



City of Blaine

City Council

February 2, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. Call to Order by the Mayor

2. Pledge of Allegiance

3. Roll Call

4. Awards - Presentations - Organizational Business

- 4.1.** Recognition of Blaine Area Non-Profit Organizations
Sponsors: Jason Zimmerman, Finance Director

5. Communications

6. Open Forum

Open Forum is an opportunity for the public to share comments, concerns, or input on other items. While open forum is not intended to provide for response or discussion opportunities, if follow-up is needed, city staff will work to contact the speaker(s) outside of the meeting to arrange for that follow-up. Each speaker will be limited to 3 minutes with a maximum of 15 minutes set aside for open forum.

7. Approval of Consent Agenda:

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

- 7.1.** 2026-43 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

- 7.2.** 2026-35 Approval of Minutes
Sponsors:

- 7.3.** 2026-28RES Resolution to Support Anoka County Submittal of a FY26 BUILD Funding
26-23 Application for the Trunk Highway 65 and CSAH 116 (Bunker Lake Blvd)
Improvement Project

Sponsors: Daniel Schluender, Director of Engineering

- 7.4.** 2026-36RES 26-8 Resolution to Receive Petition to Modify Flowerfield Road

Sponsors: Daniel Schluender, Director of Engineering

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

9. Development Business

- 9.1.** RES 26-14 Resolution Granting a Conditional Use Permit Amendment to Add a 10-Foot Tower Extension and 5-Foot Lightning Rod to an Existing Monopole Cell Tower in a Heavy Industrial (I-2) Zoning District at 2201 108th Lane NE. Verizon Wireless (Case File No. 25-0054/ACK)

Sponsors: Sheila Sellman, Community Development Director

- 9.2.** ORD 26-2598 First Reading
Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)

Sponsors: Sheila Sellman, Community Development Director

- 9.3.** ORD 26-2599 First Reading
Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 11008 Sunset Avenue NE. Enclave Companies (Sunset Woods) (Case File No. 25-0055/SLK)

Sponsors: Sheila Sellman, Community Development Director

10. Administration

11. Other Business

12. Adjournment



City of Blaine Staff Report

File Number:

Agenda Date	Status
February 2, 2026	
In Control	File Type
City Council	Presentation

Awards - Presentations - Organizational Business - Jason Zimmerman, Finance Director

Agenda Item # 4.1

Recognition of Blaine Area Non-Profit Organizations

Executive Summary

All organizations receiving a City of Blaine charitable gambling grant have been invited to be recognized by the Blaine City Council.

Background

Each year, the Blaine City Council awards donations to several Blaine area non-profit organizations. The source of this funding is charitable gambling proceeds; organizations that run legal gambling operations, such as pull-tabs, within Blaine are required by State law to submit 10 percent of their net proceeds to the City. This year, the Blaine City Council is proud to be able to award \$193,500 in grants to 15 different community organizations.

2026 Recipients

- Alexandra House
- Anoka County Brotherhood Council Inc - ACBC Food Shelf
- Anoka County Composite Squadron - Civil Air Patrol
- Beyond the Yellow Ribbon - Blaine
- Blaine Area Little League
- Blaine Police Federation
- Family Promise in Anoka County
- Hope for the Community Food Shelf
- Hope 4 Youth
- Minnesota 100 Club
- Robert-Wilma Burbach Bike Foundation DBA Bikes4Kids
- Salvation Army Food Shelf - Blaine
- SBM Fire

- Stepping Stone Emergency Housing
- Way of the Lord Food Shelf

Strategic Plan Relationship

N/A

Board/Commission Review

N/A

Financial Impact

The awards are funded through charitable gambling proceeds as authorized by Minnesota State Statutes 349.213, Subdivision 1, paragraph (f)(2) and Blaine City Code of Ordinances Section 22-264; organizations that run legal gambling operations, such as pull-tabs, within Blaine are required by State law to submit 10 percent of their net proceeds to the City. No taxpayer funding is used for this program.

Public Outreach/Input

Area non-profits are invited to submit an application for funding through the City of Blaine website.

Staff Recommendation

Recognize the non-profit organizations in attendance.

Attachment List

None

CITY OF BLAINE

SCHEDULE OF BILLS PAID

APPROVED ON 02/02/2026 FOR PAYMENTS THE WEEK OF 01/09/2026

Vendor Name	Description	Amount
A PANE IN THE GLASS CONSTRUCTION LLC	Refund Working Without Permit fee for B25-04565 per Allen.	\$ 295.00
ABLE HOSE AND RUBBER LLC	Fire Hose: Flooding @ LAC	\$ 2,671.66
ACCAP	Music license	\$ 917.00
ALL STATE COMPANIES INC	Escrow Refund - 10749 Buchanan ST NE	\$ 2,000.00
ALLEGRA PRINT & IMAGING	New Gold ID Badge for Jerome Krieger with title change	\$ 36.38
ALLEGRA PRINT & IMAGING	Name Badge - Sellman	\$ 36.38
ALLEGRA PRINT & IMAGING	Permit parking	\$ 72.23
ALLEGRA PRINT & IMAGING	MAYC Room Rental Brochures	\$ 429.75
AMAZON CAPITAL SERVICES	Credit	\$ (11.13)
AMAZON CAPITAL SERVICES	Replacement case/keyboard for Investigations iPad	\$ 129.99
AMAZON CAPITAL SERVICES	Supplies for events	\$ 39.88
AMAZON CAPITAL SERVICES	Ink and paper for small printer- events	\$ 34.98
AMAZON CAPITAL SERVICES	iPhone fast charging cable for car - Building Insp	\$ 5.52
AMAZON CAPITAL SERVICES	Phone Case & Screen Protector - GIS	\$ 48.58
AMAZON CAPITAL SERVICES	Awards Plaques	\$ 252.50
AMAZON CAPITAL SERVICES	Cork Board for Breakroom	\$ 139.99
AMAZON CAPITAL SERVICES	Click Share Base for Inv Roll Call Room	\$ 295.00
AMAZON CAPITAL SERVICES	Sockets / Tool Grid Board	\$ 205.98
AMAZON CAPITAL SERVICES	Non slip safety work boots - Building Insp.	\$ 200.82
AMAZON CAPITAL SERVICES	Scrubbies for Council Kitchen and Employee Lunch Room	\$ 4.97
AMAZON CAPITAL SERVICES	Power Shovel for plants and wells	\$ 223.69
AMAZON CAPITAL SERVICES	Steno Pads; Water Dept	\$ 11.13
AMAZON CAPITAL SERVICES	Replacement UPS for Tower 4 Network Switches	\$ 605.96
AMAZON CAPITAL SERVICES	Table cart for MAYC	\$ 89.99
AMAZON CAPITAL SERVICES	Carburetor : Unit 4465 (Snowblower)	\$ 18.95
AMAZON CAPITAL SERVICES	Kleenex, Tylenol, Lysol	\$ 185.42
AMAZON CAPITAL SERVICES	Gift for kids at Breakfast with Santa	\$ 13.89
AMAZON CAPITAL SERVICES	Office Supplies / 2026 Monthly Planners	\$ 209.99
AMAZON CAPITAL SERVICES	Supplies for winter events	\$ 102.42
AMAZON CAPITAL SERVICES	Price stickers for kid's shopping	\$ 26.67
AMAZON CAPITAL SERVICES	Kleenex, Tylenol, Lysol	\$ 13.71
AMAZON CAPITAL SERVICES	Cardstock	\$ 25.98
ANOKA COUNTY	89th Ave at 87th Lane Traffic Signal-JPA C0010878, I/P 24-07	\$ 25,274.00
ANOKA COUNTY LICENSE BUREAU	Tab Renewal - PD #5252,5254, 5337	\$ 48.75
ANOKA COUNTY LICENSE BUREAU	Tab Renewals - February 2026 TE Vehicles	\$ 3,995.00
ANOKA COUNTY LICENSE BUREAU	Tab Renewals - February 2026	\$ 584.75
ANOKA COUNTY TREASURY DEPARTMENT	Police radio equipment	\$ 1,915.20
ARETE ADVISORS LLC	SentinelOne Cybersecurity Software and Monitoring	\$ 4,106.70
ARMENTROUT JEFF	PC25-0060, KidsUnited, CUP Refund	\$ 721.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 69.45
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 12.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 199.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 6.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 135.38
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$ 85.92

ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	369.37
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	308.90
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	6.00
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	79.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	12.85
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	215.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	26.30
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	199.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	189.95
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	229.89
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	59.99
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	159.90
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	396.65
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	255.98
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	196.83
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	26.30
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	26.30
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	32.45
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	75.79
ASPEN MILLS INC	Patrol Clothing and Uniforms	\$	35.99
ASPEN MILLS INC	Credit	\$	(159.99)
AT&T MOBILITY	Internet Bait Trailer	\$	66.96
AT&T MOBILITY	Telephone and Internet Service	\$	280.11
AUTOMATIC SYSTEMS COMPANY	2025 Service Agreement	\$	23,317.00
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check 11/13/25	\$	127.74
BARR ENGINEERING COMPANY	Well Interference Response Plan, I/P 23-22	\$	2,556.50
BARR ENGINEERING COMPANY	WTP #4, Construction Admin-Change Order 3, I/P 19-11	\$	1,486.50
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21	\$	1,892.00
BENCO EQUIPMENT	Jack Stands	\$	5,312.76
BJORKLUND COMPANIES LLC	Washed Sand: Parks Field Maint	\$	1,256.07
BLAINE BROTHERS INC	Rear Brake Job : Unit 1211 (Plow Truck)	\$	2,834.46
BLAINE BROTHERS INC	SCR Repair : Unit 1278 (Plow Truck)	\$	407.92
BLAINE BROTHERS INC	Oil Leak Repair; Plow 1201	\$	1,013.79
BLAINE BROTHERS INC	Mirrors; Plow stock	\$	39.09
BLAINE BROTHERS INC	Exhaust Clamps : Unit 1278 (Plow Truck)	\$	59.96
BLAINE BROTHERS INC	Mirror : PW Stock	\$	221.77
BLAINE BROTHERS INC	Air Valve : Unit 1211 (Plow Truck)	\$	142.84
BLAINE BROTHERS INC	Filters (3) : Unit 1321 (Snowblower)	\$	766.90
BLAINE CUSTOM APPAREL & AWARDS	retirement award	\$	102.00
BLAINE LOCK & SAFE INC	Keys made for Streets Lock Cage : North Shop	\$	23.00
BLUUM OF MINNESOTA LLC	Reach software annual licensing	\$	2,570.75
BLUUM OF MINNESOTA LLC	AV touch screen panel for Cloverleaf room	\$	320.00
BOUND TREE MEDICAL LLC	Medical supplies for patrol operations	\$	155.92
BOUND TREE MEDICAL LLC	Medical supplies for patrol operations	\$	109.94
BROWN SEAN	35' Tape Measure for Inspections - Sean B. Inspections	\$	44.30
CAROL'S RESTAURANT & VINTAGE ROSE GIFTS	Police Community Alliance Meeting Holiday Breakfast	\$	530.70
CARR'S TREE SERVICE INC	Tree Removal (48 Ash) Stump Grinding (39): Multiple Locations	\$	50,550.00
CARR'S TREE SERVICE INC	9 Trees removed; 1150 Paul Parkway	\$	9,000.00
CARR'S TREE SERVICE INC	Tree Removal: Multiple Locations see Documents	\$	15,212.80
CARR'S TREE SERVICE INC	Club West Tree Removal (38)	\$	9,056.80
CENTENNIAL SCHOOL DIST 12	Senior trip - Paramount Theater	\$	2,951.00
CENTERPOINT ENERGY	December 2025 Gas Services	\$	15,434.70

