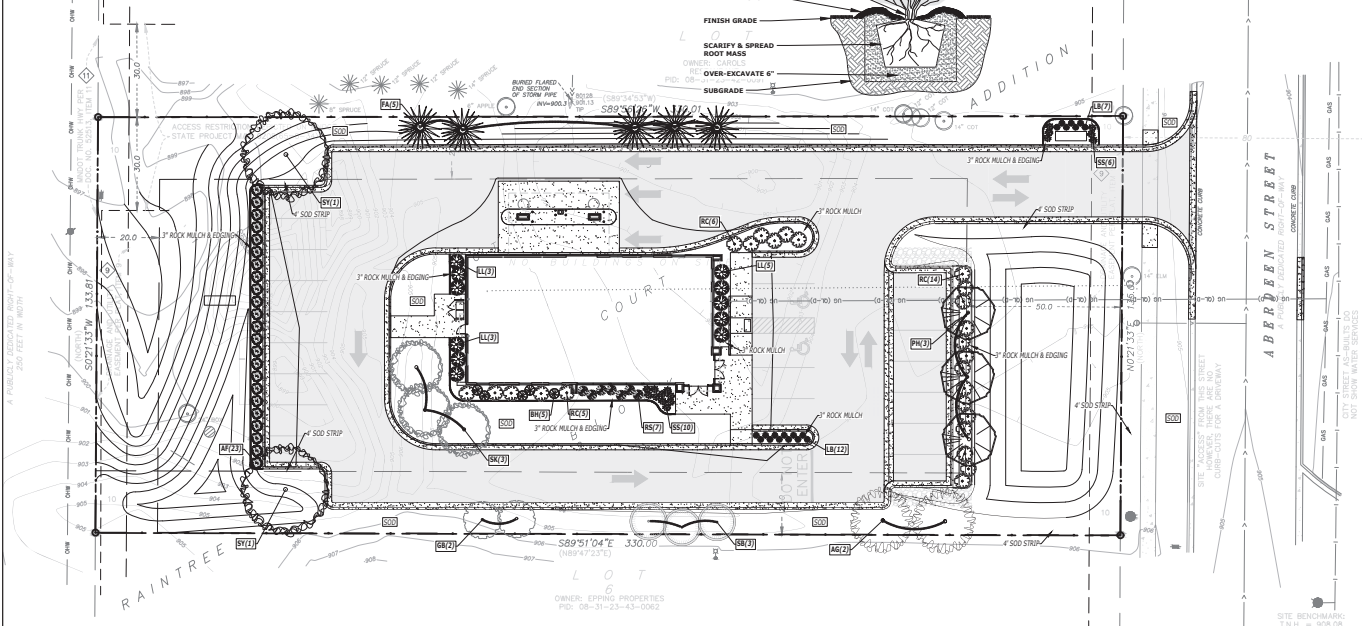
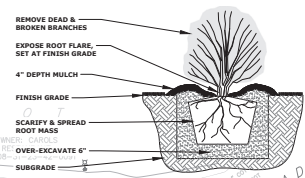
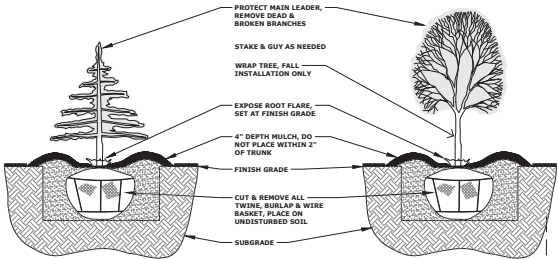
REVISIONS:				I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  MARK A. GRUND REG. NO. 25522	FREEBERG & GRUND	DESIGNED	M.F.	8/7/25	TRUSTONE CREDIT UNION BLAINE, MINNESOTA	GRADING PLAN	PROJECT NO. 25020	C - 3
			DRAWN			B.M.	8/7/25					
			CHECKED			M.F.	8/7/25					
			APPROVED									
						BY	DATE					
NO.	BY	DATE	DESCRIPTION									

LANDSCAPE NOTES:

- CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
- CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- CONTRACTOR IS LIABLE FOR ALL DAMAGE RELATED TO CONTRACTORS ACTIVITY ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL RIGHT-OF-WAY.
- COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.
- PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE FREE OF DISEASE AND DAMAGE.
- ALL PLANT MATERIALS TO BE WARRANTIED ONE (1) FULL YEAR FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT.
- WATER AND MAINTAIN ALL PLANT MATERIALS UNTIL ACCEPTED BY OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOW ON THE PLAN COMPARED TO THE PLANT LEGEND, THE PLAN TAKES PRECEDENCE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO RECEIVE 6" OF TOPSOIL AND SOD UNLESS OTHERWISE SPECIFIED ON PLANS.
- VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- REPLACEMENT TOPSOIL SHOULD BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS, ROCKS AND WEEDS.
- ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY.
- NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF INSTALLATION.
- STAKE SOD ON SLOPES 3:1 AND GREATER.
- PROVIDE BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
- INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
- NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
- TREES SHALL HAVE MULCH PULLED BACK 2" FROM BASE OF TRUNK.
- NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
- ROCK MULCH SHALL BE 1-1/2" DIAMETER WASHED RIVER ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
- SWEEP AND MAINTAIN ALL PAVEMENT AREAS AFTER LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED IF REQUIRED BY THE MUNICIPALITY.

LANDSCAPE REQUIREMENTS

- BUILDING: 3,401 SF
- SITE PERIMETER: 929 LF
- ONE (1) OVER STORY TREE PER 2,000 SF OR 100 LF OF SITE PERIMETER, WHICHEVER IS GREATER
- 10 OVER STORY TREES REQUIRED
- ONE (1) CONIFEROUS TREE PER 2,000 SF OR 200 LF OF SITE PERIMETER, WHICHEVER IS GREATER
- 5 CONIFEROUS TREES REQUIRED
- ONE (1) ORNAMENTAL TREE PER 2,000 SF OR 200 LF OF SITE PERIMETER, WHICHEVER IS GREATER
- 5 ORNAMENTAL TREES REQUIRED
- ONE (1) SHRUB PER 300 SF OR 30 LF OF SITE PERIMETER, WHICHEVER IS GREATER
- 31 SHRUBS REQUIRED



LANDSCAPE PLANT LEGEND

DECIDUOUS TREES			
SY	2	EXCLAMATION! SYCAMORE <i>Platanus x acerifolia</i> 'Morton Circle'	2.5" CAL. B&B 60'H x 45'W
AG	2	AUTUMN GOLD GINKGO <i>Ginkgo biloba</i> 'Autumn Gold'	2.5" CAL. B&B 50'H x 30'W
SK	3	STREETKEEPER HONEYLOCUST <i>Gleditsia tricanthos</i> 'Draves'	2.5" CAL. B&B 45'H x 20'W
PH	3	PRAIRIE HORIZON ALDER <i>Alnus hirsuta</i> 'Harbin'	2" CAL. B&B 35'H x 25'W
ORNAMENTAL TREES			
GB	2	DAWKY GOLD BEECH <i>Fagus sylvatica</i> 'Dawky Gold'	2" CAL. B&B 45'H x 15'W
SB	3	AUTUMN MAGIC SERVICEBERRY <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	1.5" CAL. B&B 20'H x 15'W
EVERGREEN TREES			
FA	5	FAT ALBERT BLUE SPRUCE <i>Picea pungens</i> 'Fat Albert'	5' HT. B&B 40'H x 15'W
SHRUBS			
LL	11	LITTLE LIME HYDRANGEA <i>Hydrangea paniculata</i> 'Jane'	#3 CONT. POT 5'H x 5'W
RC	25	BRILLIANTISSIMA RED CHOKEBERRY <i>Aronia arbutifolia</i> 'Brilliantissima'	#2 CONT. POT 5'H x 5'W
AF	23	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera</i> 'Farrow'	#2 CONT. POT 4'H x 4'W
BH	5	DWARF BUSH HONEYSUCKLE <i>Diervilla lonicera</i>	#2 CONT. POT 3'H x 3'W
PERENNIALS			
RS	7	RUSSIAN SAGE <i>Salvia yangii</i>	#1 CONT. POT 4'H x 3'W
SS	16	SHOWY GOLDENROD <i>Solidago speciosa</i>	#1 CONT. POT 4'H x 2'W
ORNAMENTAL GRASSES			
LB	19	STANDING OVATION LITTLE BLUE STEM <i>Schizachyrium scoparium</i> 'Standing Ovation'	#1 CONT. POT 3'H x 2'W
SEED			
642 SY	+++	MNDOT SEED MIX 33-262 - DRY SWALE/POND (OR APPROVED ALTERNATE).	
694 SY	++++	KENTUCKY BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.	
SOD - 925 SF EDGING - 320 LF ROCK MULCH - 17.5 CY MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY			



