



City of Blaine

Planning Commission

December 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.** 2024-484 Approval of the November 12, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-614 Case File No. 25-0050 // Wellington Management // NW Corner of Lexington Avenue and 109th Avenue NE
The applicant is requesting the following:
1. Preliminary plat to subdivide 8.36 acres into 1 lot and 2 outlots to be known as North Meadows Third Addition.
 2. Conditional use permit to allow general retail, office, animal hospital, restaurants, outdoor dining for two restaurants, zero lot line (north property line) and a shared access/parking on the north property line in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.2.** 2025-613 Case File No. 25-0049 // Putt Town // 1033 109th Avenue NE
The applicant is requesting a conditional use permit to operate an indoor

mini golf facility in an existing tenant space, located in a Community Commercial (B-2) zoning district.

Sponsors: Alex Koberoski, Assistant Planner

4.3. 2025-615

Case File No. 25-0051 // Minnesota Performance // 1550 91st Avenue NE, #306

The applicant is requesting a conditional use permit amendment to expand an existing auto repair business into an adjacent tenant space in a Light Industrial (I-1) zoning district.

Sponsors: Alex Koberoski, Assistant Planner

5. Adjournment



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.



City of Blaine

Staff Report

File Number: 2025-614

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

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 25-0050 // Wellington Management // NW Corner of Lexington Avenue and 109th Avenue NE

The applicant is requesting the following:

1. Preliminary plat to subdivide 8.36 acres into 1 lot and 2 outlots to be known as North Meadows Third Addition.
2. Conditional use permit to allow general retail, office, animal hospital, restaurants, outdoor dining for two restaurants, zero lot line (north property line) and a shared access/parking on the north property line in a Development Flex (DF) zoning district.

Background

Zoning	Development Flex (DF)
Land Use	Planned Industrial/Planned Commercial (PI/PC)
Area	8.36 acres
Applicable Regulations	Section 101-4 and Chapter 109 Article XIII
Attachments	Zoning and Location Map Pre-Plat Site Plan Grading Plan Landscape Plan Site Concept Plan Building Elevations Outdoor Dining Site Plan Parking Analysis Narrative
Schedule	Planning Commission: 12/09/25 City Council: 01/05/26

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

Preliminary Plat

Section 74-46 Preliminary Plat Standards of Review:

The planning commission shall make a recommendation on the preliminary plat considering conformance with the city's comprehensive plan, zoning ordinance, this chapter and all chapters of this code.

The proposed plat has one lot and two outlots. The lots range in size from 1.55 acres to 5.03 acres.

Evaluation of Request

Planning Analysis

The applicant is proposing to construct a multi-tenant retail building of approximately 14,000 square feet. The proposed uses are two restaurants (end caps) with outdoor patio seating, and an animal clinic. The remaining vacancy of roughly 5,000 square feet would likely be general retail type users.

Current Zoning

The property is zoned Development Flex (DF). All uses in the DF district require conditional use permits.

The DF district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance.

The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land use, and at the same time, protect the interests of surrounding properties in the following ways:

- (a) By encouraging a more creative approach in housing developments that will result in quality living environments through innovative design and aesthetic controls;
- (b) By permitting a combination of housing types and style, including single, two-family, and multiple-family dwellings, with the exception of mobile homes;
- (c) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- (d) By allowing for any type of ownership, private, condominium, or rental;
- (e) By allowing flexibility in setback and height restrictions;
- (f) By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- (g) By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
- (h) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- (i) By contributing to the tax base of the community without making undue demands on community services; and
- (j) By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the

same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

Land Use Designation

The subject site is designated Planned Industrial/Planned Commercial (PI/PC) in the City's Comprehensive Land Use Plan. The PC designation is to accommodate commercial, retail and office uses in a planned, cohesive style of development. Planned commercial areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale planned design and concept. The proposal meets this designation with the following uses: commercial, retail and office in a planned development.

Existing Conditions

The site is currently made up of one parcel with frontage on Austin Street and 109th Avenue. The site is vacant with no existing buildings.

History

The vacant parcel was platted as an outlot for future development in 2020.

Site Plan

The applicant is proposing to construct a multi-tenant retail building of approximately 14,000 square feet.

The site is proposed to have a zero-lot on the north property line. The north property line will also provide a shared drive and parking with the property to the north.

The applicant is proposing an outdoor dining area located on the southwest corner of the building. It consists of four tables and 14 seats. A second outdoor dining area will be located on the east side of the building and will consist of 14 tables and 36 seats. The outdoor dining areas will have a maintenance-free fence surrounding the seating areas.

The outdoor dining area will be subject to Sewer Access Charges (SAC). The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use. All other requirements listed in the attached conditions are the standard conditions that the City applies to other outdoor dining conditional use permits.

Architecture

The building elevations have been attached and include the following materials:

- glass
- decorative masonry
- brick
- metal and composite panel

Parking

The proposed uses for the site (general retail, two restaurants, and an animal clinic) require 85 parking stalls. There are 78 parking stalls provided on the multi-tenant property. The applicant will have a

shared parking/drive agreement with the property to the north. Therefore, 20–25 additional stalls will be available for parking to the north and adequate parking is provided.

Setbacks

Building

- Front: 50 feet
- Side: 15 feet
- Rear: 20 feet

Parking

- Front: 30 feet
- Side: 15 feet
- Rear: 15 feet

Landscaping

The submitted landscape plan meets zoning ordinance requirements.

Tree Preservation

There are currently no trees on site.

Park Dedication

Park dedication is required for the development of 1 new lot (1.78 acres), based on a proposed 2026 rate of \$7,820 per acre. This results in a total park dedication fee of \$13,919.00. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time of payment. The outlots will be required to pay park dedication at the rate in effect when they are final platted.

Neighborhood Meeting

As required by the adopted neighborhood meeting policy, the developer is holding a neighborhood meeting on December 4th. An update on the neighborhood meeting will be presented to the Planning Commission at the meeting.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the property as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans 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.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, private driveway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

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.

Hydrant locations must be reviewed and approved by the Fire Department.

The developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to RCWD. Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a shared driveway connection to Austin Street NE.

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 delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

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 101-4 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.

- 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.

- A multi-tenant commercial building does not create an excessive burden. A traffic study was conducted with the development of North Meadows and the streets and traffic controls were designed to accommodate the planned commercial property.
- The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The DF zoning district is intended to provide for greater flexibility in land use planning. The development flex district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses. The use of the property meets this intent.
- The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The multi-tenant building will meet all landscaping and building elevation requirements. The use will not have an adverse effect on adjacent properties.
- 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.
- The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the DF zoning district.
- The use shall not be in conflict with the comprehensive plan of the city.
 - The comprehensive plan designation is PI/PC, which is intended to provide flexibility in development and to allow for the possibility of a mixture of uses within the same area such as retailing and services that serve larger areas, from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.
- The use will not cause traffic hazard or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
- 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. 25-0050, it is recommended that the Planning Commission recommend preliminary plat approval to subdivide 8.36 acres into 1 lot and 2 outlots to be known as North Meadows Third Addition with the following conditions:

1. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, sidewalks, traffic control signs, and all appurtenant items.
2. The development association shall maintain all private internal utilities, storm water management systems and driveways privately.
3. Access to private water and sanitary services shall be granted for each individual site.
4. Separate private fire lines and domestic water lines are required to be installed from the public water main. Separate fire laterals and domestic water laterals are required for each structure from the associated private water line to each structure.
5. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.

6. 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.
7. 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 2026, \$13,919 is due.
8. The developer to submit a copy of the approved Rice Creek Watershed permit to the city prior to any site work.

In Planning Case File No. 25-0050, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow general retail, office, animal hospital, restaurants, zero lot line (north property line) and a shared access/parking on the north property line in a Development Flex (DF) zoning district with the following conditions:

1. Uses for the property include restaurants, general retail, animal hospital, and professional office.
2. 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.
3. No outside display or storage of products is allowed at any time on site.
4. The uses for the lot will need to obtain a conditional use permit amendment if the use is not permitted by this conditional use permit.
5. All signage requires a separate permit meeting the requirements of the zoning ordinance.
6. Temporary signage to be regulated under Zoning Ordinance Section 133-12.
7. No exterior overnight storage of pallets or delivered products.
8. All lighting on site must meet requirements established by Section 129-2 of the Zoning Ordinance.
9. A copy of the shared access/parking agreement with all sites must be submitted to the Planning Department prior to any work being allowed on site.
10. The landscape plan is required to have the following changes: replace two Fall Fiesta Maple with less common deciduous trees and replace 4 Colorado Spruce with White Fir.
11. 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.
 - Stucco or exterior insulation and finish systems (EIFS)
 - Fiber cement or composite siding
 - Architectural metal
 - Integrally colored rock-faced block
12. The following minimum setbacks are required:
 - Building
 - Front: 50 feet
 - Side: 15 feet
 - Rear: 20 feet
 - Parking
 - Front: 30 feet