CENTURYLINK	911 Services	\$	80.52
CENTURYLINK	Baseball Complex Telephone	\$	133.06
CINTAS CORPORATION	CH mats/rugs	\$	204.27
CINTAS CORPORATION	Uniform/Rug-Towel Rentals; 12/17/25	\$	889.94
CINTAS CORPORATION	MAYC Mats/Rugs	\$	38.42
CINTAS CORPORATION	Cold storage PD first aid cabinet supplies	\$	106.97
CINTAS CORPORATION	PD first aid cabinet supplies	\$	188.81
COMPASS PEER GROUPS LLC	2026 Membership Dues (Thorvig)	\$	1,800.00
CONNEXUS ENERGY-UTILITY PAYMENTS	951 124th LN NE - Electric	\$	5,502.53
CONNEXUS ENERGY-UTILITY PAYMENTS	10801 Town Square DR NE - Electric	\$	7,543.22
CRILL JENNIFER	workers comp settlement	\$	100.00
CRYSTEEL TRUCK EQUIPMENT	Plow Repair : Unit 2409 (Dump Truck)	\$	1,457.27
CRYSTEEL TRUCK EQUIPMENT	Underbody Repair; Plow 1269	\$	3,153.30
CRYSTEEL TRUCK EQUIPMENT	Rental of V-Sander : Streets	\$	1,500.00
CRYSTEEL TRUCK EQUIPMENT	SaltDogg Bearing and Chains : Unit 1289-1 (Salt Box)	\$	171.46
CRYSTEEL TRUCK EQUIPMENT	SaltDogg Bearing and Chains : Unit 1289-1 (Salt Box)	\$	964.64
CRYSTEEL TRUCK EQUIPMENT	Sander Parts : Unit 1289-1 (Saltbox)	\$	1,831.07
DAVE PERKINS CONTRACTING INC	Water Main Break Repair; 12442 National St	\$	17,352.44
DELEGARD TOOL COMPANY	Shop Tools	\$	1,188.32
DELEGARD TOOL COMPANY	B/O Mechanic Shop Tools	\$	56.05
DISTINCTIVE WINDOW CLEANING COMPANY INC	PW window cleaning	\$	6,036.62
DISTINCTIVE WINDOW CLEANING COMPANY INC	MAYC window cleaning	\$	398.00
ECM PUBLISHERS INC	Publication of Legal Notices	\$	38.50
ECM PUBLISHERS INC	Publication of Legal Notices	\$	60.50
ECM PUBLISHERS INC	Publication of Legal Notices	\$	71.50
ECM PUBLISHERS INC	Publication of Legal Notices	\$	110.00
ELECTRIC PUMP INC	Rebuilt Pump Repair LS #31, P1	\$	6,699.00
ELECTRIC PUMP INC	Lift Station Replacement Parts	\$	588.70
FACTORY MOTOR PARTS COMPANY	Windshield washer Solvent	\$	214.77
FACTORY MOTOR PARTS COMPANY	Credit	\$	(214.77)
FACTORY MOTOR PARTS COMPANY	Filters & Batteries: PW Stock	\$	76.76
FACTORY MOTOR PARTS COMPANY	Batteries & Filters : PW Stock	\$	21.12
FACTORY MOTOR PARTS COMPANY	Filters & Batteries: PW Stock	\$	335.92
FACTORY MOTOR PARTS COMPANY	Batteries & Filters : PW Stock	\$	683.66
FEDERAL EXPRESS CORPORATION	Shipping to Return Traffic Counter for Warranty Repair	\$	15.35
FERGUSON ENTERPRISES INC #1657	Bushings for Plant 2	\$	321.72
FERGUSON ENTERPRISES LLC #3325	Gate Valve	\$	754.43
FERGUSON ENTERPRISES LLC #3325	Hydrant Steamer / Meter	\$	5,522.74
FERGUSON ENTERPRISES LLC #3325	Lifting & Rigging Supplies	\$	691.00
FERGUSON ENTERPRISES LLC #3325	Lifting & Rigging Supplies	\$	355.00
FERGUSON ENTERPRISES LLC #3325	Lifting & Rigging Supplies	\$	552.00
FERGUSON ENTERPRISES LLC #3325	Supplies/tools/wrench/pliers	\$	224.40
FERGUSON ENTERPRISES LLC #3325	Supplies/tools/wrench/pliers	\$	1,991.20
FUN EXPRESS LLC	Supplies for Playnet	\$	757.94
GRAINGER	Stock Supplies/Shovels/blades: Streets	\$	2,146.35
GRAINGER	Counter doorbells	\$	129.86
GROUP HEALTH NON-PATIENT A/R	Wellness Program Non-Member Charges	\$	283.50
GUARDIAN FLEET SAFETY LLC	5358 Radio Repair	\$	162.40
HAMMER SPORTS LLC	Refs for Adult Basketball 12/14/2025	\$	420.00
HAMMER SPORTS LLC	Refs for Adult Basketball 1/4/2026	\$	420.00
HANSEN ERIK	Uniform Reimbursement	\$	303.85
HANSON SPORTS LLC	Winter Sports Camps	\$	903.00

HAWKINS INC	Water Treatment Chemicals	\$	4,586.00
HAWKINS INC	Water Treatment Chemicals	\$	11,663.85
HAWKINS INC	Credit	\$	(1,612.00)
HAYLE BENJAMIN	Professional Development Expense Reimbursement	\$	478.99
HELLO! BOOKING INC	GB Leighton Performance for Oktober Fest-grant	\$	4,000.00
I & S GROUP INC	Wetland Site 7, Annual Maintenance & Work Plan, I/P 25-41, P2411	\$	5,875.00
I & S GROUP INC	Wetland Site 7, Annual Maintenance & Work Plan, I/P 25-41, P2411	\$	5,330.00
INNOVATIVE OFFICE SOLUTIONS	Paper	\$	459.90
INSIGHT PUBLIC SECTOR INC	Credit	\$	(521.28)
INSIGHT PUBLIC SECTOR INC	Credit	\$	(535.70)
INSIGHT PUBLIC SECTOR INC	Omnissa Horizon Licenses	\$	2,971.64
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	49ers Training Facility Fee; November	\$	752.16
IUOE LOCAL 49 FRINGE BENEFIT FUNDS	49ers Training Facility Fee; October	\$	867.80
JM ELECTRIC LLC	Photocell in parking lot light; Wetland Sanctuary	\$	315.00
JOHNSON BENJAMIN J	Uniform Reimbursement	\$	225.30
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	January MAYC Newsletter	\$	1,503.96
KATH FUEL OIL SERVICE COMPANY	Coolant; PW Stock	\$	748.50
KATH FUEL OIL SERVICE COMPANY	Bulk Diesel Exhaust Fluid; Shop	\$	724.30
KATH FUEL OIL SERVICE COMPANY	DEF tank Hose Reel Fitting	\$	122.39
KEYS WELL DRILLING COMPANY	Well Inspection : Well #5 & 17	\$	23,040.00
KEYS WELL DRILLING COMPANY	Well Inspection : Well #5 & 17	\$	13,950.00
KRENELKA JUDY	Refund for Special Assessment Over-payment (T2406)	\$	347.27
KWIK TRIP INC	Full escrow refund, SP18-01, Kwik Trip	\$	20,426.28
LAWSON PRODUCTS INC	Sheet Metal Hole Cutter Kit/ Ear Muffs	\$	153.36
LAWSON PRODUCTS INC	Shop Supplies: Sheet Metal Cutter/Nylon T-Rap/ Cleaner	\$	1,837.62
LAWSON PRODUCTS INC	Sheet Metal Hole Cutter Kit/ Ear Muffs	\$	618.16
LAWSON PRODUCTS INC	Shop Supplies: Sheet Metal Cutter/Nylon T-Rap/ Cleaner	\$	44.75
LAWSON PRODUCTS INC	Tools for Unit 4653 (Truck)	\$	1,097.25
LAWSON PRODUCTS INC	Shop Supplies : Hydrant Hose, Couplers	\$	3,798.60
LAWSON PRODUCTS INC	Shop Supplies : Hydrant Hose, Couplers	\$	91.20
LAWSON PRODUCTS INC	General Supplies / Bolts : Streets	\$	326.85
LAWSON PRODUCTS INC	B/O Tools for Unit 4653 (Truck)	\$	926.29
LEAGUE OF MN CITIES	2026 Membership Dues	\$	42,175.00
LEAGUE OF MN CITIES INSURANCE TRUST-CLAIMS	Workers' Comp Claims	\$	265.56
LEAGUE OF MN CITIES INSURANCE TRUST-CLAIMS	Workers' Comp Claims	\$	83.73
LIFE SAFETY SYSTEMS INC	CH Duct smoke cleaning	\$	365.00
LONG SHOT TRUCKING LLC	Street Sweeping Disposal	\$	3,216.25
LONG SHOT TRUCKING LLC	Street Sweeping Disposal	\$	2,906.25
LONG SHOT TRUCKING LLC	Street Sweeping Disposal	\$	9,493.75
LRS PORTABLES OF MINNESOTA	Satellite Rental; November 2025	\$	3,080.34
LUNDBERG SANDRA ANN	Home Improvement Grant Reimbursement	\$	2,500.00
LYNN LEMBCKE CONSULTING	Flock ALPR Audit Fee	\$	2,250.00
M/I HOMES	Full escrow refund, PC21-0082 Groveland Village 2nd	\$	96,774.80
MACQUEEN EQUIPMENT INC	Blower fan/ Mirror: Unit 1314 (Trackless Sidewalk Machine)	\$	842.28
MACQUEEN EQUIPMENT INC	Blower fan/ Mirror: Unit 1314 (Trackless Sidewalk Machine)	\$	2,892.19
MACQUEEN EQUIPMENT INC	Blower Parts : Unit 1321 (Snowblower)	\$	214.21
MACQUEEN EQUIPMENT INC	Blower Parts : Unit 1321 (Snowblower)	\$	699.78
MANSFIELD OIL COMPANY	Fuel Delivery - December	\$	5,970.30
MANSFIELD OIL COMPANY	Fuel Delivery - December	\$	2,707.87
MANSFIELD OIL COMPANY	Fuel Delivery - December	\$	9,834.17
MC TOOL & SAFETY SALES	B/O Gloves (Sewer)	\$	476.40
MC TOOL & SAFETY SALES	Winter Gloves : Parks	\$	230.40