SCALE: 1"=20'
10 0 20 40



REVISIONS:	
06/06/25	SUBMITTAL
NO.	DATE
BY	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: GREGORY L. SCHEFFLER
EXPIRATION: 06/30/2026
LICENSE # 55597

PLAN-Type
SITE PLANNING & LANDSCAPE ARCHITECTURE
Minneapolis, MN info@plan-type.com

DESIGNED	LS
DRAWN	LS
CHECKED	JW
APPROVED	
BY	DATE

TRUSTONE CREDIT UNION
BLAINE, MINNESOTA

LANDSCAPE PLAN

PROJECT NO.
25020

L101



1 RENDERING
SCALE: NTS

EXTERIOR MATERIALS LEGEND			
CODE	MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ST-1	THIN STONE VENEER	EDEN VALDERS STONE - THIN VENEER 3/4" - 1 1/2"	WINDSOR - NATURAL QUARRY RUN SEAMFACE, NATURAL CLEFT TOP & BOTTOM, SNAPPED ENDS.
PC-1	PRECAST CONCRETE	CUSTOM CAST STONE	SANDSTONE
PC-2	PRECAST CONCRETE	CUSTOM CAST STONE	SANDSTONE
MC-1	MORTAR	SPEC-MIX	GRAY
EF-1	EIFS	DRYVIT EIFS	COLOR: AMARILLO WHITE TEXTURE: SANDPEBBLE
PC-1	FIBER CEMENT SIDING	NICHHA - TUFF BLOCK	COLOR: MATCH DRYVIT AMARILLO WHITE
PC-2	FIBER CEMENT SIDING	NICHHA - VINTAGEWOOD	COLOR: CEDAR
SC-1	ALUMINUM STOREFRONT	KAWNEER - STOREFRONT FRAMING SYSTEM	ANODIZED ALUMINUM, CENTER-GLAZED
GL-1	GLAZING	GUARDIAN SUNGLARD - SNX 6123	CLEAR
GL-2	GLAZING	GUARDIAN SUNGLARD - SNX 6127	CLEAR
MCP-1	METAL COMPOSITE PANEL	ALUCOBOND	COLOR: ANODIZED DARK BRONZE
MCP-2	METAL COMPOSITE PANEL	ALUCOBOND	COLOR: RGB 244/121/02 - PMS 158C (CUSTOM COLOR)
MT-1	METAL TRIM	ALUCOBOND	COLOR: ANODIZED DARK BRONZE
EPT-1	PAINT	SHERWIN WILLIAMS	COLOR: MATCH DRYVIT AMARILLO WHITE
RF-1	ASPHALT SHINGLES	CERTANTEED - LANDMARK	COLOR: DRIFTWOOD
CW-1	PVC DECKING	TIMBERTECH ADVANCED PVC - HARVEST COLLECTION	COLOR: BROWNSTONE
BO-1	PLASTIC BOLLARD COVER	IDEAL SHIELD 2" BOLLARD COVER	COLOR: BROWN (PANTONE PG-440C)

MATERIAL AREA CALCULATIONS	
MASONRY	1,084 (20%)
EIFS	989 (14%)
COMPOSITE METAL PANELS	309 (7%)
FIBER CEMENT SIDING	1,322 (20%)
OPENINGS	870 (21%)
TOTALS	4,184 SF

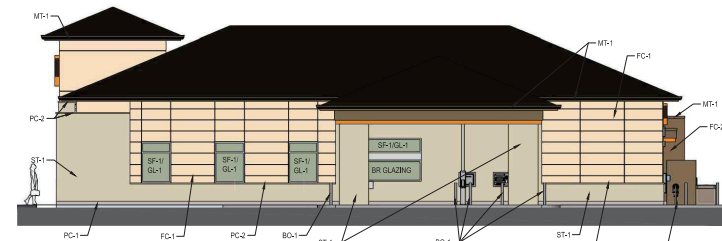
DESIGN/BUILDER:

OUR BUSINESS IS BUILDING YOURS
LaMACCHIA GROUP
PLAN • BRAND • DESIGN • BUILD • EVOLVE
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com

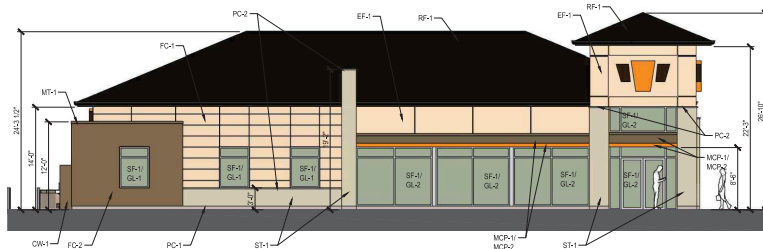
TRUSTONE
FINANCIAL



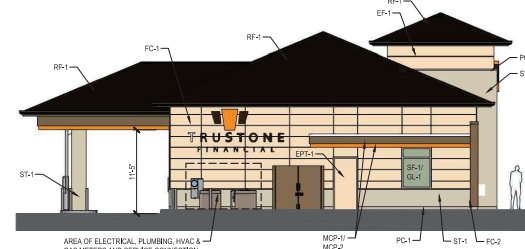
2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 WEST ELEVATION
SCALE: 1/8"=1'-0"

TrustStone Financial Credit Union
11866 Aberdeen ST NE
Blaine, MN 55449

Planning & Zoning Submittal

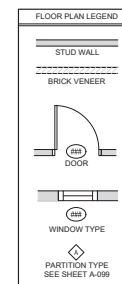
REVISIONS:		
NO.	DATE	DESCRIPTION
1		ISSUED FOR
2		
3		
4		
5		
6		
7		
8		
9		
10		

LA MACCHIA GROUP PROJECT NUMBER:
MN-TSF-2501

DATE:
7/14/2025

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-200
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TRUSTONE
FINANCIAL

Planning & Zoning Submittal

[illegible]

SHEET TITLE:
FLOOR PLAN

A-101

July 12, 2025

City of Blaine, MN
Planning Division
10801 Town Square Drive NE
Blaine, MN 55449
[763-785-6180](tel:763-785-6180)

RE: New TruStone Financial Credit Union Branch
11866 Aberdeen Street NE, Blaine, MN 55449

To Whom it May Concern:

LaMacchia Group is pleased to propose a new ~3,400 square foot financial institution Branch for TruStone Financial Credit Union. The new wood framed building will have a combination of thin stone veneer, panelized fiber cement siding, glazing, EIFS & composite metal panels. The branch will also have two (2) drive-thru lanes. Lane #1 (along the building) will have a through-wall ATM, night deposit and deal drawer. Lane #2 will have an overhead pneumatic system with audio & video. The design of the proposed branch is meant to seamlessly integrate with their existing branch network in Minnesota and southeastern Wisconsin.

At peak hours, the branch will employ eight (8) team members. The branch will operate for walk in traffic Monday thru Friday Lobby hours 9am to 5pm, Monday thru Friday Drive-thru Hours 8:30am to 5:30pm. Saturday Lobby hours 9am to 1pm, Drive-thru hours Saturday 9am to 1pm. The branch will offer a variety of services including deposit, lending, planning & investment. TruStone Financial Credit Union offers these services to both personal and business accounts.

We are providing 21 parking spaces in total, 9 to the west side of the property for employees and 12 spaces for members on the east side of the property. We are looking to start construction Late-September 2025 and opening for business April

PLAN ▾ DESIGN ▾ BUILD ▾ BEYOND
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com



2026. TruStone Financial Credit Union & LaMacchia Group look forward to working with the City of Blaine for a successfully construction project and a successful branch which is best able to serve the Credit Union Membership.

Sincerely,

Timothy J. Niemiec
Senior Architectural Designer/
Job Captain Manager

From: [Shelley McDonald](#)
To: [Planning](#)
Subject: Trustone proposal
Date: Sunday, August 31, 2025 11:55:23 AM

My name is Shelley MxDonald. I am a 24 year resident of Blaine and a 30+year member of Trusrone Credit Union. This credit bank is member owned. They truly respect their members and listen to concerns and suggestions. They also welcome positive feedback!

They are very aggressive in identifying scams, possible false withdrawals and act quickly to remedy.

They offer interest income not only savings accounts but also checking accounts.