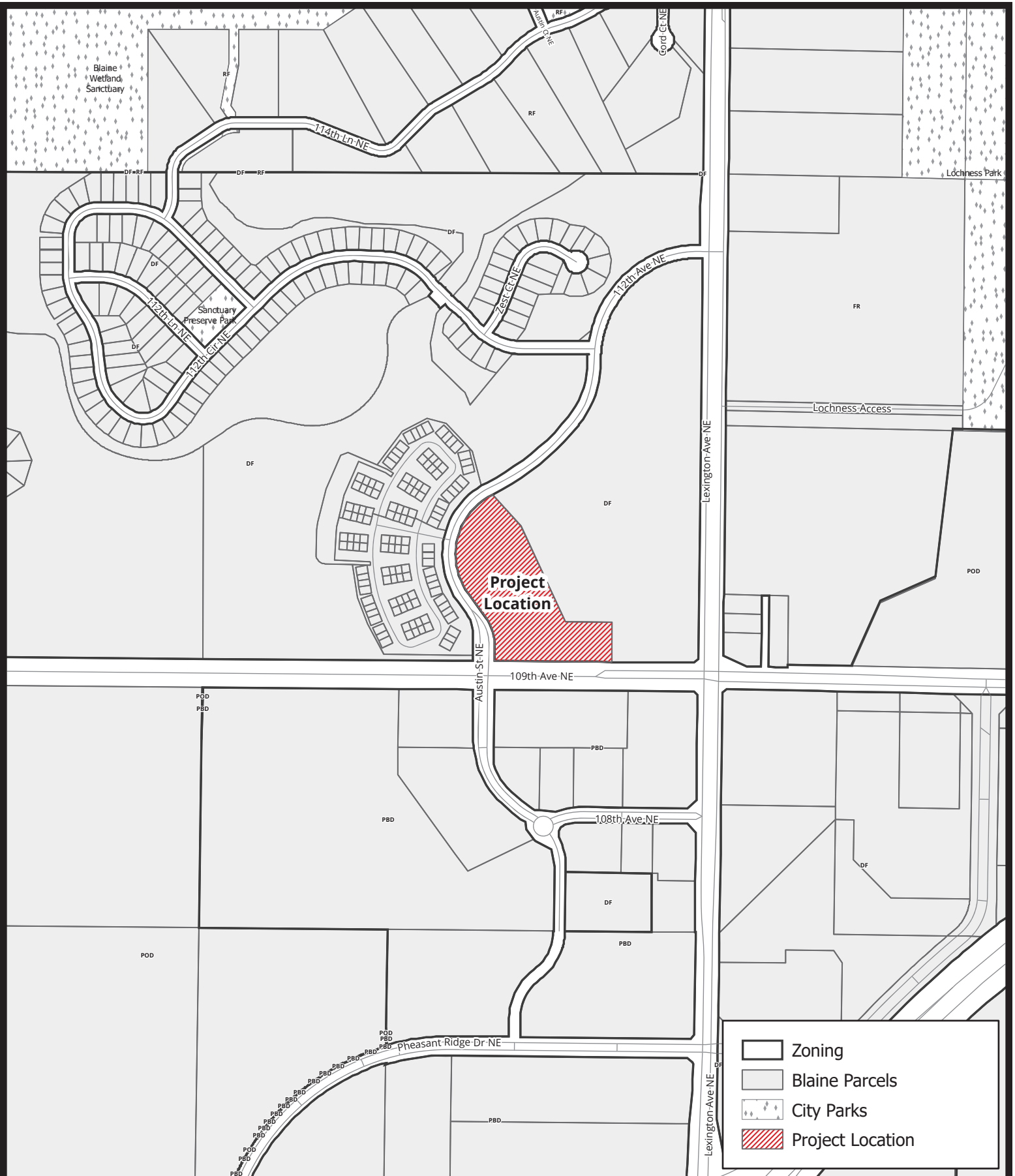
- Side: 15 feet
- Rear: 15 feet

13. Outdoor dining to meet the following requirements:

- a) Plans for amplified background music for the outdoor dining area to be reviewed and approved by the City prior to installation. Volume levels for the music to be limited to not more than “normal conversation” levels and shall not cause a nuisance to other land uses.
- b) No outdoor advertising on building or patio area without obtaining a permit.
- c) The outdoor dining areas are limited to no more than 14 seats (west) and 36 seats (east) in the outdoor dining area.
- d) The outdoor dining area meet all appropriate city regulations and license requirements for dispensing of alcohol in an outdoor setting.
- e) The ability to operate outdoor dining is reliant upon the applicant’s ability to adequately control litter and refuse as associated with the facility.
- f) Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
- h) No public address system allowed in the outdoor dining area.
- i) The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City’s Building Department and Metropolitan Council to determine the amount required for this use.

Attachment List

1. Attachments
2. Summary of Neighborhood Meeting 12.5.25



Case File No. 25-0050 **North Meadows**

0 0.04 0.09 0.18 Miles

Scale: 1:7,878



BlaineMN.gov

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



PRELIMINARY PLAT OF:

NORTH MEADOWS THIRD ADDITION

FOR: WELLINGTON MANAGEMENT
OF: XXX AUSTIN STREET NE, BLAINE, MINNESOTA

PARCEL DESCRIPTION:

(Per Title Commitment No. CP75840, prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, dated August 20, 2025)

Outlot I, North Meadows, according to the recorded plat thereof.

Anoka County, Minnesota
Abstract Property

GENERAL NOTES

- Title of the surveyed parcel is vested in North Meadows LLC, a Minnesota limited liability company.
- Address of the surveyed parcel: Unassigned Austin Street NE, Blaine, Minnesota 55449.
- According to FEMA Letter of Map Revision Based on Fill Case No. 21-05-039A, dated September 01, 2021, affecting Map Panel Number 27003C0345E with an effective date of 12/16/2025, the surveyed parcel is Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain).
- The surveyed parcel boundary contains 364,271 sq. ft. (±8.36 acres).
- Bearings shown hereon are based upon the Anoka County Coordinate System.
- No zoning endorsement letter was furnished to the surveyor at the time of the survey. According to the current zoning information, as made available by the City of Blaine, the surveyed parcel is zoned DF (Development Flex). For more information regarding setbacks, contact the City of Blaine Planning and Zoning Department at (763) 785-6180.
- The surveyed parcel has direct access to Austin Street NE, a public street.

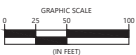
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Signed: Northwind Land Surveying, LLC
By: *Kevin C. McCain*
Kevin C. McCain, Lic. No. 58542
Date: 10/13/2025

**DRAINAGE AND UTILITY
EASEMENT DETAIL**



Being 10 feet in width, and adjoining right of way lines and exterior boundary lines unless otherwise shown on this plat.



SITE DATA

TOTAL SITE AREA: 364,271 sq. ft.
TOTAL LOT AREA: 364,271 sq. ft.
TOTAL OUTLOT AREA: 364,271 sq. ft.
SMALLEST OUTLOT: 27,847 sq. ft.
LARGEST OUTLOT: 218,983 sq. ft.
AVERAGE OUTLOT: 113,115 sq. ft.
TOTAL NUMBER OF OUTLOTS: 7
EXISTING ZONING: DF
UTILITIES: AVAILABLE

LEGEND

- Denotes Found Iron Monument, Marked RLS #40361
- Denotes Set Rubber, Marked RLS #58542

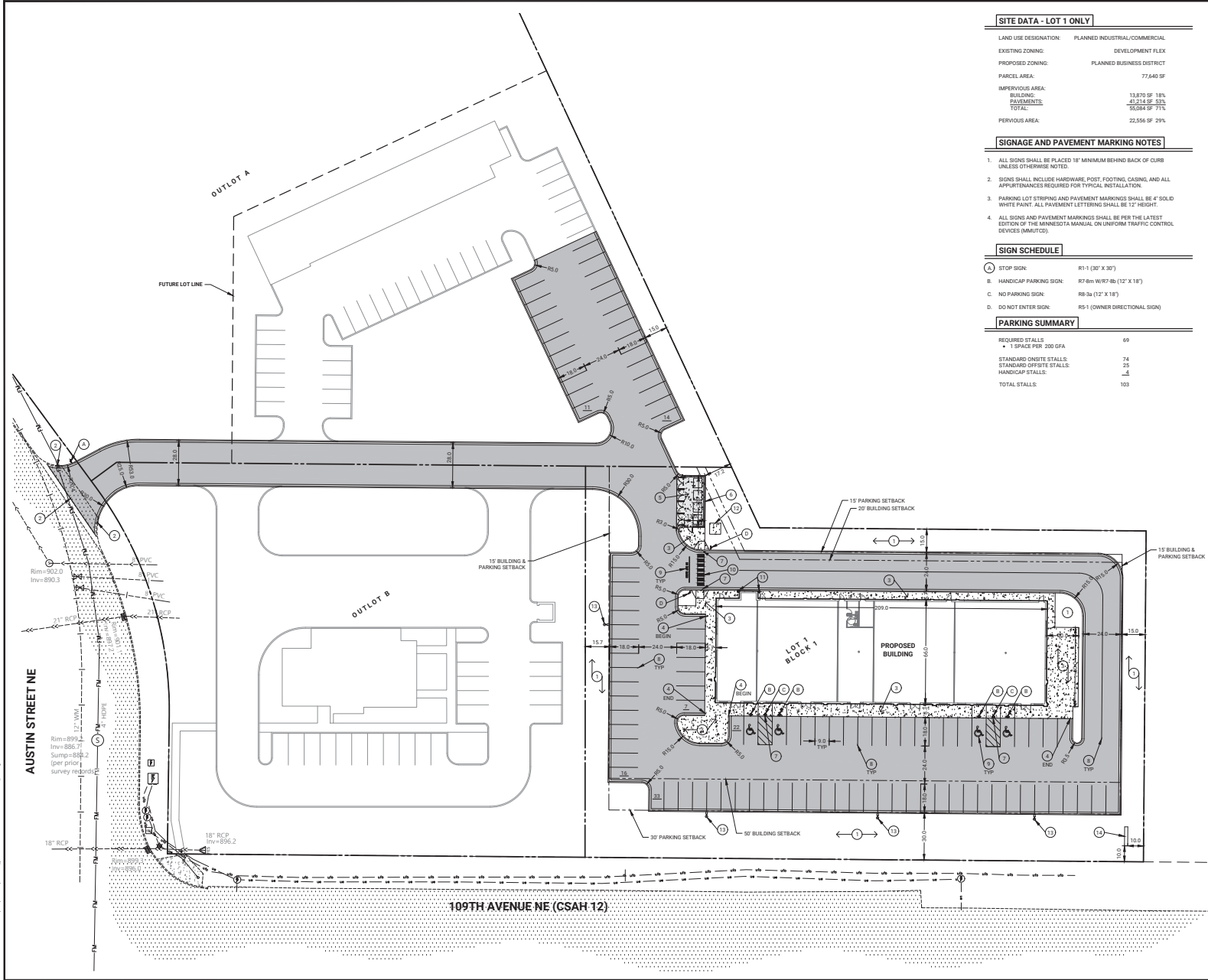
Owner: City of Blaine
Address: Unassigned
PD: 14-31-23-45-0089



18176 EVERGREEN CIRCLE NW
COON RAPIDS, MN 55448
TEL 612-718-1698
WWW.NORTHWINDLS.COM

Doc #	Date	Drawn By	Check
1077025	10/13/2025	Kevin C. McCain	Check

251004 preplat



SITE DATA - LOT 1 ONLY	
LAND USE DESIGNATION:	PLANNED INDUSTRIAL/COMMERCIAL
EXISTING ZONING:	DEVELOPMENT FLEX
PROPOSED ZONING:	PLANNED BUSINESS DISTRICT
PARCEL AREA:	77,640 SF
IMPERVIOUS AREA:	13,870 SF 18%
BUILDING PAVEMENTS:	41,214 SF 53%
TOTAL:	55,084 SF 71%
PERVIOUS AREA:	22,556 SF 29%