MC TOOL & SAFETY SALES	Safety Helmets	\$	1,336.97
MC TOOL & SAFETY SALES	Dig Trailer, Safety supplies/ Replace Gear	\$	135.57
MC TOOL & SAFETY SALES	Hi-Viz supplies	\$	395.29
MENARDS - BLAINE	Batteries, Diesel can	\$	50.52
MENARDS - BLAINE	Rug for stage	\$	66.69
MENARDS - BLAINE	Phone Charger; Parks	\$	55.96
MENARDS - BLAINE	Mailboxes; Streets/ Plowing	\$	119.94
MENARDS - BLAINE	Purified Water for WTP's/ Fittings for WT #1	\$	90.74
MENARDS - BLAINE	Broom / Hose	\$	111.23
METRO SALES INCORPORATED	Copier Support and Maintenance	\$	1,859.00
METRO TRANSIT	Misc Bus Stop Sign Installation - 89th Avenue, I/P 24-07 (T2407)	\$	420.25
METROPOLITAN COUNCIL	December 2025 SAC	\$	54,123.30
MICHAEL BASICH INC	Eastside Park Playground Installation, curbing and wood fiber	\$	30,596.00
MIDWAY FORD COMPANY	Brakes : Unit 1290 (Truck)	\$	429.30
MIDWAY FORD COMPANY	Credit	\$	(75.00)
MIDWEST INDUSTRIES INC	Patrol rifle equipment	\$	5,400.00
MINGER CONSTRUCTION CO INC	Lift Station 13 Force Main-Phase 2, I/P 23-30 (U2330)	\$	219,735.00
MINGER CONSTRUCTION CO INC	Lift Station 13 Force Main-Phase 2, I/P 23-30 (U2330)	\$	291,203.50
MINNEAPOLIS SAW COMPANY INC	Chainsaw parts for Streets	\$	169.97
MINNEAPOLIS SAW COMPANY INC	Chainsaw parts for Streets	\$	61.99
MINNEAPOLIS SAW COMPANY INC	Chainsaw parts for Streets	\$	227.94
MINNESOTA EQUIPMENT - HAM LAKE	Bar Oil / Premix Oil : PW Stock	\$	629.64
MINNESOTA EQUIPMENT - ROGERS	Labor charges - demo equipment	\$	1,015.00
MINNESOTA HIGHWAY SAFETY AND RESEARCH CENTER	PIT Hybrid and EMS Hybrid Driving Courses	\$	400.00
MINNESOTA HIGHWAY SAFETY AND RESEARCH CENTER	PIT Hybrid and EMS Hybrid Driving Courses	\$	1,965.00
MINNESOTA RECREATION AND PARK ASSOCIATION	Recreation Coordinator - MAYC job listing	\$	175.00
MISENCIK BRYAN	Home Improvement Grant Reimbursement	\$	2,160.00
MN METRO NORTH TOURISM	October Lodging Tax	\$	18,226.74
NEW LOOK CONTRACTING INC	Sunrise Pond Park Courts, I/P 24-41 (PRK220200)	\$	38,591.38
NORTH PINE AGGREGATE INC	Haul Rubble/scrap metal: Street Dept	\$	9,000.00
NORTHLAND BUSINESS SYSTEMS	Winscribe	\$	8,156.99
NUSS TRUCK & EQUIPMENT	Credit	\$	(255.00)
NUSS TRUCK & EQUIPMENT	Gaskets/Clamps/Straps; Plow 1278	\$	160.52
NUSS TRUCK & EQUIPMENT	Gaskets/Clamps/Straps; Plow 1278	\$	186.38
NUSS TRUCK & EQUIPMENT	Coolant Pipe/parts for Plow 1305	\$	699.19
NUSS TRUCK & EQUIPMENT	Air Dryer Filters: PW Stock	\$	442.16
OPTUM FINANCIAL INC	FSA and LPFSA Monthly Account Fee November 2025	\$	86.25
O'REILLY AUTOMOTIVE INC	Credit	\$	(41.40)
O'REILLY AUTOMOTIVE INC	Fuel Pump: Tanker 2321	\$	53.35
O'REILLY AUTOMOTIVE INC	Stop Leak: Unit 1201 (Dump Truck)	\$	233.88
O'REILLY AUTOMOTIVE INC	Stop Leak: Unit 1201 (Dump Truck)	\$	95.94
O'REILLY AUTOMOTIVE INC	Filters: PD Stock	\$	52.92
O'REILLY AUTOMOTIVE INC	Brake Parts : PD Stock	\$	364.57
O'REILLY AUTOMOTIVE INC	Rear Wiper w/ Arm : Unit 5240 (PD)	\$	47.48
O'REILLY AUTOMOTIVE INC	Brakes: Unit 5252 (PD)	\$	189.14
O'REILLY AUTOMOTIVE INC	Stud Installer : Small Tools PW	\$	44.99
O'REILLY AUTOMOTIVE INC	Wipers: Unit 5252 (PD)	\$	9.00
O'REILLY AUTOMOTIVE INC	Oil Filter : Unit 5337 (PD)	\$	4.41
O'REILLY AUTOMOTIVE INC	Brake Rotor : Unit 5343 PD	\$	511.20
O'REILLY AUTOMOTIVE INC	Credit	\$	(53.35)
O'REILLY AUTOMOTIVE INC	Power Steering Fluid; Plow 1203	\$	68.28
PIONEER CYCLE	Bicycle Repair	\$	84.99

PRINT CENTRAL	Business Cards - Sellman	\$	39.00
PRO-TEC DESIGN INC	PW NE shop door repair	\$	640.50
RASMUSSEN AMANDA	Park & Rec Refund	\$	80.00
RED WING	Boots - Engineering Techs	\$	229.59
RED WING	Boots - Engineering Techs	\$	233.69
REGENTS OF THE UNIVERSITY OF MN	Animal show for Snow Day at Wargo-sponsorship	\$	640.00
REPUBLIC SERVICES #894	Shredding for Recycling Saturday Events	\$	1,068.41
RUM RIVER ART CENTER	Adult Watercolor Art Class - Instructor fees	\$	200.00
SESAC	Music license	\$	2,081.00
SHORT ELLIOTT HENDRICKSON INC	PW Fuel Station Reconstruction Design Services-I/P 25-01 (F2501)	\$	6,587.30
SHORT ELLIOTT HENDRICKSON INC	Design & Construction Svcs-2025 Street Rehab, I/P 25-05	\$	4,453.53
SINGEWALD MITCHEL	Expense report for pt 107 UAS FAA exam fee	\$	175.00
SMITH MARK	Mileage	\$	27.23
SNAP-ON INDUSTRIAL	Small Tools: PW	\$	1,681.70
STATE OF MINNESOTA DEED	DEED Loan #CDAP-17-0064-H-FY18, January Loan Repayment	\$	1,568.24
STEPP MANUFACTURING CO INC	Cabinet Heater : Unit 2410 (Tanker)	\$	562.06
STIX SPORTSWEAR	Bldg Inspections Hi-Vis & Winter Stocking Caps & Misc COB Logo	\$	282.00
STREICHER'S	Pepperball Inert Training Projectiles	\$	1,287.00
SUBURBAN TIRE WHOLESALE INC	Tires: PD Stock	\$	2,660.00
SUBURBAN TIRE WHOLESALE INC	Tires: PD Stock	\$	1,104.00
SUBURBAN TIRE WHOLESALE INC	Tires: Unit 5240 (PD)	\$	700.72
SUMMIT FIRE PROTECTION	MAYC inspection	\$	434.75
T.REX ARMS	Patrol rifle equipment	\$	2,700.00
TEGL/AREP MILL POND LP	Remaining Escrow Refund, PC20-43/PC21-44, Mill Pond 2nd/3rd	\$	500.00
TEGL/AREP MILL POND LP	Remaining Escrow Refund, PC20-43/PC21-44, Mill Pond 2nd/3rd	\$	7,000.00
THE FERGUSON GROUP LLC	2026 Federal Lobbying Services (Approved by Motion 2025-266)	\$	5,250.00
THE LEADERSHIP GROWTH GROUP LLC	2026 Membership Dues (Thorvig)	\$	600.00
TOWMASTER INC	Plow Cutting Edges/Parts: Street Dept	\$	17,059.00
TRANS UNION LLC	Credit Reports on Employee backgrounds	\$	73.90
TREVIPAY	Chainsaw Wedge/Chaps / Lights	\$	250.72
TREVIPAY	Chainsaw Wedge/Chaps / Lights	\$	2,297.96
TREVIPAY	Tool Organizers for Dig Trailer	\$	582.65
TREVIPAY	Chainsaw Wedge/Chaps / Lights	\$	216.48
TRI-STATE BOBCAT INC	Door Latch: Unit 4454 (Skid Loader)	\$	492.79
TRI-STATE BOBCAT INC	Pond Maintenance MS4 Equipment #4660	\$	3,122.97
TRI-STATE BOBCAT INC	Pond Maintenance MS4 Equipment \$4661	\$	3,122.97
TRI-STATE BOBCAT INC	2023 Capital; Remaining Storm Bond Proceeds: Snow Blower	\$	2,750.00
TRI-STATE BOBCAT INC	Weed whipper / Trimmer	\$	1,990.98
TUCKER RUTH	Mileage and Expense Report - Tucker 4/1-6/30/25	\$	434.63
TUCKER RUTH	Mileage and Expense Report - Tucker 7/1-9/30/25	\$	186.48
TWIN CITIES TRANSPORT & RECOVERY INC	Tow of Squad 5240	\$	125.00
ULINE	PW office rebuild	\$	13,462.12
ULINE	Cordless vacuum and bags	\$	951.90
USA BLUEBOOK (#657220)	B/O Orthophosphate Testing Supplies; Water	\$	7,960.58
USA BLUEBOOK (#657220)	Chemical Testing Supplies: Water	\$	107.16
USA BLUEBOOK (#657220)	B/O truck tool; Retaining ring set	\$	358.95
VERTEX UNMANNED SOLUTIONS LLC	Tablet/Receiver for Streets/Forestry	\$	11,543.00
WEBBER RECREATIONAL DESIGN INC	Suzanne Park slide and wood fiber	\$	17,314.00
WESSELS TIMOTHY	Expense report for part 107 FAA exam fee - UAS	\$	175.00
WILSEY ROBIN	Home Improvement Grant Reimbursement	\$	5,000.00
XCEL ENERGY	November 2025 Electric	\$	20,592.40
ZAYO GROUP LLC	Telephone Service	\$	1,147.46

ZORO TOOLS INC

Display case for MAYC

\$ 1,927.99

\$ 1,409,857.61

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 02/02/2026 FOR PAYMENTS THE WEEK OF 01/09/2026**

Vendor Name	Description	Amount
KWIK TRIP INC	Full escrow refund, SP18-01, Kwik Trip	\$ 20,426.28
XCEL ENERGY	November 2025 Electric	\$ 20,592.40
KEYS WELL DRILLING COMPANY	Well Inspection : Well #5 & 17	\$ 23,040.00
AUTOMATIC SYSTEMS COMPANY	2025 Service Agreement	\$ 23,317.00
ANOKA COUNTY	89th Ave at 87th Lane Traffic Signal-JPA C0010878, I/P 24-07	\$ 25,274.00
MICHAEL BASICH INC	Eastside Park Playground Installation, curbing and wood fiber	\$ 30,596.00
NEW LOOK CONTRACTING INC	Sunrise Pond Park Courts, I/P 24-41 (PRK220200)	\$ 38,591.38
LEAGUE OF MN CITIES	2026 Membership Dues	\$ 42,175.00

CITY OF BLAINE**SCHEDULE OF BILLS PAID****APPROVED ON 02/02/2026 FOR PAYMENTS THE WEEK OF 01/16/2026**

Vendor Name	Description	Amount
3M OPEN	2026 3M Open Deliverables	\$ 198,500.00
AMAZON CAPITAL SERVICES	Scanner, security tag remover, eyewash solution	\$ 296.71
AMAZON CAPITAL SERVICES	Labels, keyboard, pens, pencils	\$ 140.73
AMAZON CAPITAL SERVICES	Tae Kwon Do program Supplies	\$ 184.61
AMAZON CAPITAL SERVICES	Bank deposit bags	\$ 75.88
AMAZON CAPITAL SERVICES	Labels, keyboard, pens, pencils	\$ 62.00
AMAZON CAPITAL SERVICES	Calendars, squeegee	\$ 48.85
AMCS GROUP INC	Software Subscription - Dossier Feb 2026 - May 2026	\$ 2,849.40
ANOKA COUNTY TREASURY DEPARTMENT	2025 3rd Qtr - Traffic Signal Maintenance	\$ 9,194.25
ANOKA POLICE DEPARTMENT	Indoor Range Use	\$ 880.00
BARR ENGINEERING COMPANY	Large-scale Pilot Test Work Plan WTP No. 1, I/P 23-21 (	\$ 1,711.00
BLAINE BROTHERS INC	DOT/Brake Repair: Plow 1235	\$ 3,919.29
BLAINE BROTHERS INC	Engine Code Service: Plow 1288	\$ 505.96
BLAINE BROTHERS INC	Heater Hose / Work Lights	\$ 1,926.18
BLAINE LOCK & SAFE INC	Door Repair at Ostman's Park	\$ 215.00
BOLTON & MENK INC	Design & Construction Services for I/P 24-04	\$ 10,536.50
BOLTON & MENK INC	Design & Construction Services - 2025 SW Area, I/P 25-06	\$ 19,584.50
BOLTON & MENK INC	Prelim Design & Feasibility Report, I/P 26-04 (T2604)	\$ 31,880.00
BOLTON & MENK INC	Lead Service Line Inventory, I/P 24-20	\$ 10,577.21
BOLTON & MENK INC	Lift Station 13 Force Main-Phase 2 Construction Svsc, I/P 23-30	\$ 10,366.75
BOYER CHRIS	Mailbox Damage by Plow	\$ 50.00
BRAUN INTERTEC CORPORATION	Construction Material Testing-25 SW Area Street Recon, I/P 25-06	\$ 2,564.00
BRAUN INTERTEC CORPORATION	Construction Materials Testing, LS13 Force Main-P2, I/P 23-30	\$ 3,792.00
CINTAS CORPORATION	Uniform/Rug-Towel Rentals; 12/10/25	\$ 198.19
CINTAS CORPORATION	Uniform/Rug-Towel Rentals; 12/24/25	\$ 170.77
CINTAS CORPORATION	MAYC Mats/Rugs	\$ 38.42
CINTAS CORPORATION	PW med supply cabinets	\$ 545.18
CITY OF COON RAPIDS	Traffic Control Signals (November 2024-October 2025)	\$ 62.09
COMCAST	PW Cable TV	\$ 21.04
COMCAST	Cable TV for Patrol for FY2026	\$ 36.29
COMCAST	Internet for Public Wi-Fi	\$ 297.89
CORE & MAIN LP	ECR's / Replacement parts for the H2O system	\$ 1,894.37
CRYSTEEL TRUCK EQUIPMENT	Install Rental V-Sander : Unit 1235 (Hook Truck)	\$ 640.00
CRYSTEEL TRUCK EQUIPMENT	Rear Strobes; Plow 1201	\$ 588.76
CRYSTEEL TRUCK EQUIPMENT	Bearing; salter box 1289-1	\$ 47.00
CUTTER SALES	Bearings : Unit 2445 (Mower)	\$ 367.79
DAVE PERKINS CONTRACTING INC	Water Main Break Repair; 824 95th Lane	\$ 13,611.15
DAVE PERKINS CONTRACTING INC	Service Break Dig: 1298 108th Avenue	\$ 9,680.56
DEANS HOME SERVICE/DEANS PROFESSIONAL PLBG	Permit pulled for address in a different City, cancel and refund	\$ 75.00
DIGIN MIDWEST	PW Institutional Dues	\$ 300.00
ECKBERG LAMMERS PC	December 2025 Prosecution Fees	\$ 23,338.08
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 49.50
ECM PUBLISHERS INC	Advertising & Public Notices	\$ 66.00
ECM PUBLISHERS INC	Publish PHN - Quincy Area Reconstruction, I/P 26-04 (T2604)	\$ 220.00
ECM PUBLISHERS INC	Publish PHN - Meadowbrook Area Reconstruction, I/P 26-06 (T2606)	\$ 198.00

