



City of Blaine

Planning Commission

December 9, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 9, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Geiselhart.

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

3. Approval of Minutes

3.1. 2024-484 Approval of the November 12, 2025 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of November 12, 2025, as presented. Motion seconded by Commissioner Howard. The motion passed 6-0.

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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0050 was opened at 7:06PM. As no one wished to appear, the public hearing was closed at 7:06PM.

Commissioner Halpern asked if this land was previously proposed for condos or apartments.

Planner Kaye reported this was the case.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0050A a 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:

Case 25-0050A:

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.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0050B 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:

Case 25-0050B:

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.

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

Chair Goracke noted this would be on the agenda of the January 5, 2026 city council meeting.

- 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

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 25-0049 was opened at 7:09PM.

Malea McGinty, 10965 Polk St NE, expressed concern with the amount of activities that would occur on the outside of the building. She commented on how the noise from the event center was also a concern for her. It was her hope the noise and activities would occur indoors. She asked that the lighting on the property also be addressed because it shines directly into her home.

Linda McDonald, 10571 109th Ct NE, stated she had all the same concerns as her neighbor. She explained she had hoped this property would have been converted into a restaurant and bar.

The public hearing was closed at 7:13PM.

Nate Kveton, property manager, stated he believed Putt Town would be a great addition to the community. He noted Putt Town would have no food but would just be indoor mini-golf.

Commissioner Halpern encouraged the property manager to work with the neighbors to address the noise and lighting concerns.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0049 based on the following conditions:

Case 25-0049:

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

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

Chair Goracke noted this would be on the agenda of the December 15, 2025 city council meeting.

- 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

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 25-0051 was opened at 7:20PM. As no one wished to appear, the public hearing was closed at 7:20PM.

Chair Goracke asked that the applicant come forward at this time.

Moh Alsowumil, co-owner of the business, introduced himself to the commission.

Chair Goracke explained outdoor storage was not included in the CUP.

Mr. Alsowumil stated he understood this to be the case and noted the outdoor storage items would be removed. He indicated he would be attending a building association meeting next week and would be working to address all of the concerns from the city.

Commissioner Gorzycki reported a car with no wheels on jack stands was considered outdoor storage per city code. He encouraged Mr. Alsowumil to remove the vehicles without wheels that were being stored on the property.

Chair Goracke encouraged Mr. Alsowumil to address the outdoor storage concerns that have been raised by the city, noting code enforcement staff would be visiting the property until the site was meeting city code standards.

Commissioner Olson questioned what the consequence was for not complying with city code.

Assistant Planner Koberoski reported code enforcement staff works to verbally communicate with a property owner prior to issuing written warnings or citations. She

indicated this property has been particularly difficult because there were over 20 tenants in the building, which was making it difficult to determine who owns which vehicles.

Commissioner Olson commented she would like to see the city taking action against this business owner for removing a wall without city approval and for not following city code.

Assistant Planner Koberoski explained that if verbal and written communications between code enforcement staff and the property owner fail, citations are then issued and the violator would have 14 days to pay the citation or a hearing can be requested. She reported the requested CUP would bring the property into compliance with city code.

Chair Goracke asked if code enforcement staff has fined the applicant.

Mr. Alsowumil reported he had not been fined by the city yet, but code enforcement has directed him in the matters he needs to address on the property.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0051 based on the following conditions:

Case 25-0051:

- 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.**

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

Chair Goracke noted this would be on the agenda of the January 5, 2026 city council meeting.

5. Adjournment

**Motion by Commissioner Olson to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Swanson. The motion passed 6-0.**

Adjournment time was 7:33PM.