- SIGNAGE AND PAVEMENT MARKING NOTES**
1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
 2. SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
 3. PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTING SHALL BE 12" HEIGHT.
 4. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

SIGN SCHEDULE	
A STOP SIGN:	R1-1 (30" X 30")
B HANDICAP PARKING SIGN:	R7-8a W/87-8b (12" X 18")
C NO PARKING SIGN:	R8-3a (12" X 18")
D DO NOT ENTER SIGN:	RS-1 (OWNER DIRECTIONAL SIGN)

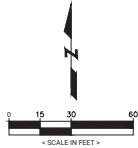
PARKING SUMMARY	
REQUIRED STALLS	69
• 1 SPACE PER 200 GFA	
STANDARD ONSITE STALLS	74
STANDARD OFFSITE STALLS	25
HANDICAP STALLS:	4
TOTAL STALLS	103

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
BITUMINOUS PAVEMENT	BITUMINOUS PAVEMENT
CONCRETE WALK/STOOP	CONCRETE WALK/STOOP
CONCRETE PAVEMENT	CONCRETE PAVEMENT
CURB LINE	CURB LINE
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
FORCEMAIN	FORCEMAIN
WATER MAIN	WATER MAIN
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
STORM CATCH BASIN	STORM CATCH BASIN
SANITARY MANHOLE	SANITARY MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
LIGHT POLE	LIGHT POLE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
HANDICAP	HANDICAP
OTHER SYMBOLS	OTHER SYMBOLS

BENCHMARK	
MINNESOTA DEPARTMENT OF TRANSPORTATION	
GRID STATION #823, NAMED: LIND MNDT	
ELEVATION:	929.35 (NAVD 88)

- SITE PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER SHALL BE 8612 UNLESS OTHERWISE NOTED.
 3. TYPICAL PARKING STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
 4. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
 5. UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS:
CONTROL JOINTS: WALKS @ 8' SPACING
OTHERS @ 10' SPACING
SAWCUT CONTROL JOINTS MINIMUM 1/2" CONCRETE THICKNESS.
EXPANSION JOINTS: WALKS @ 24' SPACING
OTHERS @ 40' SPACING
PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT.
DOMEL ALL EXPANSION JOINTS AT 24' SPACING MAX.

- KEYNOTES**
1. SEE ARCHITECTURAL SITE PLANS FOR ADDITIONAL SITE PLAN NOTES.
 2. LANDSCAPE AREA: SEE LANDSCAPE PLAN.
 3. MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
 4. CONCRETE WALK/PATIO.
 5. INTEGRAL CONCRETE WALK/CURB.
 6. CONCRETE PAVEMENT/APRON.
 7. TRASH ENCLOSURE.
 8. PEDESTRIAN CURB RAMP (NO TRUNCATED DOMES).
 9. 4" SOLID WHITE LINE.
 10. SOLID WHITE PAVEMENT MARKING.
 11. 6" CONCRETE FILLED PIPE BOLLARD.
 12. TRANSFORM PAD: FINAL LOCATION TO BE CONFIRMED BY CONTRACTOR AND ELECTRIC PROVIDER.
 13. LIGHT POLE AND BASE.
 14. MONUMENT SIGN.



P.O. BOX 59, 1000 OGDEN AVENUE, SUITE 100
ST. PAUL, MN 55108
TEL: 612-555-5255 | WWW.CONTOURCIVIL.COM

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: JOSEPH T. RADACH, PE
SIGNATURE:
DATE: 10/31/25, LIC # 45889

REVISIONS	DATE	BY	DESCRIPTION
1	11/06/25	JTR	CITY SUBMITTAL
2			
3			
4			
5			
6			
7			

OWNER: NORTH MEADOWS LLC
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108

SITE PLAN: NORTH MEADOWS THIRD ADDITION
Blaine, MN 55449

SHEET NUMBER: C2.1

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH
	WETLAND SEED MIX TYPE 'A'	BW #34-182 EMERGING WETLANDS	5 LBS/AC
	WETLAND SEED MIX TYPE 'B'	BW #35-242 MEADOWS	36.5 LBS/AC
	WETLAND SEED MIX TYPE 'C'	BW #34-182 EMERGING WETLANDS	5 LBS/AC
	SOD	BLUEGRASS PEAT SOD	N/A

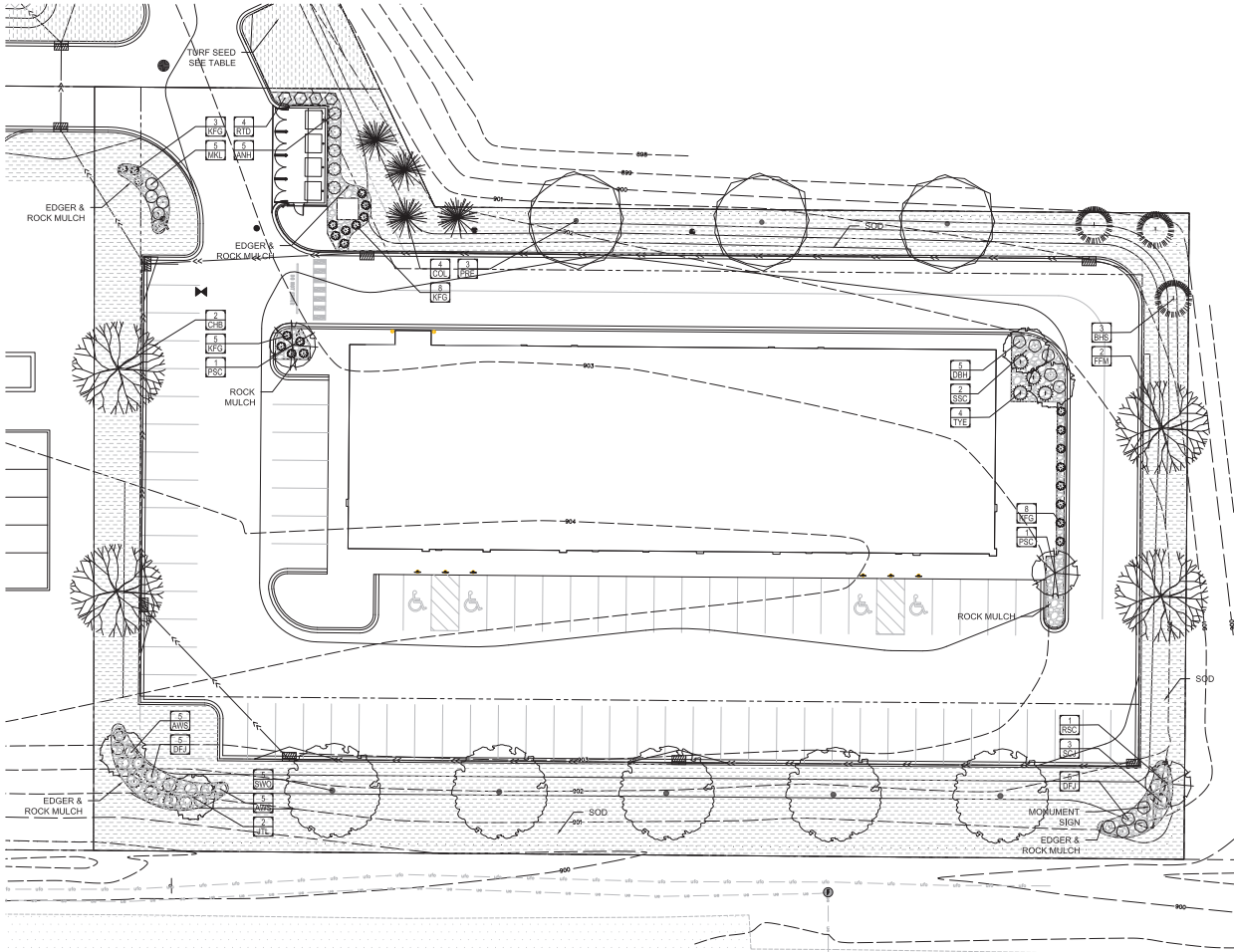
GROUND COVER SCHEDULE:

PER THE CITY OF BLAINE LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED BY USING THE FOLLOWING QUANTIFIABLE ELEMENTS:

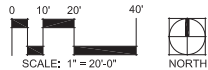
- BUILDING AREA = 13,856 SF
- SITE PERIMETER = 1,186 LF
- LANDSCAPING REQUIRED AS FOLLOWS:
 - OVERSTORY TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING OR = 7 TREES
 - 1 per 100 LF SITE PERIMETER = 12 TREES
 12 PROVIDED
 - CONIFEROUS TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 7 TREES
 - 1 per 200 LF SITE PERIMETER = 6 TREES
 7 PROVIDED
 - ORNAMENTAL TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 7 TREES
 - 1 per 200 LF SITE PERIMETER = 6 TREES
 7 PROVIDED
 - SHRUBS - THE GREATER OF THE FOLLOWING:
 - 1 per 300 SF OF BUILDING = 46 SHRUBS
 - 1 per 30 LF SITE PERIMETER = 40 SHRUBS
 46 SHRUBS AND 24 ORNAMENTAL GRASSES PROVIDED

- TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE, PROPOSED MINIMUM SIZES ARE:
 - 2.5" CAL. FOR DECIDUOUS TREES
 - 6" HEIGHT FOR CONIFEROUS TREES
 - 2.0" CAL. FOR ORNAMENTAL TREES
 - 24" HEIGHT FOR SHRUBS

LANDSCAPE CALCULATIONS (SOUTH AREA ONLY):



SOUTH AREA LANDSCAPE PLAN:



SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH	5	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	5' O.C.
AW5	10	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	5' O.C.
DBH	10	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	5' O.C.
MKL	5	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD	4	RED TWIGGED DOGWOOD	Cornus sericea 'Rafaelle'	24" HGT	POT	5' O.C.
CONIFEROUS SHRUBS						
DFJ	5	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	5 GAL	POT	5' O.C.
SCJ	3	SCANDIA JUNIPER	Juniperus sibirica 'Scandia'	5 GAL	POT	5' O.C.
TYE	4	TAUNTON YEW	Taxus x media 'Taunton'	5 GAL	POT	5' O.C.
ORNAMENTAL GRASSES						
KFG	24	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	I -