FACTORY MOTOR PARTS COMPANY	Filters / Wiper Blades: PW Stock	\$	132.36
FACTORY MOTOR PARTS COMPANY	Filters / Wiper Blades: PW Stock	\$	66.88
FEDERAL EXPRESS CORPORATION	Shipping to JAMAR for Traffic Counter Repair (12/18/25)	\$	15.35
FERGUSON ENTERPRISES LLC #3325	Lifting & Rigging Supplies	\$	379.37
FERGUSON WATERWORKS #2518	Pipe Adapters; Sewer Stock	\$	734.46
FERGUSON WATERWORKS #2518	Curb Stop (6) : Main Break Repair	\$	1,750.42
FERGUSON WATERWORKS #2518	Credit	\$	(1,750.42)
FRIENDLY CHEVROLET INC	Trim; Vehicle 5352	\$	64.06
GALLS LLC	Lock knob lifter replacement	\$	10.15
GAMAM MAHMOUD	Refund - Special Assessment Overpayment (I/P 24-05, Fund 86014)	\$	385.57
GOPHER STATE ONE CALL INC	2025 Water & Sewer Locate Fees	\$	245.70
GRAINGER	Counter door chime button	\$	47.44
GRAINGER	Elbows for outside hook ups	\$	44.88
GWORCS	2026 Annual Support & Maintenance - PubWorks Software	\$	6,438.00
HEUTMAKER STEVE	Heutmaker - Safety glasses	\$	250.00
HOLIDAY COMPANIES	Services 11/30/25 - 12/31/25	\$	1,400.00
HOLIDAY COMPANIES	2025 December Car Washes - Fire/Comm Stds	\$	15.00
HORIZON ROOFING INC	Drain Rehab WTP #2- Labor and Materials	\$	3,450.00
INDELCO PLASTICS CORPORATION	Chemical Transfer Pump	\$	1,594.60
INSTRUMENTAL RESEARCH INC	Water Sample Testing: December 2025	\$	1,100.00
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	January/February 2026 CityConnect Newsletter	\$	14,727.98
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	Recycling Tri-Fold Mailer	\$	9,698.49
JOHNSON LITHO GRAPHICS OF EAU CLAIRE LTD	Recycling Saturday Postcards	\$	9,913.49
JUSTFOIA INC	Annual Renewal of Data Request Portal - 2/26-2/27	\$	15,543.32
KATH FUEL OIL SERVICE COMPANY	Bulk Oil for Shop	\$	1,984.00
LAWSON PRODUCTS INC	Shop Supplies : Shrink Tube/ Cut Off Wheel	\$	15.48
LAWSON PRODUCTS INC	Shop Supplies : Shrink Tube/ Cut Off Wheel	\$	177.84
LAWSON PRODUCTS INC	General Supplies / Bolts : Streets	\$	83.40
LAWSON PRODUCTS INC	Mechanic shop supplies; Hoses/Adapters/Fittings	\$	2,587.36
LEADS ONLINE	Annual PowerPlus Investigative Software Subscription	\$	7,251.00
LITTLE FALLS MACHINE INC	Plow Wing Cylinder: Plow 1201	\$	790.90
LOWE'S HOME CENTERS INC	Snow Blower/Aquatore Bandshell; Parks	\$	1,471.33
MANSFIELD OIL COMPANY	Fuel Delivery - December	\$	7.30
MANSFIELD OIL COMPANY	Fuel Delivery - December	\$	7,985.62
MANSFIELD OIL COMPANY	Fuel Delivery - December	\$	9,531.66
MC TOOL & SAFETY SALES	Gloves/ Liner (T Clarke)	\$	119.97
MC TOOL & SAFETY SALES	Gloves Cold Weather Wear : Chad Becker	\$	1,247.71
MENARDS - BLAINE	PD Supplies for improving warm garage	\$	67.88
MENARDS - BLAINE	Fishtape: Shop Tools	\$	14.96
MENARDS - BLAINE	Storage Cabinets for Caged area (2)	\$	999.98
MENARDS - BLAINE	Light bulbs, Swiffer, cleaner	\$	91.42
MIDWAY FORD COMPANY	Sensors: Vehicle 5324	\$	653.40
MIDWAY FORD COMPANY	Brakes : Unit 2379 (Dump Truck)	\$	261.08
MIDWAY FORD COMPANY	Windshield Washer Parts: Unit 2379 (Dump Truck)	\$	35.59
MIDWAY FORD COMPANY	Credit	\$	(653.40)
MINNESOTA MUNICIPAL UTILITIES ASSOCIATION	2026 Member Utilities Dues	\$	900.00
MINNESOTA MUNICIPAL UTILITIES ASSOCIATION	Safety management program	\$	12,808.75
MINNESOTA POLICE BRIEFS	2026 Police Briefs	\$	180.00
MINNESOTA RECREATION AND PARK ASSOCIATION	2026 Membership Dues	\$	1,500.00
MINUTE MAKER SECRETARIAL	Minute Maker Secretarial	\$	808.75
MSP PLUMBING HEATING AND AIR	Permit pulled in error, no work done. Refund per policy.	\$	60.00
NORTHERN SANITARY SUPPLY CO INC	Restroom toilet supply	\$	406.41

NORTHLAND CAPITAL EQUIPMENT FINANCE	Fitness Equipment Lease	\$	904.64
NUSS TRUCK & EQUIPMENT	DEF Filters: Plow 1279	\$	132.95
NUSS TRUCK & EQUIPMENT	DEF Filters: Plow 1279	\$	132.95
O'REILLY AUTOMOTIVE INC	Filters : PW Stock	\$	292.82
O'REILLY AUTOMOTIVE INC	Struts : Unit 5252 (PD)	\$	270.00
O'REILLY AUTOMOTIVE INC	Pullers	\$	51.97
O'REILLY AUTOMOTIVE INC	Filters: PW Stock	\$	60.76
OTI INC	2025 Fall Street Sweepings disposal	\$	4,623.75
PHASOR ELECTRIC COMPANY	Traffic Signal Repair : 109th / Hwy 65	\$	420.00
PILLAR CONSTRUCTION	Job cancelled, work not started. Refund per policy B25-03850	\$	791.16
PRINT CENTRAL	Business Cards - GIS Dept	\$	39.00
PRO-TEC DESIGN INC	System door repair Aquatore Park	\$	396.50
RIDGEWAY & ASSOCIATES	PD Mental Wellness Program 2025	\$	1,670.00
SAM'S CLUB/SYNCHRONY BANK	Food for Breakfast with Santa	\$	74.08
STEPP MANUFACTURING CO INC	Pump Heater : Unit 2410 (Tanker)	\$	538.00
STERICYCLE INC	Dec 2025 Shred	\$	144.31
SUBURBAN TIRE WHOLESALE INC	Tires : Unit 5216 (PD)	\$	549.52
SUBURBAN TIRE WHOLESALE INC	Tires (9) : Mowers	\$	2,031.00
SUREFITTERS	2025 Capital: Build up Sign Shop Truck, #1334	\$	160,499.28
SUREFITTERS	Valve/Light; Truck 1334	\$	3,078.00
TRI-COUNTY LAW ENFORCEMENT ASSOCIATION	Membership Dues for 2026	\$	90.00
TRI-STATE BOBCAT INC	Chainsaw Supplies: Bar oil/Chains/bar	\$	2,047.16
TWIN CITIES TRANSPORT & RECOVERY INC	Towing of 2320 (Tractor)	\$	250.00
TWIN CITIES TRANSPORT & RECOVERY INC	Tow for Squad - Blue Edge	\$	125.00
TWIN CITY FILTER SERVICE INC	Replacement Filters for HVAC : Plants 1-4	\$	1,832.88
TYLER TECHNOLOGIES INC	Garbage Route Day UDF Data Update	\$	1,000.00
UNITED RENTALS INC	Portable Lights for JPC Hockey Rink	\$	1,324.00
URBAN SCOTT	IMS incorrectly charged cc fee on a check	\$	5.70
US BANK	Fiscal Agent Fees - Bond 2019B	\$	600.00
USA BLUEBOOK (#657220)	B/O truck tool; Retaining ring set	\$	517.80
VOLD CHARLENE	Mileage and parking for court hearing	\$	32.41
WALTERS RECYCLING & REFUSE INC	Organics Collection 2025	\$	150.00
WALTERS RECYCLING & REFUSE INC	Garbage and Recycling Contract	\$	511,940.60
WSB & ASSOCIATES INC	Zest St Final Design & Construction Services, I/P 25-04 (T2504)	\$	38,155.25
WSB & ASSOCIATES INC	Engineering Svcs TH65 Frontage Rd Utility Improvement, I/P 21-01	\$	5,583.50
WSB & ASSOCIATES INC	2025 GIS Consulting Services	\$	116.00
XCEL ENERGY	December 2025 Electric	\$	12,225.91
XTREME CUSTOM APPAREL & PROMOTIONS	Citizens Academy apparel	\$	990.39
ZIEGLER INC	WTP #1 General Repairs	\$	2,700.98
		\$	1,236,340.66

CITY OF BLAINE

**SUBSET OF PAYMENTS BETWEEN \$20,000 AND \$50,000 FROM THE SCHEDULE OF BILLS PAID
APPROVED ON 02/02/2026 FOR PAYMENTS THE WEEK OF 01/16/2026**

Vendor Name	Description	Amount
ECKBERG LAMMERS PC	December 2025 Prosecution Fees	\$ 23,338.08
BOLTON & MENK INC	Prelim Design & Feasibility Report, I/P 26-04 (T2604)	\$ 31,880.00
WSB & ASSOCIATES INC	Zest St Final Design & Construction Services, I/P 25-04 (T2504)	\$ 38,155.25



City of Blaine

City Council Workshop

January 12, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Pro Tem Robertson at 5:30PM.

2. Roll Call

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; City Attorney Lida Bannik; Assistant Public Works Director Jason Grode; Community Development Specialist Elizabeth Showalter; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2026-015** Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update
Sponsors: Scott Johnson, Director of Administrative Services

After a motion and second the council moved into closed session to receive an update on labor negotiations.

The council moved to open session and Mayor Sanders left the meeting at 6:15PM.