They are good stewards of their communities and hire within the community when possible.

I strongly recommend the council agree, consent and encourage this financial institution to join our wonderful city of Blaine.

Regards
Shelley McDonald



City of Blaine Staff Report

File Number: 2025-404

Agenda Date	Status
September 9, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.4

Case File No. 25-0038 // City of Blaine

The City is proposing an amendment to Section 34.02 of the Sign Ordinance to allow for pylon signs up to 50 feet in height along Hwy 65.

Background

Attachments	Proposed Ordinance Map indicating 600-foot centerline distance Map indicating 1,200-foot centerline distance Renditions courtesy of WSB
Schedule	Planning Commission: 09/09/25 City Council: 10/06/25 and 10/20/25

Staff report prepared by Alex Koberoski, Zoning Technician.

Background

The current Hwy 65/Main Street Interchange District definition was adopted in 2008 due to decreased visibility for businesses located in the vicinity of two newly constructed overpasses along Highway 65. The definition included the specific areas in which pylon signs no more than 50-feet in height and 180 square feet in area are allowed to be constructed. This distance is currently within 1,200 feet of the Highway 65 centerline, and 600 feet south of the centerline of 121st Avenue and 600 feet north of 129th Avenue.

The adoption of the Highway 65/Main Street Interchange District definition allowed business owners to construct larger signage in areas where visibility was hindered due to Highway 65 construction. The ordinance has met with very little opposition or complaints since its adoption, and has been successful in increasing visibility for businesses.

Proposed Amendments:

Due to the extent of work that is due to commence along Highway 65 within the next couple years, staff

is proposing an ordinance amendment to extend the current parameters indicated in the existing Hwy 65/Main Street Interchange District to include businesses within 600-feet of the centerline of Highway 65, beginning 600 feet south of the centerline of 121st Avenue, ending just north of the intersection of 97th Avenue and Highway 65.

There are several renderings included in the attachments that provide a simulation of how the addition of pylons will look from the proposed overpasses along Highway 65.

Staff recommends approval of the proposed ordinance amendment based on the following rationale:

1. The proposed 600-foot distance from the centerline of Hwy 65 includes most of the businesses that will be affected by the proposed construction along Hwy 65.
2. The 600-foot distance from the centerline of Hwy 65 is a reasonable distance to allow 50-foot-high pylon signs.
3. The increase to 1,200 feet of the centerline of Hwy 65 will include a significant number of businesses, and may result in a disorderly and cluttered appearance with the addition of larger pylon signs for these businesses.
4. There have already been inquiries from current business owners located adjacent to Highway 65 regarding larger signage in advance of the proposed construction along Highway 65.
5. There has been little negative feedback from the public or business owners regarding the inclusion of pylon signs along Hwy 65.

Recommendation

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in overstrike.)

34.02 Definitions

Highway 65/Main Street Interchange District: A district for purposes of allowing additional signage in a specified area, described as all commercially zoned property located: ~~within one thousand two hundred (1,200) feet of the Centerline of Highway 65 and between six hundred (600) feet south of the Centerline of 121st Avenue and six hundred (600) feet north of the Centerline of 129th Avenue.~~

(a) Within one thousand two hundred (1,200) feet of the Centerline of Highway 65 and between six hundred (600) feet south of the Centerline of 121st Avenue and six hundred (600) feet north of the Centerline of 129th Avenue.

(b) Within 600 feet of the Centerline of Highway 65, beginning 600 feet south of 121st Avenue, to properties north of 97th Avenue.