PLANTING SCHEDULE (THIS PAGE ONLY):

DECIDUOUS TREES						
CHBT	2	COMMON HACKBERRY	Celtis occidentalis	2.5" CAL	B&B	SINGLE STEM
FFM	2	FALL FIESTA MAPLE	Acer saccharum 'Fiesta'	2.5" CAL	B&B	SINGLE STEM
PRE	3	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B	SINGLE STEM
SWO	1	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM
ORNAMENTAL TREES						
JTL	2	JAPANESE TREE-LILAC	Syringa reticulata 'Tovry Silk'	2.0" CAL	B&B	SINGLE STEM
PSS	2	PINK SPIRES CRABAPPLE	Malus x 'Pink Spires'	2.0" CAL	B&B	SINGLE STEM
RSD	1	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	2.0" CAL	B&B	SINGLE STEM
SSC	2	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	2.0" CAL	B&B	SINGLE STEM
EVERGREEN TREES						
BHS	3	BLACK HILLS SPRUCE	Picea canadensis	6" HGT	B&B	FULL FORM
COL	4	COLORADO SPRUCE	Picea pungens	6" HGT	B&B	FULL FORM

TREE PLANTING SCHEDULE (THIS PAGE ONLY):



14165 James Road • Suite 200A
Rogers, MN 55374
Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
**NORTH MEADOWS
THIRD ADDITION**

Blaine, Minnesota

COPYRIGHT 2025 ©

This plan is copyrighted and shall be used only for the project shown and shall not be copied or reproduced without written permission from Inside Outside Architecture, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a Registered Landscape Architect under the laws of the State of Minnesota.
Name: Paul Kangas
Registration #: 28017

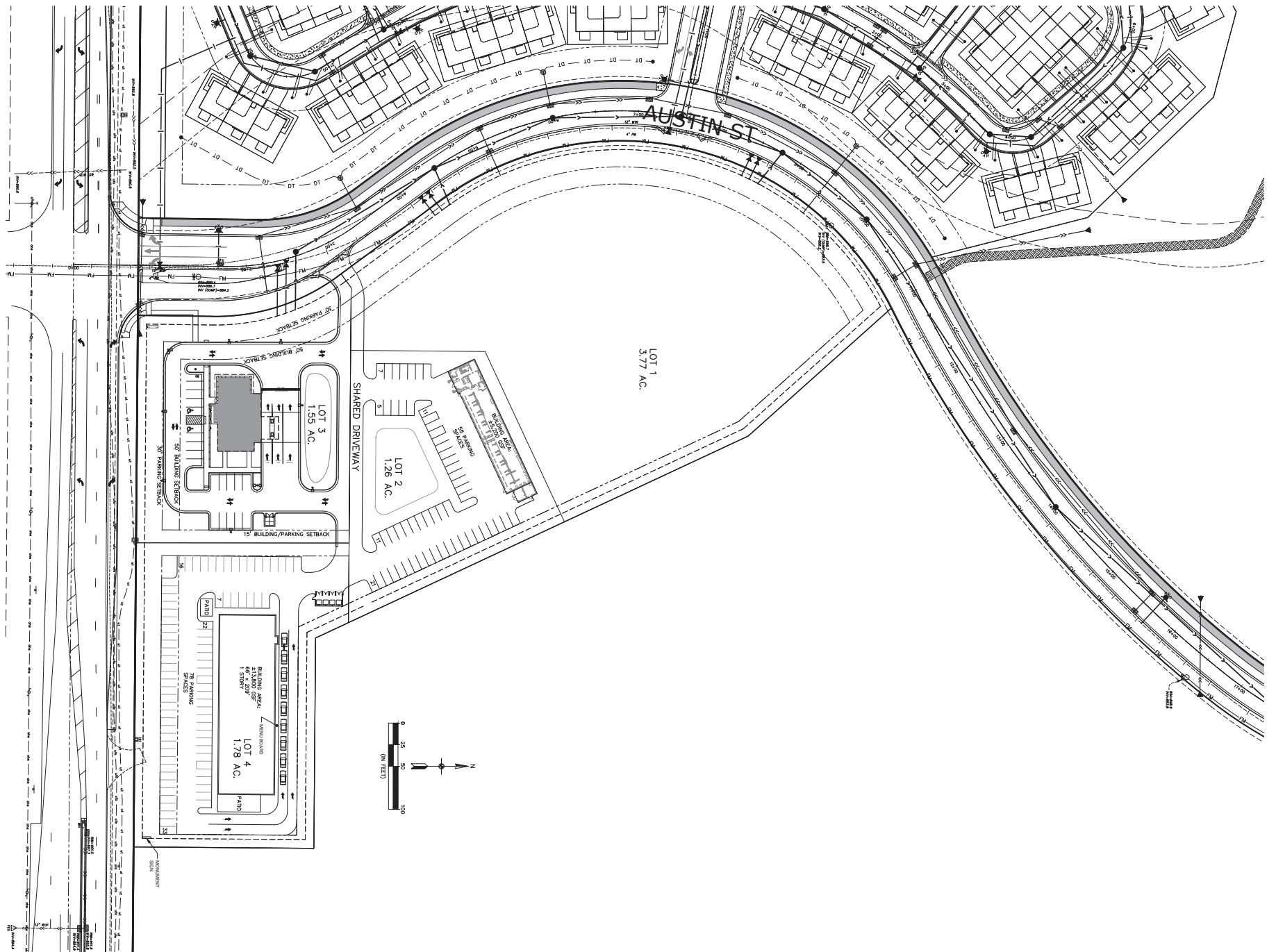
Signature:

Project #: 25-015
Date: CITY SUBMITTAL | 10-31-2025
Revision:
Drawn By: PK
Checked By: PK

Sheet Title:
**LANDSCAPE PLAN
SOUTH AREA**

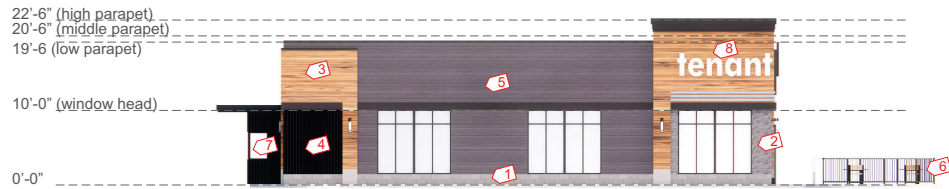
Sheet Number:

L1-2





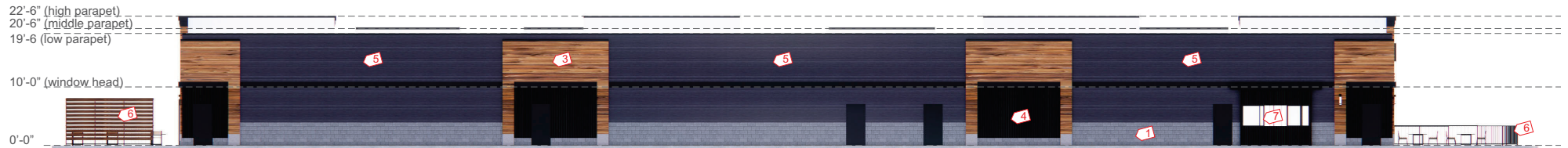
south elevation



west elevation

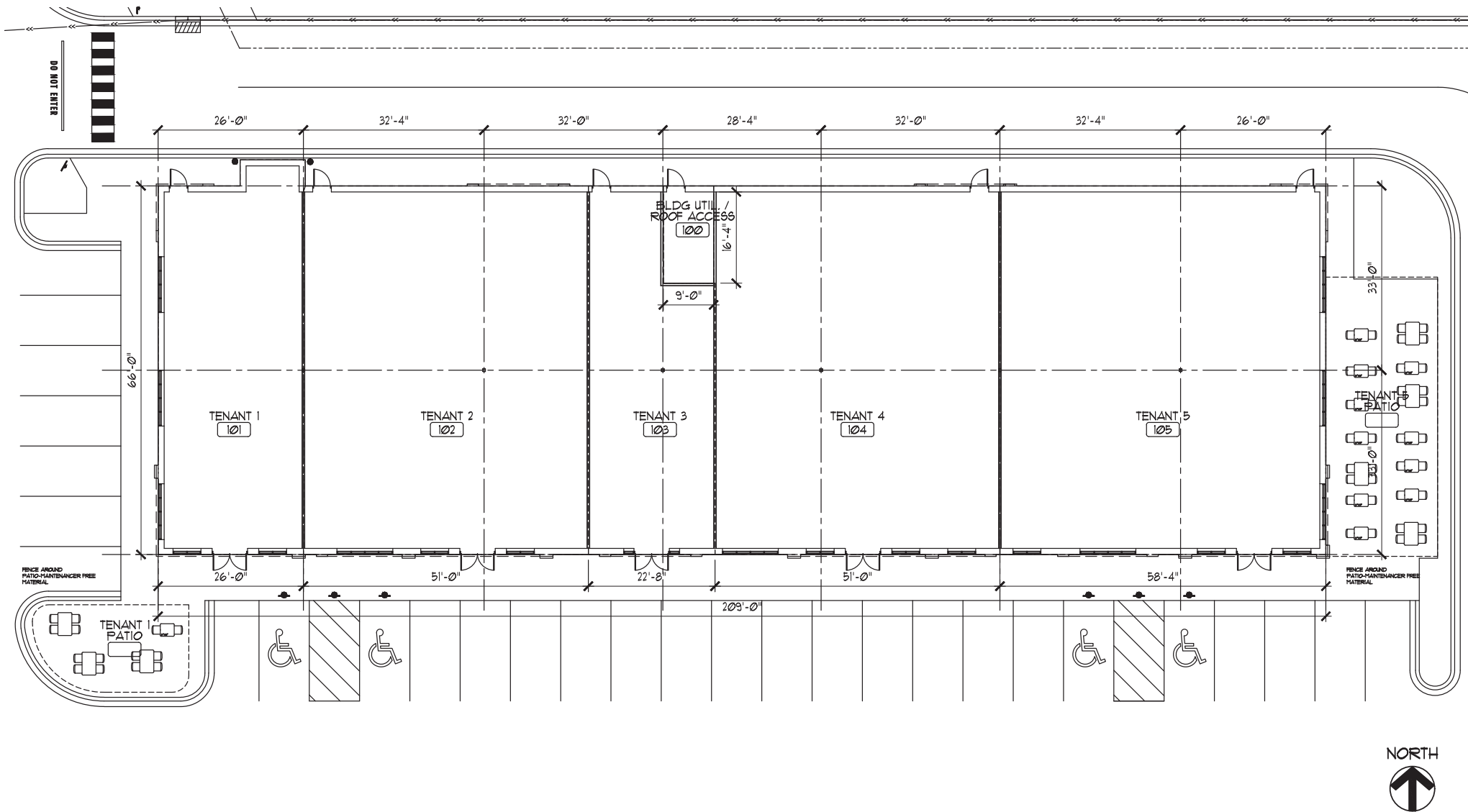


east elevation



north elevation

- ① CMU AND CAST STONE BASE
- ② BRICK
- ③ WOOD-LOOK METAL SIDING, HORIZONTAL
- ④ BOX RIB METAL CLADDING, VERTICAL
- ⑤ ARCHITECTURAL CEMENT BOARD
- ⑥ FENCE AROUND PATIO SEATING
- ⑦ DRIVE-THRU WINDOW
- ⑧ TENANT SIGNAGE, UNDER SEPARATE APPROVALS