3.2. 2026-016 Local Affordable Housing Aid (LAHA) Update

Sponsors: Elizabeth Showalter, Community Development Specialist

Community Development Specialist Showalter stated the State of Minnesota established a 0.25% sales tax in the 2023 housing omnibus bill, a portion of which is allocated to cities and counties as local affordable housing aid (LAHA). The City of Blaine has received \$1,065,070.61 to date. This report will provide a summary of the use of these funds and options for use of these funds going forward. Eligible uses under state statute were for emergency rental assistance for households at or below 80% Area Median Income, financial support to nonprofit affordable housing providers, affordable housing development, acquisition, rehabilitation, and financing, operations and management of financially distressed residential properties, supportive services for supporting housing (added in 2025), and emergency shelter operations (added in 2025). In 2024, the City Council provided direction through two City Council workshops to utilize these funds for three purposes:

1. Home buyer lead affordable homeownership programs
 - a. Down payment assistance (\$89,250 expended to date)
 - b. Interest rate buy down through partnership with Refined Lending (\$40,000)
2. Accessibility/aging in place audit and grant program
 - a. RFP released in early 2025, with two vendors expressing interest, but neither responded to the RFP.
3. Set money aside for manufactured home replacement program (no LAHA funds yet expended)
 - a. Feasibility and needs assessment study funded by Met Council is nearing completion
 - b. Preliminary findings suggest that a per unit subsidy of at least \$50,000 will be necessary to successfully replace severely substandard homes

Ms. Showalter reported in addition to the items listed above, the city council may pursue additional uses for LAHA. Items that have previously been discussed:

1. Replacing or supplementing charitable gambling allocations to housing related nonprofits
 - a. Home for Youth, Stepping Stone, Family Promise, and Alexandra House would be eligible recipients, but would be required to provide reporting on the use of funds, which is not currently required for the charitable gambling allocations.
 - b. Statute requires that "a recipient must commit to using funds to supplement, not supplant, existing locally funded housing expenditures, so that the recipient is using the funds to create new or to expand existing housing programs." While the charitable gambling revenue does not meet the

definition of locally funded housing expenditures, since it is a restricted fund, the City Council may find that fully replacing charitable gambling allocations with allocation of LAHA is not consistent with the statutory guidance.

2. Manufactured home park resident concerns expressed to staff and city council members.

- a. Tree trimming: Many residents expressed a need for tree trimming to prevent damage to their home but an inability to pay for the trimming. Trees are owned by the parks, but most parks consider removal of nonhazardous trees and tree trimming to fall under the tenant responsibilities. If the City Council is interested in pursuing a program to address this need, staff can complete further research to determine whether LAHA or other available funds could be used for this purpose.
- b. Lot rent financial assistance: A short term, emergency assistance program to help residents experiencing temporary unemployment or other financial stresses would be an eligible use. Current staff would not be able to administer a rent assistance program, and the City would need to contract with an outside agency for administration.

Ms. Showalter reported the city council discussed the possibility of utilizing LAHA or pooled housing TIF to provide financial assistance to Cloverleaf Courts and Blaine Courts with rehab projects. All eligible uses of pooled housing TIF are also eligible uses for LAHA, but LAHA has many additional allowed uses, therefore staff recommends using the more restrictive source, which is pooled housing TIF. The owner of the buildings is also capable of the necessary reporting for TIF, which is more onerous than LAHA. A nonbinding term sheet will be brought forward for EDA review on January 21. A workplan summarizing all housing programs funded by grants, the home improvement loan fund, and LAHA was further reviewed with the council.

Councilmember Newland stated he did not support the city providing LAHA funds for tree trimming because the city had so many properties that were not low income that had other issues. He questioned if income limits would be set for tree trimming services. Ms. Showalter reported the income requirements for this type of service would be 110% of AMI which would apply to a large portion of Blaine residents.

Councilmember Newland inquired if a tree trimming program could be established just for seniors. Ms. Showalter stated she could look into this, noting the majority of seniors in the community would fit the income requirements.

Councilmember Newland requested further information regarding the loan buy down program. Ms. Showalter reported it took the city over a year to go through the funding that was allocated to the loan buy down program. She noted if conditions change in the housing market, the city could reconsider allocating funding back for this program.

Councilmember Fleming asked if the new proposed programs would take away dollars from the existing focuses for the LAHA dollars. Ms. Showalter indicated the new programs could be scaled in such a way as to not take away from the existing focuses. She indicated the home replacement program would remain a high dollar amount.

Councilmember Fleming questioned if the LAHA dollars had to be spent within a calendar year or could these dollars accrue. Ms. Showalter reported the dollars could accrue, but had to be spent within a four-year timeline.

Councilmember Fleming inquired when the city received its first LAHA allocation. Ms. Showalter explained the city received a partial LAHA payment in 2024 and would receive full payments in 2025.

Councilmember Fleming asked how much the city had in LAHA dollar at this time. Ms. Showalter indicated the city had over \$1 million in LAHA funding at this time.

Councilmember Fleming explained she supported using LAHA dollars to help people in the community who were in need.

Councilmember Robertson commented on how LAHA dollars may be temporary. She encouraged the council to not rely on this funding as it could go away in the future. She supported the city working to assist the elderly and mobile home communities in Blaine in order to protect the affordable housing in Blaine.

Councilmember Larson questioned what else staff was seeing as needs in the community. Ms. Showalter indicated the city receives a number of calls for tree trimming assistance from both stick-built and mobile homeowners. She stated rental assistance was another need that she receives calls about.

Councilmember Massoglia explained he could support a city-wide tree trimming program. He commented he could support looking at other uses for charitable gambling. He recommended the city continue to support the programs that were established in 2024.

Councilmember Robertson requested further information on how pooled TIF dollars could be utilized by the city. Ms. Showalter discussed how pooled TIF dollars could be utilized.

City Manager Thorvig reported the city has \$1.2 million in pooled TIF dollars, but noted the uses were more restricted for TIF dollars than LAHA dollars. He indicated the city has been pooling these dollars because a project has not come forward to utilize the funding.

Councilmember Robertson asked if the council supported using pooled TIF and LAHA dollars for the Cloverleaf Courts and Blaine Courts. The council supported using both of these funding sources for the mobile home park funding requests.

Council consensus was to continue utilizing LAHA funds as directed in 2024 for owner-led home buyer assistance, accessibility and fall prevention, and substandard manufactured home replacement. Council consensus was that they would be open for a trial to add other uses as provided by staff such as tree trimming, short-term/emergency rental assistance, allocations to emergency shelter/supportive housing nonprofits, and other uses allowed under statute. Council also supported LAHA and pooled housing TIF for Cloverleaf Courts and Blaine Courts funding request.

3.3. 2026-017 City Council's 2025 Accomplishments and 2026 Goals
Sponsors: Erik Thorvig, City Manager

Mr. Thorvig stated as the year draws to a close, he would like the city council to reflect on the 2025 accomplishments, highlighting progress made in economic development, infrastructure, finance and to look ahead in hopes of outlining the ambitious goals for 2026. He reviewed the manner in which the city of Anoka sets goals on a yearly basis and stated he would like the Blaine City Council to move towards this process going forward. He explained he had a list of each individual council goals noting he had also created a list of goals for the city separately, noting this document would serve as an informal guiding document for staff for the coming year. Staff provided further comment regarding the accomplishments from 2025 and the goals for the city for 2026.

Councilmember Robertson stated she appreciated the fact the city council would have the same staff and councilmembers for 2025 and 2026. She acknowledged that while there has been respectful disagreement amongst the council, she appreciated how well council and staff were working together to get things done on behalf of the community.

Councilmember Fleming agreed 2025 was a great year and the council was able to accomplish a great deal. She thanked staff for their tremendous efforts on behalf of the city council and community as a whole.

Councilmember Newland stated he was uncertain how this goal-setting process would work, but after going through the process he greatly appreciated seeing the summary document that was presented by staff. He said he was proud of the council's accomplishments and looked forward to what could be built upon for 2026.

Mr. Thorvig thanked Councilmember Newland for his comments. He then summarized the goals that would be the city's focus for 2026.

Councilmember Massoglia stated he supported the proposed goals for 2026 and explained he would like to know more about how the council would come together when it comes to the city's financial picture. Mr. Thorvig indicated he would be setting up meetings with each councilmember to review the 105th development schedule for 2026.

Councilmember Newland indicated the council would benefit from receiving regular updates on the 105th project, noting he had received numerous calls from the public regarding Invictus and Topsy Steer.

Councilmember Robertson agreed, stating she looked forward to receiving updates from staff on this project. Mr. Thorvig indicated this project has quieted down for the winter, but would be ramping back up in the next 45 days. He noted the developer was looking to hire a PR firm to assist with getting information to the public.

Mr. Thorvig addressed the budget goal noting staff would work to receive a 7-0 vote on the 2027 budget. He indicated he would like to bring back five-year forecasting for the budget, which had been done in the past. He stated alternative revenue sources would be further discussed at the council retreat. He explained customer service levels and resident

expectations would also be discussed to see if there were further ways to reduce the budget.

Councilmember Massoglia stated he appreciated the proposed budget and finance goals. Councilmember Robertson agreed.

Councilmember Newland inquired if the incumbents would be removed from the fire board. City Clerk Sorensen stated there were two open seats on the fire board and appointments should be made in February.

Councilmember Newland indicated he believed the budgeting process that was followed in 2025 was greatly improved.

Councilmember Massoglia commented he would like to see further discussions with public safety and their staffing levels, given the fact this department was a large portion of the city's budget.

Councilmember Robertson discussed how she was working diligently to bring a Trader Joe's to Blaine and was in communication with staff in their corporate office in California. She thanked staff for assisting her with these efforts.

Councilmember Larson questioned where the Trader Joe's would be located. Councilmember Robertson reported the Trader Joe's was proposed to be located in Lexington Meadows next to North Memorial.

Councilmember Larson indicated she did not support a Costco coming into the community. She stated she did not want to see Blaine morphing into Maple Grove as a concrete commerce hub.

Councilmember Robertson thanked Councilmember Larson for this feedback. She indicated there were very few locations in Blaine that a Costco could be located. She stated the only location that may work is the gun club property. She reported if Costco were not to locate on this property, she anticipated the site would be covered with industrial buildings.

Councilmember Ford said he wanted to see the city working to better the entire community and that it was his hope the council could focus on improvements in the Northtown Mall area in 2026.

Councilmember Fleming reported the city has a 20-year plan in place for the Northtown Mall area. She indicated the council wants this area revived, but noted the redevelopment of this area would take time.

Councilmember Robertson stated one of the road blocks that was in place was the new mall owner. She suggested staff provide the council with quarterly updates on the Northtown Mall going forward in order to keep the council apprised of conversations that are being held regarding the Northtown Mall area. She indicated the Northtown Mall area may be better served as a corporate campus that brought in new jobs and amenities to the community.

Councilmember Ford explained he would appreciate receiving updates, noting he was not against high density housing in this area of Blaine and recommended the Northtown Mall remain a priority for the council.

Mr. Thorvig discussed how staff would continue to work to improve council relations and communication between the city council and staff members.

Councilmember Massoglia indicated he would like to see communication between staff and the council continue to grow in the coming year.

Councilmember Robertson asked that the city council remain apprised on the TH65 project. Mr. Thorvig anticipated weekly updates would be given to the council once this project begins.

Councilmember Larson stated she was very nervous about whether the city would receive the 3% sales tax. She asked that staff keep the council informed on this topic as it moves forward at the state level. Mr. Thorvig indicated he would keep the council apprised on this topic.

Mr. Thorvig thanked the council for their feedback and discussion on this topic.

3.4. 2026-018 Council Subcommittee Updates
Sponsors: Erik Thorvig, City Manager

This item was postponed to a future worksession.

4. Other Business

Mayor Sanders returned to the meeting remotely at 7:48PM.

Mr. Thorvig said staff intends to include discussion on the format of open forum at a future worksession meeting.

Police Chief Podany provided the council with an update on the current immigration enforcement and other federal enforcement actions that were occurring in the state. He reported local law enforcement agencies have no role in immigration enforcement and noted the Blaine Police Department would not be assisting with immigration enforcement. He stated the department was not notified when ICE was coming into the community. He explained the department's role would be peacekeeping and keeping people safe. He indicated the department would not be questioning a resident's immigration status. He commented on the mobile field force that could be activated if civil unrest were to occur in the community.

Councilmember Robertson thanked Chief Podany for his update on this matter and noted she would be forwarding any questions she received to the police chief in order for the public to receive a response on this matter given the political nature of this topic.

Councilmember Massoglia requested Chief Podany forward the city's immigration enforcement policy to the council. Police Chief Podany reported he would pass this policy along to the city

council.

Councilmember Larson indicated she did not want to see the city responding to open forum comments, especially if residents begin bringing up immigration enforcement concerns.

Councilmember Robertson agreed, noting she did not want the open forum portion of the meeting leading to inflammatory comments directed towards staff or city councilmembers.

5. Adjournment

The workshop adjourned at 8:04PM.



City of Blaine

City Council Workshop

January 21, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Tom Newland, and Jess Robertson (participating remotely).