Attachment List

1. Attachments

34.02 Definitions.

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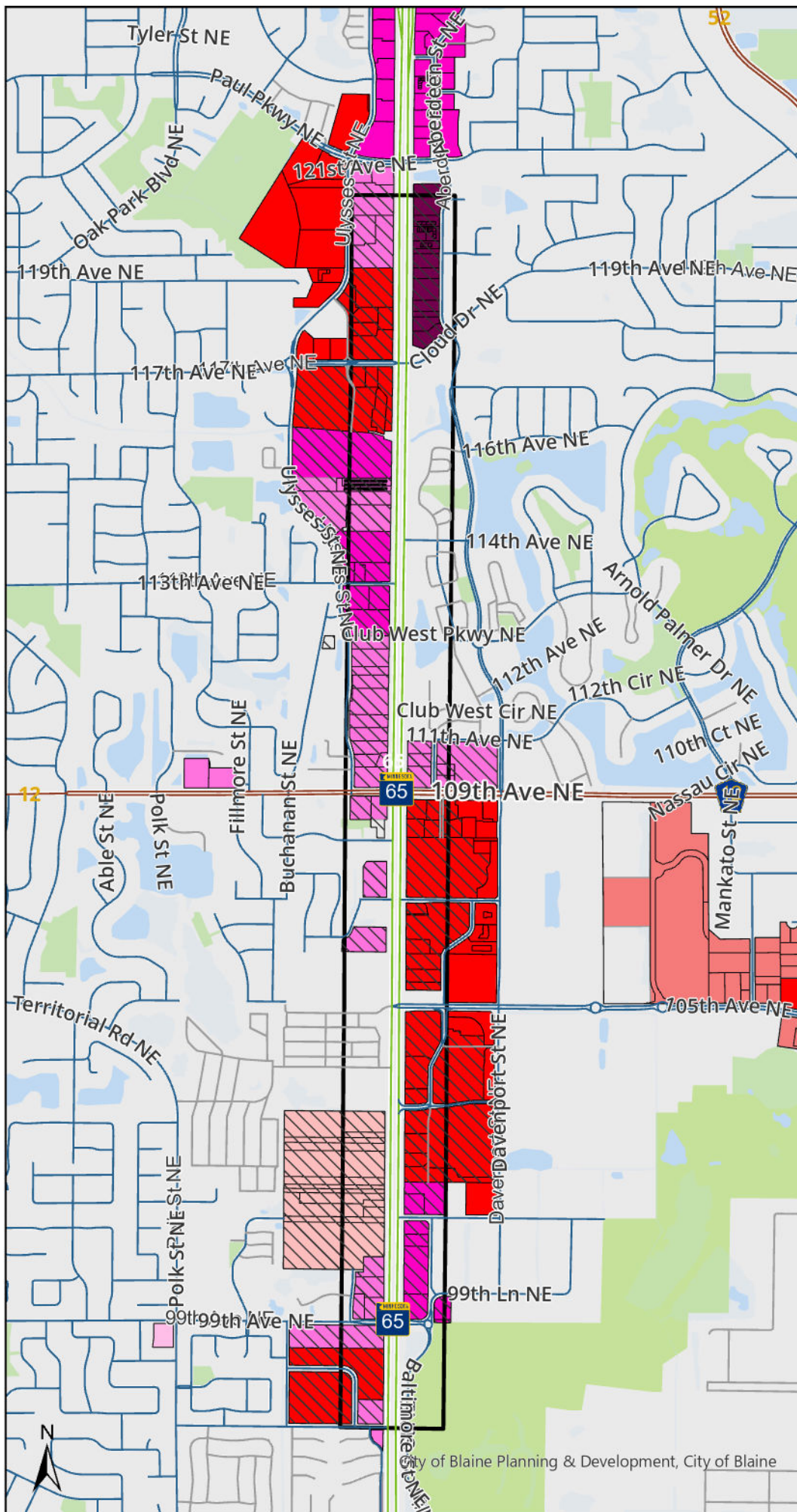
(b) Within 600 feet of the Centerline of Highway 65, beginning 600 feet south of 121st Avenue, to properties north of 97th Avenue.

Highway 65 Signage 600-Foot Scenario

Legend

Zoning

- B-1 - Neighborhood Commercial
- B-2 - Community Commercial
- B-3 - Regional Commercial
- B-4 - Office Research Park
- B-5 - Town Commercial
- PBD - Planned Business District
- RD - 105th Ave Redevelopment District
- Parcels within 600 feet
- 600 feet from centerline