North Meadows
floor plan

Lexington Ave N and 109th Ave NE
Blaine, MN



118 E. 26th Street Suite 300 Minneapolis, MN 55404
P:612-879-8225 F:612-879-8152
www.tanek.com

scale: 1/16" = 1'-0"
issued 11.6.2025

a-1

NORRTH MEADOWS

The property is currently zoned DF, Development Flex and consists of approximately 8.36 acres.

COMMERCIAL DEVELOPMENT:

This commercial development is slated to be predominately retail with a mix of supportive service based retail.

The retail development would be built over a series of phases to include approximately four to five different buildings of varying sizes. Individual buildings will have the ability to leverage their branding which patrons have come to know and recognize.

The proposed buildings would be one-story structures built from masonry, steel and wood framing. The exterior materials would be brick, decorative masonry, glass, metal and composite panels. The buildings would be approximately twenty to twenty - five feet tall with limited additional height at areas for signage and decorative parapets. Each of the retail fronts would have signage to meet city ordinance yet reinforce the tenant's brand while remaining in compliance with the development design guidelines (covenants). Monumental architectural elements and tenant monument signage at access and egress points shall be thoughtfully designed to both integrate with the development's theme, and provide information and wayfinding. These elements will set the theme for the development (community) and reinforce the quality of the tenants which reside within.

The roadway system will be designed to accommodate vehicles of all sizes, including emergency vehicles, buses, and truck and trailer combinations.

Parking shall be provided by bituminous surface lots with full concrete curb and gutter. The parking ratio would be approximately five cars per 1,000 sq.ft. or more depending on the need of the specific retail uses.

Lighting will be provided by a combination of light poles for the parking areas and surface mounted building lights. The surface mounted building lights will be decorative in nature but still provide general illumination for the sidewalk areas.

Storm water will be treated onsite with a combination of a stormwater pond along the southern edge of Outlot A and underground tanks. The stormwater pond will be designed to meet all requirements. Sewer and water will be extend from the point of connection along Austin Street NE along the shared driveway serving the development with connection points at each lot line.

NORTH MEADOWS COMMERCIAL DEVELOPEMNT
Neighborhood meeting December 4th from 6:00 pm to 7:00pm
Blaine City Hall (Community Room)

December 5, 2025

TO: City Staff
RE: Summary of Open House – North Meadows Retail Development

On Thursday, December 4th North Meadows LLC held a neighborhood open house from the hours of 6:00 pm to 7:00 pm at City Hall. In attendance was Todd Kaufman, from Wellington Management, Inc the representative for the developer, North Meadows, LLC, Peter Duggan from CBRE who is representing one of the proposed Tenants along with his client, Ling Li.

Two residents stopped by.

Mrs. Quyen Vo Ngoc located at 11012 Zest St NE
Mr. Joeseph O'Driscoll Rusch located at 10921 Zest St NE

Both residents were excited about the addition of two more food options that have been proposed as part of this retail building. Mrs. Ngoc asked about the timing of when the strip retail building would be ready to accept Tenants as she is potentially interested in leasing space. Mr. Rusch had a couple of concerns. One was the timing of the construction and staging of the constuction equipment. I explained that the typical construction schedule is Monday thru Friday and they are typically gone before 5:00 pm on those days and that it would roughly take six months to complete. I explained to Mr. Rusch that this retail building is being constructed on the very east edge of the property along 109th Street and that any equipment used for the construction of the building would be located within that property. I believe he was concerned that there might be equipment staged on Austin Street and that construction was taking place closer to the northern curb cut of the North Meadows development. I explained to Mr. Rusch that this work was off of the south curb cut closer to 109th Street and that seemed to alleviate his concerns. No other concerns were raised.

Sincerely,



Todd Kaufman, Senior Associate
651-999-5505
tkaufman@wellingtonmgt.com



City of Blaine

Staff Report

File Number: 2025-613

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

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.2

Case File No. 25-0049 // Putt Town // 1033 109th Avenue NE

The applicant is requesting a conditional use permit to operate an indoor mini golf facility in an existing tenant space, located in a Community Commercial (B-2) zoning district.

Background

Zoning	Community Commercial (B-2)
Land Use	Community Commercial (CC)
Area	2.63 Acres
Applicable Regulations	Sections 101-4 and 113-63(2)
Attachments	Zoning and Location Map Narrative Floor Plan
Schedule	Planning Commission: 12/09/25 City Council: 12/15/25

Staff report prepared by Alex Koberoski, Assistant Planner, and Teresa Barnes, Project Engineer

Executive Summary

The applicant is proposing an indoor mini-golf facility in a vacant tenant space at 1033 109th Ave. The use is classified as amusement and recreation, which requires a conditional use permit (CUP).

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Community Commercial (B-2), and is designated Community Commercial (CC).

Surrounding Zoning and Uses

Properties to the north and west are zoned Development Flex (DF), and consist of single-family homes

with a land use designation of Low Density Residential (LDR), while property south of 109th Ave is zoned Residential Flex (RF) and designated as Medium Density Residential (MDR). Property directly east of the proposed site is also zoned Community Commercial (B-2), and is designated Community Commercial (CC).

Existing Conditions

The property consists of a multi-tenant building with a restaurant, and a mix of businesses and professional offices.

History

There are no previous approvals for this particular tenant space. The previous use of this tenant space was a women's-only fitness center. The building itself was constructed in 1990.

Site Plan

No exterior modifications to the building or site are proposed.

Parking

The property consists of a 11,250 square foot restaurant, which requires 100 parking spaces. There is approximately 8,000 square feet of building that is used for business and professional offices, which requires 32 parking spaces. The proposed 2,000 square foot mini-golf facility will require 7 parking spaces, for a combined total of 139 parking spaces needed. There are 145 parking stalls available on-site. Parking requirements have been met.

Engineering Analysis

Grading/Storm Drainage

No exterior modifications to the site are proposed. Therefore, there are no changes being made to the existing grading/storm drainage for the property.

Wetlands/Watershed

No exterior modifications to the site are proposed. Therefore, there are no changes would be made to any existing wetlands that might be on the property. No watershed review would be required.

Access/Street Design/Sidewalks/Trails

No exterior modifications to the site are proposed. Therefore, there are no changes being made to the existing access, sidewalks or trails for the property.

No street design required.

Easements/Right-of-way/Permits

No additional easements or right-of-way will be required. 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 work on the project being completed.

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 101-4 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.
 - The proposed use will be located within an existing tenant space, and will not create an additional burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The proposed use will be located in an existing building, and the use will be compatible with adjoining properties and the character of the B-2 zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The proposed use will not result in modification of the building or property itself. No activity associated with the business is to be conducted outside. The use will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the city council, shall be reasonably related to the overall needs of the city and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The purpose of the B-2 zoning district is to allow commercial uses serving surrounding neighborhoods with low to moderate traffic uses. The proposed use is consistent with the purposes of the zoning code and zoning district.
6. The use shall not be in conflict with the comprehensive plan of the city.
 - The proposed use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