ABSENT: Councilmember Chris Massoglia.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Director of Engineering Dan Schluender; City Attorney Eric Larson; Water Resources Coordinator Megan Hedstrom; and City Clerk Catherine Sorensen.

3. New Business

- 3.1. 2026-028** Closed Session Pursuant to MN Statute 13D.05 Subd. (3)(c) to Consider Acquisition of Property Within the 105th Redevelopment Project
Sponsors: Erik Thorvig, City Manager

After a motion and second, the council moved to a closed session pursuant to Minnesota Statute 13D.05 Subd 3(c) to consider the acquisition of property within the 105th Redevelopment Project.

Councilmember Robertson left the workshop meeting at 7:00PM.

Mayor Sanders recessed the workshop meeting at 7:00PM to move to the regular city council meeting.

Mayor Sanders reconvened the workshop meeting at 7:44PM.

3.2. 2026-020 Site 7 - Wetland Banking
Sponsors: Daniel Schluender, Director of Engineering

Water Resources Coordinator Megan Hedstrom reported information on existing wetland banks was presented to the city council on November 17, 2025. Discussion occurred about the current status of Site 7. Staff provided a brief overview of the 2025 Monitoring Report and discussed the upcoming 2026 Maintenance and Restoration Plan within the Blaine Wetland Sanctuary (BWS) Site 7. It was noted the 2025 Monitoring Report has been filed with state agencies and is currently in their review process. She discussed the maintenance that was proposed for the coming spring. Maintenance and restoration contracts will be finalized by the consultant and city staff over the winter and spring for competitive bidding and implementation over the 2026 growing season. Staff noted the city council had set aside \$100,000 for maintenance and monitoring work on the BWS for the coming year. Preliminary recommendations and costs for these plans will be presented for feedback from Council at a future meeting.

Councilmember Newland asked if the reed canary grass was a good or bad plant. Ms. Hedstrom explained the reed canary grass was deemed an invasive species within the BWS.

Director of Engineering Schluender reported staff would bring award of contracts back to the council for consideration later this winter or early spring. He explained staff would be stepping up its communication with the neighbors surrounding the BWS given the fact a controlled burn was planned for the BWS site.

3.3. 2026-027 Open Forum Procedure
Sponsors: Erik Thorvig, City Manager

This item was postponed to a future worksession meeting to allow for full council discussion.

4. Other Business

None.

5. Adjournment

The workshop adjourned at 8:02PM.



City of Blaine

City Council

January 21, 2026 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:08PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

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

ABSENT: Councilmembers Jess Robertson and Chris Massoglia.

Quorum Present.

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

4. Awards - Presentations - Organizational Business

None.

5. Communications

Councilmember Ford commented on the great programs and services that were being offered by Family Promise of Anoka County.

Chief Podany addressed the council regarding the federal law enforcement efforts that were happening in the community and explained the Blaine Police Department was not involved in

immigration enforcement activities, nor has the Blaine Police Department been asked to be involved in these actions. He reported the federal agents were investigating immigration law and do not notify local law enforcement when they come or go from the community. He stated he could not provide legal guidance but encouraged local businesses to consult with their legal counsel for guidance and encouraged residents to research concerns they may have when it comes to federal immigration laws. He indicated the police department was currently working with the schools to ensure the safety of the youth in the community that want to exercise their first amendment rights. He stated if the department observes or becomes aware of something that appears to be misconduct or a civil rights violation, he will report this to the appropriate authorities. He reiterated that as a municipality, local law enforcement does not have jurisdiction over federal law enforcement. He reported if residents observe federal activity that they believe is concerning they are encouraged to contact himself, the Department of Homeland Security, or ICE. He encouraged residents with comments or questions to reach out to him noting the Blaine Police Department cares deeply for the residents of Blaine.

6. Open Forum

Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.

Mayor Sanders opened the Open Forum at 7:14PM.

Bruce Manthei, 4101 99th Avenue NE, shared continued frustrations with the placement of an electrical box at 99th Avenue and Lexington Avenue. He reported this electrical box was four feet nine inches high and was a visual obstruction at this intersection. He commented on how this was a city of Blaine issue. He requested the mayor, city council and staff properly address his concern.

Nicole Mertens-Maxson, 11340 Terrace Road, asked if surveillance or other data would be shared with federal authorities if requested. She reported the residents of Blaine felt the attacks from recent federal immigration enforcement and asked that the city do all they can to keep the residents of Blaine safe.

Marie Gardner, 11325 Yancy Circle, asked about surveillance or other data and questioned if this information would be shared with federal authorities, if requested.

City Manager Thorvig explained questions raised during open forum were not discussed back and forth but rather staff responds to individual speakers after the meeting.

There being no further input, Mayor Sanders closed the Open Forum at 7:20PM.

7. Approval of Consent Agenda:

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

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

Councilmember Newland explained he would be abstaining from voting on Item 7.1 due to a potential conflict of interest.

Motion adopted 4-0-1 (Councilmember Newland abstained).

- 7.1.** 2026-021 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director
- 7.2.** 2026-022 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk
- 7.3.** 2026-023 Motion to Approve Payment to Intuitive Municipal Solutions for Software Licensing, Cloud Hosting, Technical Support and Maintenance
Sponsors: Paul Grosse, IT Manager
- 7.4.** RES 26-21 Resolution Authorizing 2025 Budget Transfers and Amendments for Police Vehicles
Sponsors: Brian Podany, Safety Services Manager/Police Chief
- 7.5.** RES 26-24 Resolution to Authorize the Purchase of a K9 Dog Washing Station Utilizing K9 Donations Funds
Sponsors: Brian Podany, Safety Services Manager/Police Chief
- 7.6.** 2026-025 Motion to Authorize a Three-Year Contract With Jimmy's Johnny's/LRS Recycling Systems for Portable Restroom Services in City Parks
Sponsors: Jerome Krieger, Park and Recreation Director
- 7.7.** RES 26-19 Resolution to Approve Joint Powers Agreement No. C0011862 with Anoka County for Signal Reconstruction and ADA Improvements on Anoka County CSAH 32/Ramsey County CSAH 1 (85th Avenue/County Road J) at Anoka County CSAH 17/Ramsey County CSAH 51 (Lexington Avenue), Project T2610
Sponsors: Daniel Schluender, Director of Engineering

- 7.8.** RES 26-20 Resolution Authorizing Applications for the Community Development Block Grant Program
Sponsors: Jerome Krieger, Park and Recreation Director

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

- 8.1.** RES 26-13 Resolution Granting a Conditional Use Permit to Allow a Fitness Center in a Light Industrial (I-1) Zoning District at 1630 91st Avenue NE #108. Thumos LLC (Case File No. 25-0061/ACK)
Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman stated the applicant is requesting a conditional use permit (CUP) to operate a fitness center in a Light Industrial (I-1) zoning district. Staff commented further on the request and recommended approval with conditions.

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

The applicant discussed how he was working to incorporate faith and fitness into his fitness center. He commented on his proposal further and thanked the council for consideration of his request.

There being no additional public input, Mayor Sanders closed the public hearing at 7:25PM.

Moved by Councilmember Larson, seconded by Councilmember Newland, to adopt a Resolution Granting a Conditional Use Permit to Allow a Fitness Center in a Light Industrial (I-1) Zoning District at 1630 91st Avenue NE #108.

Councilmember Newland asked how many fitness centers were located in the city's industrial parks. Ms. Sellman explained the city has had a handful of requests in recent years, noting the space within the industrial parks was conducive for fitness centers or gyms.

Councilmember Larson stated she supported the proposed faith and fitness center.

Motion adopted unanimously.

9. Development Business

None.

10. Administration

None.

11. Other Business

Councilmember Ford discussed how the current immigration enforcement activities were impacting the students in the community. He encouraged residents to find a way to help their neighbors and friends to get through this difficult time.

12. Adjournment

Moved by Councilmember Newland, seconded by Councilmember Ford, to adjourn the meeting at 7:28PM.

Motion adopted unanimously.



City of Blaine

City Council Workshop

January 26, 2026 | 3:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

Mayor Sanders called the special worksession to order at 3:00PM.

2. Roll Call

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

ABSENT: Councilmember Chris Massoglia

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; Parks and Recreation Director Jerome Krieger; Director of Administrative Services Scott Johnson; City Attorney Eric Larson; and Public Works Director Nick Fleischhacker; Accounting Manager Haley Chapman; City Forester Kris Paulseth; Assistant Public Works Director Jason Grode; Streets Supervisor Pat Parenteau; Parks Supervisor Justin Holmberg; Assistant Finance Director Kyle Stasica

3. New Business

- 3.1.** 2026-27 Closed Session Pursuant to MN Statute 13D.05 Subd. (3)(c) to Consider Acquisition of Property Within the 105th Redevelopment Project
Sponsors: Erik Thorvig, City Manager

After a motion and second, the council moved to a closed session pursuant to Minnesota Statute 13.D.05 subd.(3)(c) to consider acquisition of property within the 105th Redevelopment Project.

- 3.2.** 2026-28 2026 Council Retreat Topics
Sponsors: Erik Thorvig, City Manager

City Manager Erik Thorvig said the city council would be discussing several topics as part of the special worksession retreat and requesting council feedback on the following topics:

- 1.) Pavement management program history, future scope and financing
- 2.) Citywide service levels, including park maintenance, sidewalk plowing, tree management and street maintenance

4. Other Business

None.

5. Adjournment

Mayor Sanders adjourned the special worksession at 8:10PM.



City of Blaine Staff Report

File Number: 2026-28RES 26-23

Agenda Date	Status
February 2, 2026	
In Control	File Type
City Council	Resolution

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 7.3

Resolution to Support Anoka County Submittal of a FY26 BUILD Funding Application for the Trunk Highway 65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

Executive Summary

Anoka County is proposing to submit an application requesting \$25 million in funds from the FY26 BUILD Program to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) improvement project.

Background

The U.S. Department of Transportation (DOT) announced its latest discretionary funding opportunity through the FY26 Better Utilizing Investments to Leverage Development (BUILD) Program, allocating \$1.5 billion to fund projects that improve safety, environmental sustainability, quality of life, mobility, and community connectivity, and economic competitiveness consistent with DOT's strategic goals.

Anoka County is proposing to submit an application requesting \$25 million in funds from the FY26 BUILD Program to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and supporting segments, and necessary local system improvements.

The City of Blaine is a financial partner in the TH65 and CSAH 116 (Bunker Lake Boulevard) Improvement Project, as there are proposed improvements to the city's east and west frontage road network extending from 131st Avenue to 133rd Avenue.

Strategic Plan Relationship

Infrastructure Management is identified as a Strategic Priority.

Board/Commission Review

Not applicable.

Financial Impact

This is just a resolution of support for Anoka County and there is no financial impact to the City of Blaine.

Public Outreach/Input

Not applicable.

Staff Recommendation

Adopt the attached resolution.

Attachment List

None



City of Blaine

Signature Copy

Resolution: RES 26-23

Resolution to Support Anoka County Submittal of a FY26 BUILD Funding Application for the Trunk Highway 65 and CSAH 116 (Bunker Lake Blvd) Improvement Project

WHEREAS, the U.S. Department of Transportation (DOT) announced its latest discretionary funding opportunity through the FY 2026 Better Utilizing Investments to Leverage Development (BUILD) Program allocating \$1.5 billion to fund projects that improve safety, environmental sustainability, quality of life, mobility and community connectivity, and economic competitiveness consistent with DOT's strategic goals; and,

WHEREAS, Trunk Highway 65 (TH 65) is a State Highway that provides an important north south transportation connection in and through the city of Blaine, Ham Lake, and Anoka County; and,

WHEREAS, traffic volumes on TH 65 have been increasing and are expected to continue to increase in the future as the area continues to grow such that congestion is and will continue to negatively impact the ability of the corridor to move traffic; and,

WHEREAS, with traffic volumes, serious and fatal crashes are expected to rise if improvements are not made at TH 65 intersections and along the adjacent supporting local transportation system; and,

WHEREAS, the Minnesota Department of Transportation (MnDOT), the Cities of Ham Lake and Blaine, and Anoka County have continued to work together since 2018 to plan for mobility and safety improvements along the corridor; and,

WHEREAS, Anoka County is leading this phase two investment along the TH 65 corridor within the Cities of Ham Lake and Blaine of which proposed improvements resulted in response to a 2018-2021 Planning and Environmental Linkages (PEL) study lead by MnDOT; and,

WHEREAS, Anoka County is requesting \$25 million in capital funds from the FY26 BUILD Program, to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and supporting segments and necessary local system improvements; and,

WHEREAS, the City of Blaine is a financial partner in the TH 65 and CSAH 116 (Bunker Lake Boulevard) Improvement Project; and,

NOW, THEREFORE, BE IT RESOLVED that the Blaine City Council supports Anoka County's funding application to FY26 BUILD Program, to reconstruct the TH 65 and CSAH 116 (Bunker Lake Boulevard) intersection and supporting segments and necessary local system improvements.