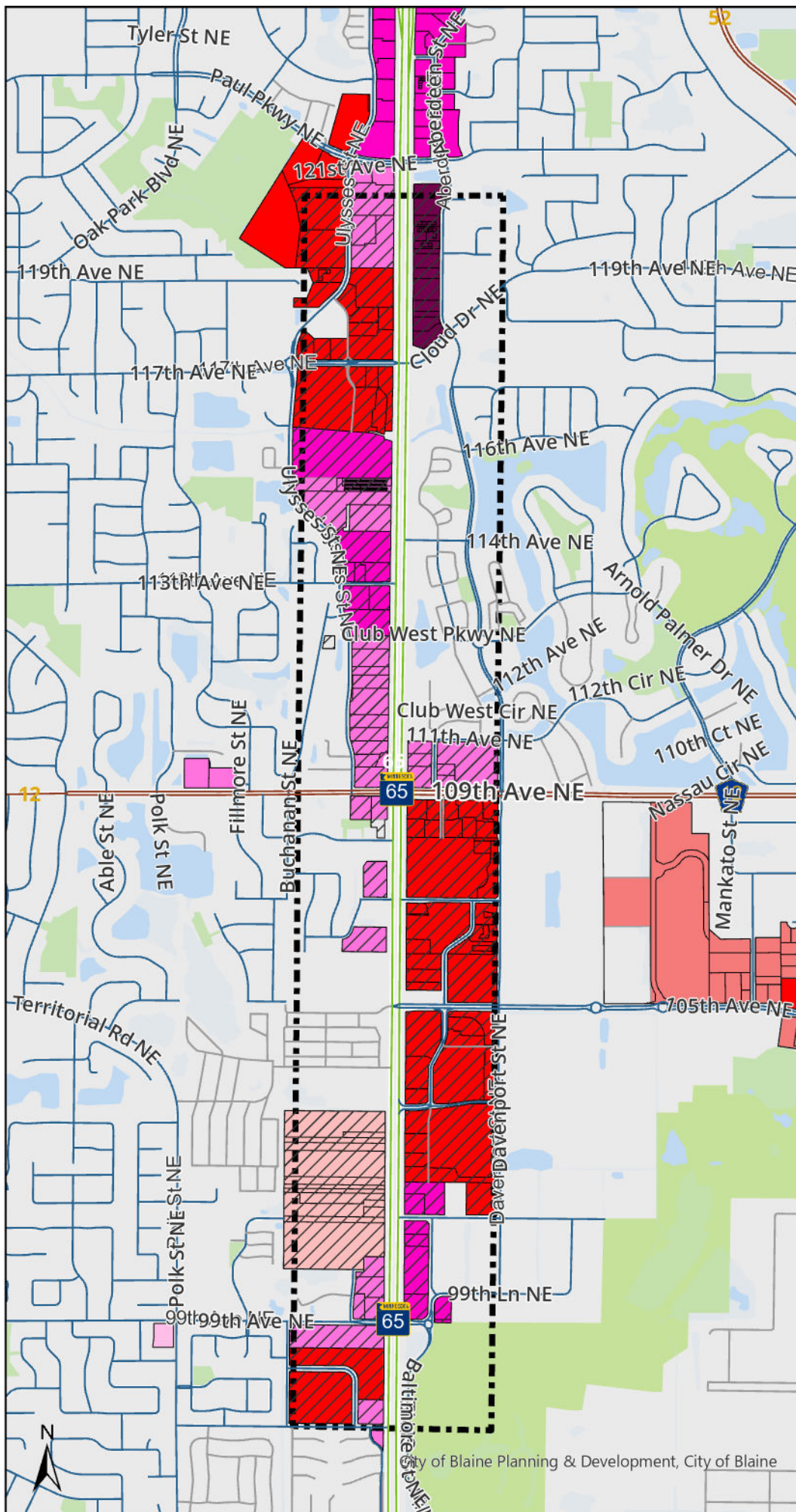
0 0.13 0.25 0.5 Miles

Highway 65 Signage 1200-Foot Scenario

Legend

Zoning

- B-1 - Neighborhood Commercial
- B-2 - Community Commercial
- B-3 - Regional Commercial
- B-4 - Office Research Park
- B-5 - Town Commercial
- PBD - Planned Business District
- RD - 105th Ave Redevelopment District
- Parcels within 1200 feet
- 1200 feet from centerline



0 0.13 0.25 0.5 Miles



117th Ave, traveling southbound
on Hwy 65, birds eye view



117th Ave traveling southbound on
Hwy 65, drivers-eye view



Birds-eye view of pylon signs
along 109th Avenue

Allowed if measuring
600-feet from
centerline

Allowed if measuring 1,200
feet from centerline.

Line indicates 600 feet
from centerline of Hwy 65



Birds eye view of sign located on property adjacent to 99th Avenue



Drivers eye view, traveling northbound on Hwy 65. Sign is located on property adjacent to 99th Ave.