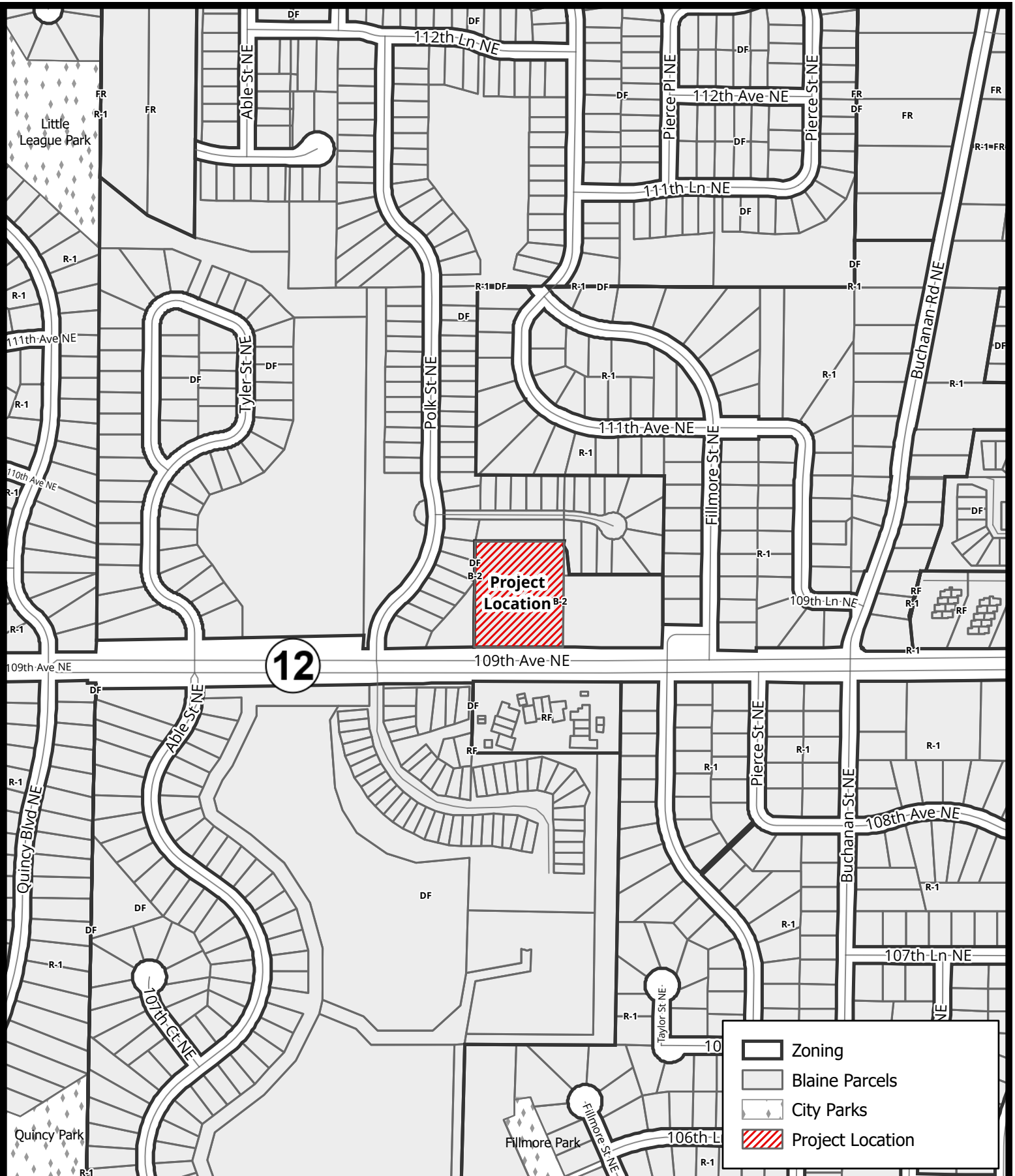
Recommendation

In Planning Case File No. 25-0049, it is recommended that the Planning Commission recommend approval of a conditional use permit to operate an indoor mini golf facility in an existing tenant space, located in a Community Commercial (B-2) zoning district with the following conditions:

1. No activity is to be conducted outside the building.
2. A Certificate of Occupancy is required prior to business operation.

Attachment List

1. Attachments



Case File No. 25-0049 **Putt Town**

0 0.03 0.06 0.12 Miles

Scale: 1:5,256



BlaineMN.gov

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



Family Owned Mini Golf

Hello My name is Nicholas Greener and I am submitting a Request to open up an indoor Mini Golf location at 1033 109th Ave Ne Blaine MN 55449.

The location is perfect for our goal of bringing a family fun place for everyone to enjoy while keeping prices down so a family of 4 can come enjoy their time together without spending \$100 just on the entertainment!

My Family and I love to collect and find cool fun things online that we would love to add and share with everyone at our Mini golf location to give a fun a unique experience while enjoying a local adventure!

We are planning on targeting all age groups

We will not be serving food

Parking is very good with front and rear parking

I personally very thankful for this opportunity and if any questions pop up I'm here to answer any of them! Thank you



City of Blaine

Staff Report

File Number: 2025-615

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

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.3

Case File No. 25-0051 // Minnesota Performance // 1550 91st Avenue NE, #306

The applicant is requesting a conditional use permit amendment to expand an existing auto repair business into an adjacent tenant space in a Light Industrial (I-1) zoning district.

Background

Zoning	Light Industrial (L-I)
Land Use	Light Industrial (LI)
Area	Approximately 2.81 Acres
Applicable Regulations	Sections 101-4 and 121-22(5)
Attachments	Zoning and Location Map Narrative Floor Plan Owner Consent Form Resolution 10-107 Resolution 19-81
Schedule	Planning Commission: 12/09/25 City Council: 01/05/26

Staff report prepared by Alex Koberoski, Assistant Planner, and Teresa Barnes, Project Engineer

Evaluation of Request

Planning Analysis

Zoning

The subject property is zoned Light Industrial (I-1), with a land use designation of Light Industrial (LI).

Surrounding Zoning and Uses

Surrounding properties are all zoned I-1, and all have a land use designation of Light Industrial (LI). Surrounding properties consist of a variety of manufacturing, warehousing, and auto repair uses.

Existing Conditions

The property is currently located within an existing multi-tenant building. The business is an auto repair business, and offers services such as body work, detailing, tuning, upholstery, and painting.

History

In 2010, a CUP for auto repair was issued for suite 306, which included the condition that no auto body or painting work shall be permitted within the suite. This business has not been in operation since 2020, and as such, the CUP is no longer valid.

In 2019, the property obtained a CUP to operate an auto repair, detailing and tuning business in an I-1 zoning district for suite 307. The CUP conditions included the requirement that no vehicles shall be stored outside at any time, serviced vehicles shall be stored indoors, and that expansion to other units would require a CUP amendment.

On October 17, 2025, the property was issued a violation notice when it was brought to staff's attention that the current use had expanded into the adjacent tenant space (Suite 306). The expansion of the current business requires approval of a CUP amendment. Staff also noted that a wall was removed between the two units without a building permit, and a Certificate of Occupancy was not obtained for use of the adjacent tenant space. A condition of this CUP is that the applicant shall work with the building inspections department to ensure the property obtains all necessary permits and approvals by June 1, 2026.

Floor Plan

A floor plan has been submitted, showing both tenant spaces. The submitted floor plan shows a total of 3,590 square feet of work area, as well as a 'Dyno Room' which is used for measuring engine performance, and a customer waiting area.

Parking

No overnight storage of vehicles is permitted with this use. There is adequate parking available in the front and rear of the building to serve the proposed use.

Setbacks/Architecture/Landscaping

The proposed request is to occupy an existing tenant space. No exterior site or building modifications are proposed with this application.

Engineering Analysis

Grading/Storm Drainage

The proposed request is to occupy an existing tenant space. No exterior site or building modifications are proposed with this application; therefore, no alterations to the existing site grading and/or storm drainage will occur.

Wetlands/Watershed

The proposed request is to occupy an existing tenant space. No exterior site or building modifications are proposed with this application. Therefore, no alteration to the wetland in the southeast corner of the property will occur; no watershed permit would be required.

Access/Street Design/Sidewalks/Trails

The proposed request is to occupy an existing tenant space. No exterior site or building modifications are proposed with this application. Therefore, there are no changes to the existing access points, and no street design, sidewalk or trail will be required.

Easements/Right-of-way/Permits

The proposed request is to occupy an existing tenant space. No exterior site or building modifications are proposed with this application. Therefore, no easements nor right-of-way are required. The project must obtain all other necessary permits.

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 101-4 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.
 - The proposed use will be occupying an existing structure, and will not create an excessive burden on parks, schools, streets, public facilities or utilities that serve the area.
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.
 - Auto repair is a conditional use in the I-1 zoning district. The request is compatible with adjoining properties and the existing or intended character of the zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The proposed use will be expanding into an existing tenant space. The use will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the city council, shall be reasonably related to the overall needs of the city and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The purpose of the I-1 zoning district is to allow light industrial uses, ranging from small to large scale industry and related services. The proposed use is consistent with the purpose of the zoning code and zoning district.
6. The use shall not be in conflict with the comprehensive plan of the city.
 - The proposed use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

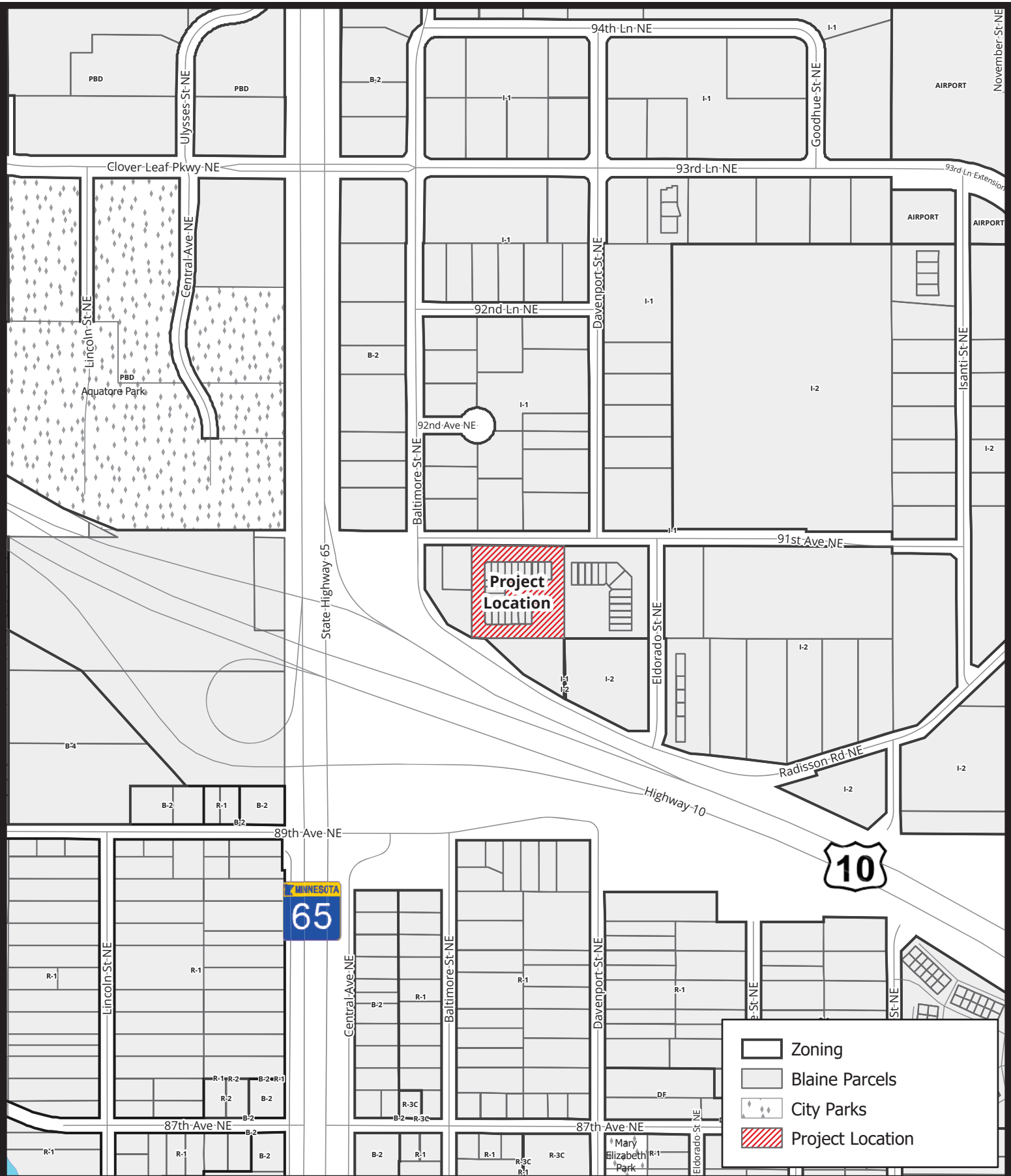
Recommendation

In Planning Case File No. 25-0051, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment to expand an existing auto repair business into an adjacent tenant space in a Light Industrial (I-1) zoning district with the following conditions:

1. Resolution 10-107 and Resolution 19-81 are null and void with approval of this CUP.
2. No work pertaining to the business can be done outside.
3. Work is limited to auto repair services for passenger vehicles only. Work may include body work, painting, detailing and tuning.
4. Outside storage is not permitted.
5. A Certificate of Occupancy and any other building inspections department approvals must be obtained by June 1, 2026.
6. Work shall be conducted in suites 306 and 307 only. Any expansion of the use, or proposed modification to these conditions requires a CUP amendment.

Attachment List

1. Attachments
2. Public Comments



Case File No. 25-0051 **Minnesota Performance**

0 0.04 0.07 0.15 Miles
 Scale: 1:6,762



BlaineMN.gov

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



Business Name: Minnesota Performance

Business Type: Automotive Service and Detailing

Nature of Business:

Minnesota Performance provides general automotive repair and maintenance services, including engine diagnostics, brake repairs, oil changes, suspension work, and other standard vehicle maintenance. The business also offers professional car detailing services such as exterior washing, waxing, interior cleaning, and paint correction to help maintain and enhance vehicle appearance.

Business Hours:

- **Monday – Friday:** 9:00 AM – 6:00 PM
- **Saturday – Sunday:** Closed



Owner Consent Form for Common Use of Parking Area

Property Address:

1550 91st Avenue NE, Suite 306, Blaine, MN 55449

Business Name:

Minnesota Performance

Nature of Business:

General Auto Repair and Car Detailing

Consent Statement

I, the undersigned, as the **authorized owner/representative** of the property located at the above address, hereby grant permission to **Minnesota Performance** (tenant of Suite 306) for the **common use of the parking area** within the property premises.

This consent authorizes the business to use designated parking spaces for:

- Customer parking
- Vehicle drop-off and pick-up
- Temporary staging of vehicles undergoing repair or detailing
- Staff parking

All use of the parking area shall comply with building policies, city ordinances, and any property association rules regarding safety, noise, and occupancy.

This consent does **not** transfer ownership or exclusive rights to the parking area and may be revoked with written notice if terms of the lease or property use agreement are violated.

Authorized Signature

Property Owner / Board Representative Name: HYB Property

Title / Role: Owner

Phone / Email: HYBProperty@gmail.com

Signature: [Signature]

Date: 11/6/25

Tenant Acknowledgment

Business Owner / Tenant Name: Mohammed Alsowumil & Husain Alnatiei

Business Name: Minnesota Performance

Signature: [Signature]

Date: 11/6/2025

CITY OF BLAINE

RESOLUTION NO. 10-107

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 31.04 (e) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
DANNY BONETE
1550 91st AVENUE NE, #306**

WHEREAS, an application has been filed by Danny Bonete as conditional use permit Case File No. 10-0029; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 11, 2010; and

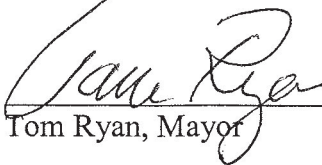
WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on September 2, 2010.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.04 (e) of the zoning ordinance to operate an automotive repair shop (passenger vehicle service) in an I-1 (Light Industrial) zoning district at 1550 91st Avenue NE, Suite #306 based on the following conditions:

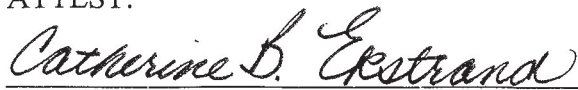
1. No work pertaining to the business can be conducted outside.
2. Inside use of the building must comply with all fire and building codes. The applicant shall obtain a Certificate of Occupancy through the Building Department prior to occupying the building.
3. No serviced vehicles may be stored outdoors.
4. No auto body or auto painting work shall be permitted.

PASSED by the City Council of the City of Blaine this 2nd day of September 2010.



Tom Ryan, Mayor

ATTEST:



Catherine B. Ekstrand, CMC, Deputy City Clerk

COUNCIL ACTION: 10-211



**City of Blaine
Anoka County, Minnesota
Signature Copy**

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 19-81

File Number: RES 19-81

**GRANTING A CONDITIONAL USE PERMIT TO OPERATE AN AUTO
REPAIR, DETAILING AND TUNING BUSINESS IN AN I-1 (LIGHT
INDUSTRIAL) ZONING DISTRICT LOCATED AT 1550 91ST AVENUE
NE. (MOH'S PERFORMANCE MOTORSPORT) (CASE FILE NO.
19-0013/EES)**

WHEREAS, an application has been filed by Moh's Performance Motorsport as Conditional Use Permit Case File No. 19-0013; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 14, 2019; and

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

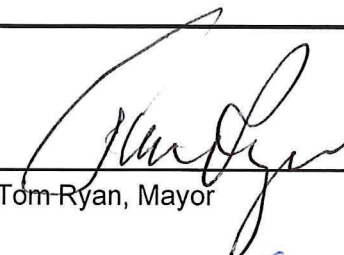
WHEREAS, the Blaine City Council has reviewed said case on June 3, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.00 of the Zoning Ordinance to operate an auto repair, detailing and tuning business in an I-1 (Light Industrial) zoning district based on the following conditions:

1. No work pertaining to the business can be conducted outside.
2. All serviced vehicles shall be stored indoors at all times.
3. No vehicles shall be stored outside at any time.
4. Work is limited to auto tuning, repair, detailing.
5. If this business expands to other units or the nature of the repair changes, a conditional use permit amendment is required.

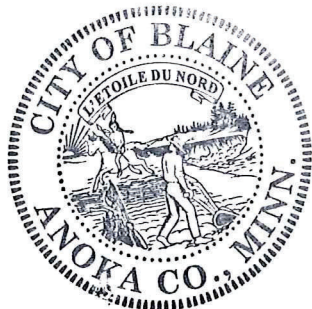
PASSED by the City Council of the City of Blaine this 3rd day of June, 2019.

Signed by


Tom Ryan, Mayor

Date

6-3-19



Attest by


Catherine Sorensen, CMC, City Clerk

Date

6-3-19

From: [Ryan Siverhus](#)
To: [Planning](#)
Subject: 1550 91st ave Conditional use request
Date: Friday, December 5, 2025 12:14:39 PM

Ryan Siverhus

Suite 204

1550 91st ave NE

Blaine,Mn 55449

Date: 12/5/2025

City of Blaine

Planning & Zoning Department

Re: Objection to Conditional Use Permit Expansion – [Auto Shop Name]

Dear Planning & Zoning Commissioners,

I am writing to formally object to the Conditional Use Permit (CUP) expansion request submitted by the auto repair tenant located at unit **306** at 1550 91st ave NE, Blaine,Mn 55449 . The applicant is seeking approval to expand into additional units and to establish outdoor storage for additional vehicles.

This request should be denied because the tenant is already in **violation of multiple conditions** of their original 2019 CUP **and** is **violating several shared property bylaws** that govern our multi-tenant commercial facility.

2019 CUP Conditions Currently Being Violated

When the city approved the applicant's original CUP in 2019, the following conditions were imposed:

1. **No work pertaining to the business can be conducted outside.**
2. **All serviced vehicles shall be stored indoors at all times.**
3. **No vehicles shall be stored outside at any time.**
4. Work is limited to auto tuning, repair, and detailing.
5. Any expansion into additional units or change in the nature of work requires a CUP amendment.

The tenant is currently **not complying** with conditions **1, 2, and 3**:

- There are at least **18 known vehicles,often more**, stored behind and alongside the

building, plus **one or more trailers**.

- Numerous additional vehicles regularly occupy parking spaces in front of the building.
- They are performing work outdoors and storing materials outside, including barrels, drums and pails.

These activities directly conflict with the conditions set by the city.

Violations of Shared Property Bylaws

In addition to CUP violations, the tenant is also **violating multiple bylaws** that govern the use, safety, and appearance of the shared commercial property. These include but are not limited to:

1. Unauthorized Outdoor Storage

Bylaws prohibit storing vehicles, equipment, or materials in common areas, drive lanes, and parking lots. Their ongoing storage of vehicles, trailers, barrels, and pails violates this requirement.

2. Obstruction of Drive Lanes and Access Routes

Bylaws require that common access routes remain unobstructed for all tenants, emergency vehicles, and deliveries. The vehicles parked behind the building regularly restrict access—including preventing us from safely maneuvering our large box truck.

3. Interference With Shared Services (Dumpster Access)

Shared services such as garbage collection must remain accessible at all times. The applicant's vehicles have blocked the dumpster area, preventing timely waste removal for other tenants.

4. Maintenance and Snow Removal Interference

Property bylaws require that tenants not impede snow removal or property maintenance. The excessive number of stored vehicles makes effective plowing nearly impossible, creating hazardous winter conditions for all tenants.

5. Degradation of Property Appearance and Standards

Bylaws require tenants to maintain a clean and professional exterior appearance. The accumulation of damaged vehicles, parts, barrels, drums, pails, cooking grills, compressors, tables, etc. has caused the rear of the property to resemble a junkyard, negatively affecting every business operating in the facility.

These violations demonstrate a **pattern of non-compliance**, suggesting that granting additional permissions or space would only worsen the situation.