PASSED by the City Council of the City of Blaine this 2nd Day of February, 2026.



City of Blaine Staff Report

File Number: 2026-36RES 26-8

Agenda Date

February 2, 2026

Status

In Control

City Council

File Type

Resolution

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 7.4

Resolution to Receive Petition to Modify Flowerfield Road

Executive Summary

Council is asked to receive a petition to modify Flowerfield Road.

Background

A petition was received on January 15, 2026, from Weston Woods on Rice Creek Association. The petition asks council to consider a reconfiguration of Flowerfield Road going east of Lexington Avenue to close it to through traffic and any means for vehicles to enter or exit at the city border between the City of Blaine and the City of Circle Pines.

This neighborhood has expressed a variety of concerns over this portion of Flowerfield Road (Lexington Avenue to the eastern city limits). The concerns have included traffic volume, traffic speeds, lack of pedestrian facilities, and the rural nature of the roadway section. The item went to the Traffic Commission several years ago and the neighborhood was told to bring a petition forward with the requested improvements that they would want council to consider. Now in 2026, a petition has been submitted with a request to alter Flowerfield Road in such a fashion as to not allow vehicles to enter or exit the Blaine/Circle Pines border.

Strategic Plan Relationship

Board/Commission Review

Not applicable

Financial Impact

Public Outreach/Input

Staff Recommendation

By motion, accept the petition and send item to workshop for further discussion.

Attachment List

1. Flowerfield Road Request Letter
2. Petition - Modify Flowerfield Road



City of Blaine

Signature Copy

Resolution: RES 26-8

Resolution to Receive Petition to Modify Flowerfield Road



Weston Woods on Rice Creek

WHERE NATURE ABOUNDS

January 15, 2026

City Council Members
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

Dear Mayor and Council Members:

Enclosed please find a Petition to Modify Flowerfield Road signed by over 60 percent of the 71 Blaine property owners on, abutting or adjacent to, or on streets intersecting with, that certain portion of Flowerfield Road in the City of Blaine east of Lexington Avenue to the border with the City of Circle Pines.

The Petition asks you to reconfigure Flowerfield Road going east of Lexington so as to close it to through traffic and any means for vehicles to enter or exit at the city border between the City of Blaine and the City of Circle Pines. Certainly, that proposal will be opposed by some, but the hope is that it will be the catalyst for you to really look at addressing the needs of the Blaine Flowerfield Road neighborhood to improve the present situation for current residents and for our expected new neighbors.

Flowerfield Road handles an average daily traffic of 1059 vehicles per day, which accounts for 7413 vehicles per week. The vast majority of the commuters using Flowerfield Road are going to-and-from Circle Pines. It seems entirely possible that between the City of Blaine, the developer of the new homes along Flowerfield Road, the City of Circle Pines and the property owners in the affected neighborhood, something can be done to address the current and expected traffic on Flowerfield Road consistent with the City's Pavement Management Program.

Thank you for your consideration.

Weston Woods on Rice Creek Association
By: Its Board of Directors

ae/brr
Enclosure

City of Blaine's Flowerfield Road Area Homeowners' Petition to Modify Flowerfield Road

We, the undersigned, representing the majority of **Owners** of real property on, abutting or adjacent to, or on streets intersecting with, that certain portion of Flowerfield Road in the City of Blaine east of Lexington Avenue to the border with the City of Circle Pines,

Do hereby Petition the City Council of Blaine, Minnesota, as described herein:

1. As it is currently configured, Flowerfield Road between Lexington and the City's eastern border does not meet the City's commitment pursuant to its Pavement Management Program to maintain its streets "in a condition that provides for functional, safe and efficient travel in a cost-effective manner."
2. That portion of Flowerfield Road is outdated, and not well-suited for either its present or future use and is of concern not only to the owners petitioning herein, but will be of concern to potential residents of a proposed new development on the north side of that portion of Flowerfield.
3. A recent traffic count by the Blaine City Engineering Department measured the traffic on Flowerfield Rd NE and 87th Ave NE near the Circle Pines border east of Ghia St NE for the same period. The traffic count disclosed that Flowerfield Rd NE handled an average daily traffic of 1059 vehicles per day, which accounts for 7413 vehicles per week. On 87th Ave NE for the same period the average daily traffic of 387 vehicles per day, which accounts for 2709 vehicles per week.
4. 87th Ave NE east of Lexington Ave N, located 3 blocks south of Flowerfield Rd NE, is designed for much higher traffic volume and safety with a 44' width, curb and sidewalk versus Flowerfield Rd NE with a 24' width, no curb and no sidewalk. 87th Ave is State Aid Road which aligns with the Circle Pines Canterbury Rd, also a State Aid Road, with a design closely matching 87th Ave NE.
5. Within the City of Blaine, there are 71 homes abutting or adjacent to, or on streets intersecting with, that portion of Flowerfield Road; obviously the daily traffic is overwhelmingly and predominantly to and/or from the City of Circle Pines residents or guests.
6. Sixty-eight (68) of those homes are located within the development known as Weston Woods on Rice Creek; except for Flowerfield Road, the streets within that development (Ghia, Fraizer and 87th Lane) are private streets and are not dedicated to public use; and the substantial volume of traffic on, originating from or heading to

Flowerfield Road adversely affects traffic on those private streets on a frequent and daily basis.

7. The City Engineer outlined a variety of options for upgrade of this portion of Flowerfield Road to meet City standards; however, the assessed cost to the adjoining, adjacent or benefitting properties would be prohibitive to said owners; furthermore, said owners and the City of Blaine should not be expected to incur significant and substantial costs to upgrade Flowerfield which is used predominantly and overwhelmingly by hundreds of residents of Circle Pines, who have other alternatives for access, including 87th Avenue NE and Woodland Road, among others.
8. The sole alternative for the City of Blaine to address the "functional, safe and efficient travel" in a "cost effective manner" is to reconfigure Flowerfield Road east of Lexington so as to close it to through traffic and any means for vehicles to enter or exit at the city border between the City of Blaine and the City of Circle Pines; doing so would address the commitment to existing owners, for expected future Flower Fields development residents and for safety concerns for pedestrians, children, bicyclists and others who are at risk if the existing traffic patterns on Flowerfield are allowed to continue.
9. This alternative would also lessen traffic on intersecting PRIVATE streets which, if not addressed, may require those owners within that area to erect barriers to outside traffic.
10. This alternative is clearly in the best interests of those owners and residents of the City of Blaine who would be affected by this petition should it be accepted and approved as requested.

Now, therefore, the undersigned majority of Owners of real property abutting or adjacent to, or on streets intersecting with, that certain portion of Flowerfield Road in the City of Blaine east of Lexington Avenue to the border with the City of Circle Pines; do hereby **Petition** the City Council of Blaine, Minnesota, as follows:

To undertake to permanently reconfigure and close Flowerfield Rd NE to through traffic and any means for vehicles to enter or exit at the city border between the City of Blaine and the City of Circle Pines and, if necessary, vacate relevant portions of the City's right of way to effectuate said configuration and to take whatever different or further action is necessary to implement this petition request.

In witness hereof, the following undersigned(s) certify that they are **Owners** of real property abutting or adjacent to, or on streets intersecting with, that certain portion of Flowerfield Road in the City of Blaine east of Lexington Avenue to the border with the City of Circle Pines and do hereby approve of said Petition and the requests therein.

Daniel L. Hunt
Owner

8781 Ghia St
Address

1/8/26
Date

Susan M. Podulski
Owner

8804 Ghia St NE
Address

1/08/26
Date

MIKE POLIAK
Owner

4360 57TH LANE
Address

1/8/26
Date

Beth Ann Rowe
Owner

8816 Ghia St NE
Address

1/8/26
Date

Alison Huang
Owner

8857 Fraizer St NE
Address

1/8/26
Date

Raymond Kerkhof
Owner

8845 Fraizer
Address

1/8/26
Date

Katherine Beuning
Owner

8741 Ghia
Address

1/8/26
Date

Linda Wagner
Owner

4384 Flowerfield
Address

1/8/26
Date

Linda Knutson
Owner

8785 Ghia St.
Address

1/8/26
Date

Carlene Carlson
Owner

8815 Fraizer St.
Address

1/8/26
Date

Margaret A. Swenson Taylor
Owner

8885 Fraizer St
Address

1/8/26
Date

Thomas J. Laurin
Owner

8755 Ghia St
Address

1/8/26
Date

Richard McNamara
Owner

8830 Ghia St
Address

1/8/26
Date

David J. Felt
Owner

8824 Ghia St
Address

1/8/26
Date

[Signature]
Owner

4392 87th Lane NE
Address

1/8/26
Date

Daniel J. Anderson
Owner TRUSTEE

8788 Ghia St
Address

1/8/26
Date

James Bennett
Owner

8741 Ghia St
Address

1-8-26
Date

Jeri MANOS
Owner

8724 Ghia St.
Address

1-8-26
Date

Bob & Jeanne Hudson
Owner

8793 Ghia St NE
Address

1/8/2026
Date

[Signature]
Owner

8844 GHIA ST. NE
Address

1/8/26
Date

Lauren R. Bostrom
Owner

8838 GHIA ST. N.E
Address

1/8/26
Date

Lovelie Daniels
Owner

4364 87th LN NE
Address

1/8/26
Date

Andrew Esenjuin
Owner

8873 Fraizer St NE
Address

1/8/26
Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Eileen M. Kere
 Owner

8746 CHA & NE PLAINFIELD
 Address

January 9, 2026
 Date

8746 CHAYA ST NE, BLAINE SS014
Address

Date January 9, 2026

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In witness hereof, the following undersigned(s) certify that they are **Owners** of real property abutting or adjacent to, or on streets intersecting with, that certain portion of Flowerfield Road in the City of Blaine east of Lexington Avenue to the border with the City of Circle Pines and do hereby approve of said Petition and the requests therein.

