



City of Blaine

Planning Commission

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

2. Roll Call

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

Members Absent: Commission Members Halpern, Howard and Swanson.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-482 Approval of the September 9, 2025 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of September 9, 2025, as presented. Motion seconded by Commissioner Olson. The motion passed 4-0.

4. Public Hearing

4.1. 2025-388 Case File No. 25-0031 // Ranger Development // 9011 and 9021 University Avenue NE and 120 90th Lane NE
The applicant is requesting the following:

1. Rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF).

2. Preliminary plat approval to create 11 lots to be known as Northtown Villas.
3. Conditional Use permit to allow construction of 4 twin homes (8 units) and 3 single-family (villas) in the Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, Interim Community Development Director

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0031 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

John Blackman, Hedberg Homes and Ranger Development owner, introduced himself and thanked the commission for considering his request.

Commissioner Gorzycki asked if the applicant would be installing a sound barrier.

Mr. Blackman indicated he would be installing a six-foot fence and arborvitaes along the west property line.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 25-0031A a preliminary plat approval to create 11 lots to be known as Northtown Villas with the following conditions:

Case 25-0031A:

1. Park dedication prior to releasing the plat mylars for recording at Anoka County is due at the rate in effect at the time the payment is received by the City. If paid in 2025, \$53,834 is due.
2. Each lot in the development is required to have the standard two trees with a minimum of 2½-inch caliper per lot, one in the front yard and one in the rear yard. Corner lots shall contain an additional yard tree.
3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
4. The development will be required to construct the required right-turn lane along University Avenue NE, as per the plan set as approved by Anoka County, and adjust the existing trail to meet city standards.
5. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
6. Developer to obtain a Coon Creek Watershed District (CCWD) permit and submit a copy to the city prior to any site work.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 25-0031B a rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF) with the following rationale:

Case 25-0031B:

1. The DF zoning district affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and city as a whole.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 25-0031C a conditional use permit for 4 twin homes (8 units) and 3 detached townhome/villas in the Development Flex (DF) zoning district subject to the following conditions:

Case 25-0031C:

Permitted Uses

1. Single-family detached dwellings.
2. Twin homes

Accessory Uses

1. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Performance Standards

1. Front yard setback: 18 feet
2. Side yard setback: 5 feet
3. Corner side yard: 10 feet
4. Rear yard setback: 30 feet
5. Maximum building height: 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimensions less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.
7. The minimum finished floor area above grade for all homes shall be 2,000 square feet.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes constructed are to be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.
10. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
11. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35

percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.

12. All development entrance signage by separate permit.

13. The developer to require the Homeowners Association to maintain the privacy fence along the west side and plantings outside the lots. The fence shall be of a maintenance-free material. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the December 1, 2025 city council meeting.

- 4.2.** 2025-553 Case File No. 25-0047 // Nova Real Estate // 8501 Old West 35W Service Drive NE
The applicant is requesting a rezoning from Community Commercial (B-2) to Light Industrial (I-1).
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0047 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:11PM.

Kevin Peterson, Nova Real Estate, explained he would be constructing a 26,000 square foot warehouse with hopes of breaking ground in August of 2026.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0047 based on the following conditions:

Case 25-0047:

- 1. Light Industrial (I-1) is consistent with the land use designation Planned Industrial (PI).**
- 2. The I-1 zoning is consistent with the zoning south of 85th Avenue.**

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the December 1, 2025 city council meeting.

- 4.3.** 2025-518 Case File No. 25-0044 // City of Blaine
The City is proposing annual revisions to the Blaine Zoning Ordinance.
Sponsors: Alex Koberoski, Assistant Planner

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 25-0044 was opened at 7:21PM. As no one wished to appear, the public hearing was closed at 7:21PM.

Chair Goracke thanked staff for their efforts on the zoning code updates.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0044 based on the following conditions:

Case 25-0044:

- 1. Routine updates to the zoning code facilitate the code remaining current.**
- 2. The changes being proposed will improve the clarity of the code and address legal requirements.**
- 3. The addition of electric vehicle charging station standards allows staff to regulate properties with this type of use.**
- 4. The changes continue to promote the health, safety and welfare of the residents, property owners and businesses within the City of Blaine.**

Motion seconded by Commissioner Geiselhart. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the December 1, 2025 city council meeting.

- 4.4.** 2025-535 Case File No. 25-0046 // City of Blaine // 8550 Van Buren Street NE
The City is requesting the following:

1. Comprehensive plan amendment to change from Community Commercial (CC) to Low Density Residential (LDR).
2. Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1).

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0046 was opened at 7:24PM. As no one wished to appear, the public hearing was closed at 7:24PM.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0046A a comprehensive plan amendment to change from Community Commercial (CC) to Low Density Residential (LDR) with the following rationale:

Case 25-0046A:

- 1. The proposed Low Density Residential land use is consistent with adjacent residential uses.**

2. The site is not sufficiently sized to allow for development of uses consistent with the current Community Commercial designation.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0046B a rezoning from Community Commercial (B-2) to Single Family Residential (R-1) with the following rationale:

Case 25-0046B:

1. The subject property is not sufficiently sized for a conforming commercial use.
2. The R-1 Single Family zoning is consistent with the adjacent residential uses.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the December 1, 2025 city council meeting.

5. Adjournment

Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting. Motion seconded by Commissioner Geiselhart. The motion passed 4-0.

Adjournment time was 7:26PM.