Conclusion

Given the tenant's ongoing violations of both the city's CUP conditions and the property's bylaws—and the substantial negative impacts on neighboring businesses—I respectfully request that the Planning & Zoning Commission **deny the requested CUP amendment**.

Thank you for your time and consideration.

Sincerely,
Ryan Siverhus
Suite 204

1550 91st Ave Ne

Blaine, Mn 55449
763-291-0110

--



Applicant: Minnesota Performance

1550 91st Ave NE Blaine MN Suite 307

Hello members of the Blaine Planning Commission,

My wife and I own unit 305 next to unit 306.

I was at the original Blaine Planning Commission meeting when at that time the company was "Mohs Performance" was granted the original Conditional Use Permit.

We are against granting the amendment to the Conditional Use Permit to expand from unit 306 to 307 owned by Minnesota Performance for the following reasons.

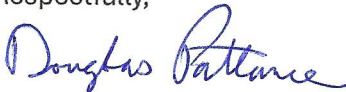
There was a wall between Unit 306 and Unit 307 which helped considerably with the noise of revving high-performance engines at that time.

Since that time "Minnesota Performance" (Mohs performance) leased unit 306, the wall between Units 306 and 307 was removed. There have been several email notices sent out regarding the following:

1. The noise levels that we have experienced over the last 2 years are unacceptable. There is only 1 dyno soundproof container in unit 307 but the revving high-performance engines shake the walls so hard that things vibrate on the walls.
2. There are drums of solvent, race fuel, car parts and broke equipment stored on the premises of Cornerstone Office Warehouse.
3. The parking of customer cars is way over the limit for the 2 Units involved (306 and 307). The units at Cornerstone Office Warehouse only have a maximum of 5 parking spaces per unit. There have been up to 20+ cars parked in and around these 2 units.
4. The Cornerstone Office Warehouse prohibits working on cars in the parking lot.
5. Customer cars for Minnesota Performance are being parking in "no parking" fire lane areas.
6. The customer cars for Minnesota Performance are being parked double and triple stacked impeding deliveries and access to garages for units 305 / 304 and 204 on a regular basis.
7. We have also received complaints from our snowplow and garbage collection services due to the congestion of all the cars parked around units 306 /307 and the south gate going back into the courtyard of Cornerstone Office Warehouse.

On page 2- page 6 -- I have added samples of pictures for your review.

Respectfully,

A handwritten signature in blue ink that reads "Douglas Portlance". The signature is fluid and cursive, with the first name being more prominent.

Doug Portlance unit 305



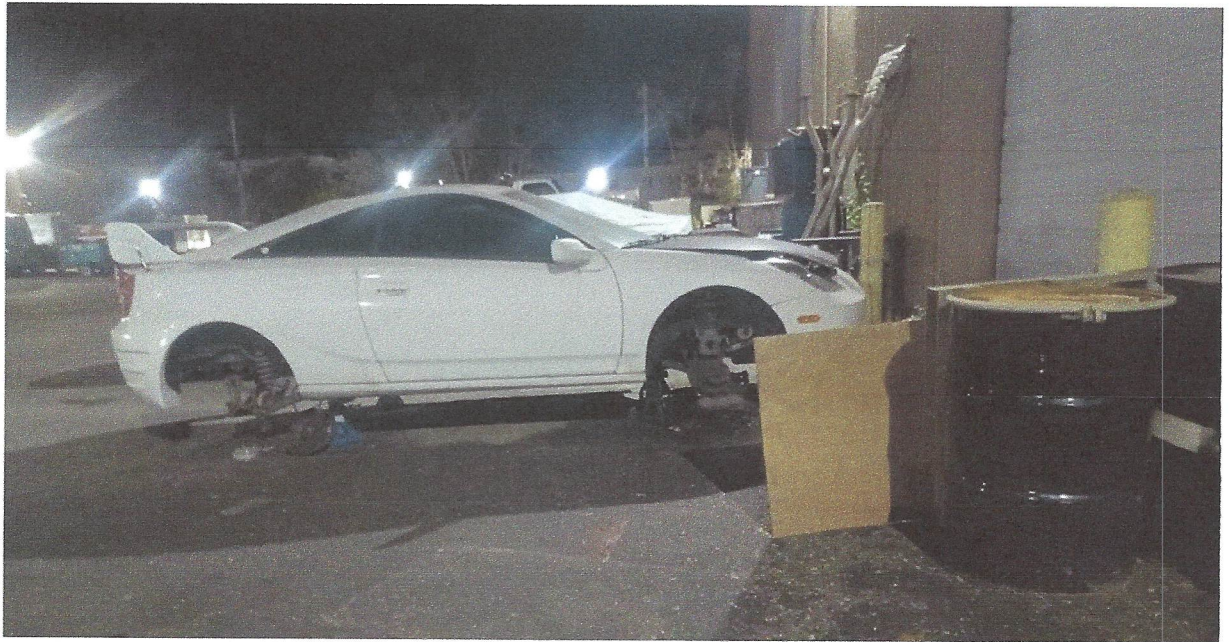
Solvent



Broken air compressor / Notice 2 drums of solvent to the right



Notice exhaust system again the build / expired plates on VW and another barrel of something.



Notice all four wheels removed and car on jack stands. We have car exhausts stacked up against the building and another view of solvent drums.



Notice customer cars are being stacked outward into courtyard. The unit with the open garage door is 307 and 306 is next to it with gray floor paint on the upper corner.



Notice customer cars are being stacked outward into courtyard.



Notice customer cars are being stacked outward and in “no parking fire zone”



Notice customer cars are being stacked outward and on both sides of south gate leading into Cornerstone Office Warehouse courtyard.



S

Notice customer cars again stacked outward leaving no space for access for Units 305, 304 and 204.



Location of unit 305 and 304 then as you go to the right on the corner is unit 204. If cars from units 307 and 306 park outward if blocks access for these units.

Tom McConnell
1550 91st Ave Ne Suite 201
Blaine, MN 55449
tmccconnell@arcadeelectric.com / 651-483-5066

12/8/2025

City of Blaine- Planning & Community Development
10801 Town Square Drive NE
Blaine, MN 55449

Re: Opposition to Conditional Use Permit Amendment

To Whom It May Concern,

I am writing to express my strong opposition to the proposed amendment that would permit expanded outdoor storage and auto repair operations at the property located at 1550 91st Ave Ne in Blaine. While I understand the desire to encourage business activity within or community, this specific amendment rises significant concerns related to our association's property conditions, noise levels, parking and navigation, and overall public safety.

1. Parking

Auto-repair operations typically require significant parking space for customers, employees, and inoperable vehicles. This parking lot already has an unusual layout, and with 21 other unit owners, parking is already limited. Allowing additional repair-related parking would further reduce the available space, create congestion, and obstruct access for other unit owners conducting business. It could even hinder emergency vehicle access in the event of an emergency.

2. Noise and Disturbance to Surrounding Business Owners

Auto-repair work often involves loud noise, especially the type of business Minnesota Performance is. Revving of loud engines shakes the building. These noises are continually occurring through the day and sometimes into the evening or weekends. The noise levels are already disruptive, expanding their scope of operations will only intensify these disturbances.

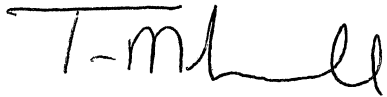
3. Incompatibility with the surrounding office space.

The proposed amendment is incompatible with the surrounding office oriented land uses. It is not zoned for such activities and does not comply with the association's guidelines or bylaws. Allowing more intensive auto repair operations and outdoor storage would set a precedent that could invite additional industrial-style uses that are inappropriate for this area.

For these reasons I respectfully urge the Planning Commission and City Council to deny this amendment and instead prioritize the land use that protect the safety and appearance for the light industrial zoning district we all specifically chose to run our business in.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom McConnell'. The signature is fluid and cursive, with a horizontal line above the first few letters.

Tom McConnell

1550 91st Ave Ne Suite 201
Blaine, MN 55449

Subject: Formal Opposition to Proposed Outdoor Storage and Auto Repair Operations

To whom it may concern,

I am writing to formally register my opposition to the proposed addition of outdoor storage and auto repair operations within our business complex.

- **Parking Deficiencies:** The complex already faces a significant shortage of available parking. Introducing outdoor storage and auto repair activities would further reduce accessibility, creating undue hardship for tenants, customers, and visitors.
- **Noise and Environmental Disruption:** Auto repair operations are inherently noisy and disruptive. The resulting distractions would negatively impact the working environment of surrounding businesses, diminishing productivity and undermining the professional atmosphere that tenants rely upon.
- **Incompatibility with Complex Layout:** The overall design and intended use of the complex is not suited to accommodate such operations. Outdoor storage and auto repair facilities are incompatible with the existing mix of businesses and would detract from the professional image and functionality of the property.

For these reasons, I respectfully urge that this proposal be denied. Preserving the integrity, accessibility, and professional environment of the complex is essential to the continued success of all tenants.

Thank you for your consideration of these concerns. I trust that the interests of current business owners will be carefully weighed in the decision-making process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Arnason', followed by a long horizontal line extending to the right.

Patrick Arnason (owner)



TELCO PROS

P – 763-464-4531

A - 1550 91st Ave NE STE 107, Blaine, MN 55449

E - Patrick@telco-pros.com

From: [Shaun Keenan](#)
To: [Planning](#)
Subject: Opposition to Conditional Use Permit Request
Date: Monday, December 8, 2025 11:44:57 AM
Attachments: [Outlook-mnulxa12.png](#)

To Whom it May Concern,

I am reaching out to communicate my concern and opposition to the Conditional Use Permit requested and applied for by Minnesota Performance at 1550 91st Ave, Unit #306.

Over the past year, we've encountered significant parking challenges at this building due to the amount of MN Performance's customer vehicles and trailers piling up and taking up the majority of our back lot area which has made day to day business extremely difficult for the other business owners in the complex. Semi trucks have a hard time getting in and out (a crucial aspect for many businesses here), owners have a hard time accessing their units, and the area has become extremely cluttered with the added vehicles, trailers, and at times storage containers from unit #306. Because of this, I must express my opposition to the granting of a conditional use permit to unit 306 which would surely add even more vehicles and clutter to our already heavily congested shared parking lot and workspace.

Thank you,

Shaun Keenan - Co Owner
Sir Plus Sales, Inc.
612 562 9030
www.sirplussales.com