Linda Lundquist 8704 Ghia St. 1-9-26
Owner Address Date

Evelyn Sordy 8780 Ghia St NE Blaine 1-11-26
Owner Address Date

John Muth 8796 GHIA ST. NE 1-11-26
Owner Address Date

Owner Address Date

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<u>Krystal Lawson</u>	<u>4312 Flowerfield</u>	<u>1-9-2026</u>
Owner	Address <u>Rd.</u>	Date

<u>Lynn R. Swanson</u>	<u>8760 Shina St N.E.</u>	<u>1-10-26</u>
Owner	Address	Date

_____ Owner	_____ Address	_____ Date
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<u>Catherine A. Satern</u>	<u>8733 Ghia</u>	<u>01/09/2020</u>
Owner <u>Catherine A. Satern</u>	Address	Date

_____ Owner	_____ Address	_____ Date
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Virginia Beerwolf
Owner

4348 Flowerfield
Address

1/9/2026
Date

Owner

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Mary A. Greenault 8831 Traiger St NE 01-10-2026
Owner Address Date

Owner Address Date

Owner Address Date

Owner Address Date

Owner Address Date

Owner Address Date

Owner Address Date

Owner Address Date

Owner Address Date

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Sharon M Birnbaum

Owner

8967 Fraizer St NE

Address

1-10-2026

Date

Owner

Address

Date

Owner

Address

Date

Owner

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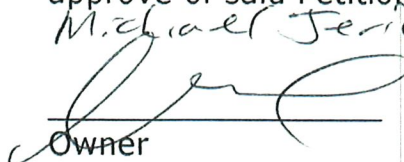
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<u>Michael Jerich</u>  Owner	<u>8795 Fraizer St. NE</u> <u>Blaine, MN 55014</u> Address	<u>1-9-2026</u> Date
Owner	Address	Date
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Owner

8869 FRAIZER ST
BLAINE, MN 55014
Address

09 JAN 2026
Date

Owner

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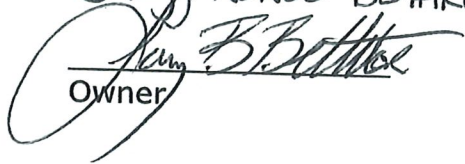
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GARY & RENEE BETHEKE


Owner

8803 FRAIZER ST. NE
Address

JAN 10, 2026
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Peter J. Petrulo

8731 Fryizer S. NE
55014

01.09.26

Owner

Address

Date

Owner

Address

Date

Owner

Address

Date

Owner

Address

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Owner

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Sara Krunau
Owner

8738 Ghia St N.E.
Address

Jan. 10, 2026
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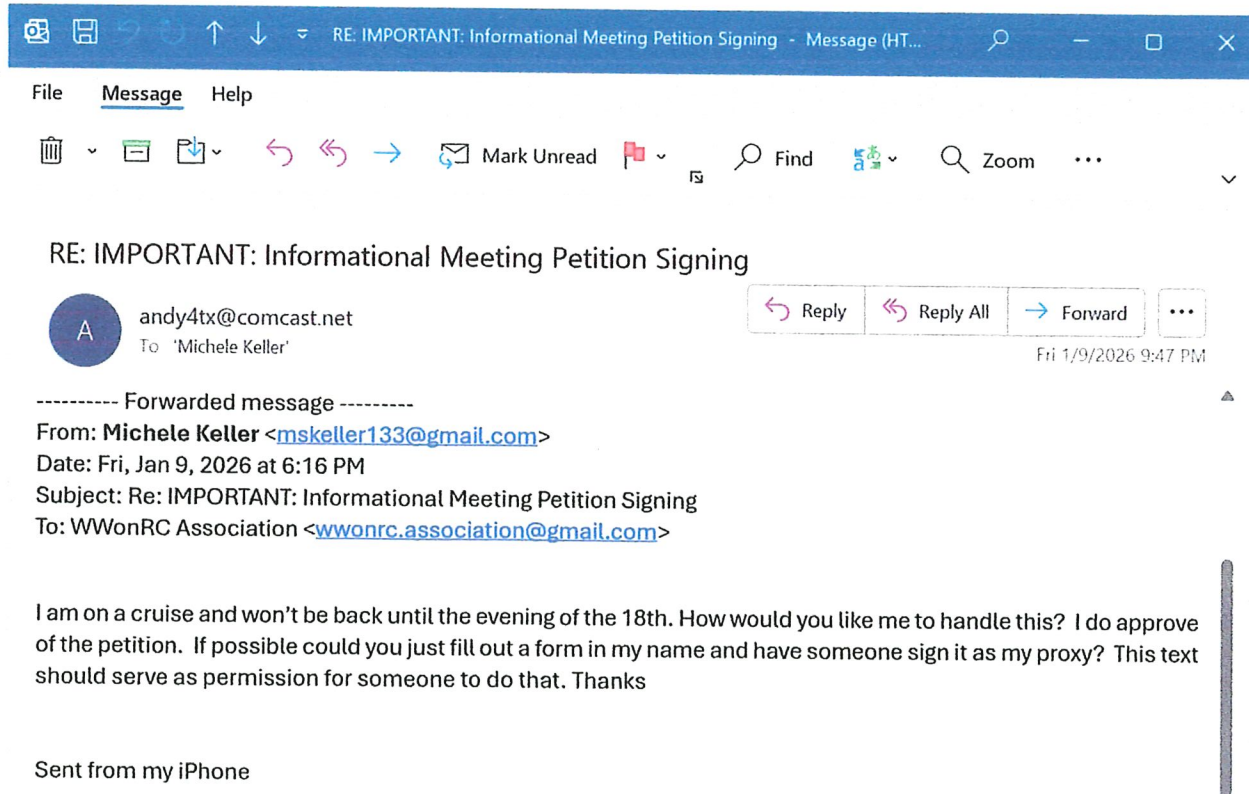
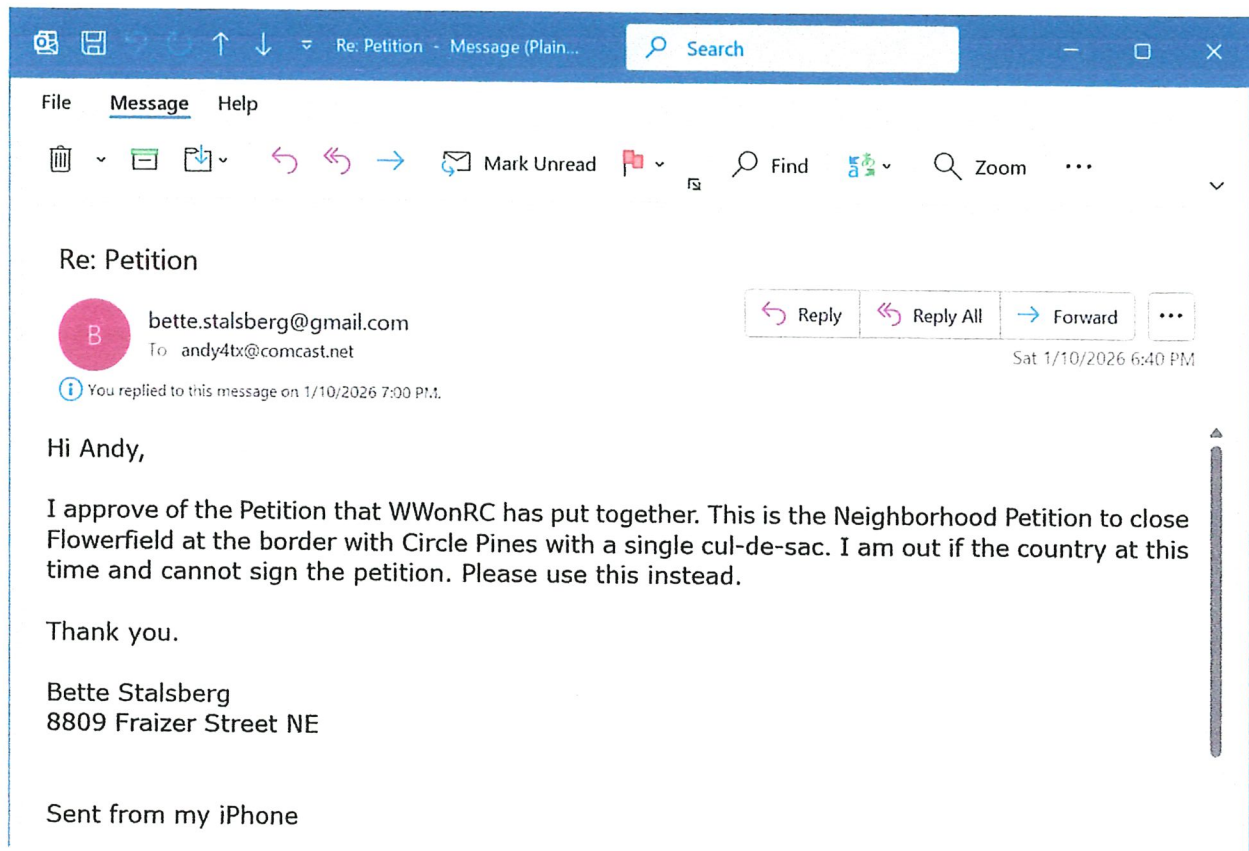
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Robert J. Sullivan
Owner

8710 GHIA ST. NE.
Address

1-10-26
Date

Owner

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Jacalyn Klerzing
Owner

8773 Fraizer St
Address

1-12-2026
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Owner

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Owner

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Date

Robert R. McCool

Owner

8719 Fraizer St

Address

1/12/2026

Date

Susan McCool

Owner

8719 Fraizer St

Address

1/12/2026

Date

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In witness hereof, the following undersigned(s) certify that they are **Owners** of real property abutting or adjacent to, or on streets intersecting with, that certain portion of Flowerfield Road in the City of Blaine east of Lexington Avenue to the border with the City of Circle Pines and do hereby approve of said Petition and the requests therein.

Marijean Rehn
Owner

4336 Flowerfield
Address

1/9/26
Date

AGMUS
Owner

8732 Ghia St
Address

1/10/26
Date

Owner

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Debra Lettgen
Owner

8810 GHA ST NE
Address Circle Pines
55014

1-10-2025
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Owner

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City of Blaine Staff Report

File Number: RES 26-14

Agenda Date	Status
February 2, 2026	
In Control	File Type
City Council	Resolution

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.1

Resolution Granting a Conditional Use Permit Amendment to Add a 10-Foot Tower Extension and 5-Foot Lightning Rod to an Existing Monopole Cell Tower in a Heavy Industrial (I-2) Zoning District at 2201 108th Lane NE. Verizon Wireless (Case File No. 25-0054/ACK)

Executive Summary

Conditional Use Permit (CUP) amendment to add a 10-foot tower extension and 5-foot lightning rod to an existing cell tower in a Heavy Industrial (I-2) zoning district.

Background

Planning Commission Public Hearing	01/13/26
City Council (Conditional Use Permit)	02/02/26
Action Deadline	02/08/26

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

Zoning

The property is zoned I-2 and guided Heavy Industrial (HI).

Surrounding Zoning and Uses

The property and all adjacent properties are zoned I-2 and guided HI. The properties north of 109th Avenue are zoned Development Flex (DF) and guided Low-Medium Density Residential (L-MDR).

Existing Conditions

The property consists of an existing industrial building occupied by Insulation Midwest. The property includes an existing 104-foot tall monopole tower with a 5-foot-high lightning rod. The applicant is proposing to add a 10-foot extension to the existing tower and a 5-foot-high lightning rod, for a total

height of 119 feet.

History

The property obtained a CUP for a 105-foot tall monopole cell tower and a 5-foot lightning rod in 2022.

Evaluation of Request

Site Plan

The applicant is proposing a CUP amendment to install a 10-foot tower extension and a 5-foot lightning rod to the existing monopole cell tower. The applicant has indicated the need to install the 10-foot tower extension to provide uninterrupted service to nearby residents. The applicant states the extension will circumvent the need to construct an additional tower within the city. In addition to the tower extension, the applicant is also proposing the construction of ground-mounted equipment, which includes a generator and equipment cabinets. These will all be located within the fenced-in area.

Cell towers 50 feet or greater in height are required to obtain a conditional use permit and must meet the following requirements listed in section 129-25(b) of the zoning code:

1. The applicant must hold an FCC license to operate the proposed communication system.
 - This is listed as a condition of approval.
2. The applicant shall submit a study which demonstrates that existing municipal water tower sites and co-location with existing facilities are not technically feasible.
 - The applicant has submitted analysis showing the existing cell service conditions and the conditions with the proposed tower.
3. All structures must be monopole.
 - The existing tower is monopole and the proposed extension will also be designed as monopole.
4. All structures must be constructed for co-location at market rate.
 - The applicant has indicated the structure is designed for co-location and will be marketed to other tenants.
5. The applicant must provide proof that the construction and operation of the facilities will not interfere with reception and transmission of radio or television services enjoyed by neighboring residential and non-residential properties.
 - The applicant's narrative explains that the frequencies allocated to cellular providers do not interfere with radio or television services.
6. The structures have no lighting other than what is required by the FAA, FCC, or other governmental bodies.
 - No lighting is proposed.
7. The structures have no signage except as required by state and federal regulations.
 - This is listed as a condition of approval.
8. The structures not be multi-colored and the color be of minimal visibility unless the architectural design or materials that are used, as determined by the City, suggest otherwise.
 - The tower extension is proposed to be constructed of galvanized steel, which is neutral in color and low maintenance.
9. The structures not be located in the designated front yard of a property.
 - The existing tower is located in the side yard.
10. The structure not be within the following distance of any residential structures:
 - a. Three hundred and fifty (350) feet for towers one hundred (100) feet in height or greater.

- b. Three hundred (300) feet for towers greater than eighty (80) feet and less than one hundred (100) feet.
 - c. Two hundred and fifty (250) feet for towers eight (80) feet in height or less.
 - o The proposed tower is 372 feet from the nearest residential structure and is required to be at least 350 feet from all residential structures.
11. The height of any structure does not exceed one hundred fifty (150) feet. The proposed extension will result in a total height of 119 feet.
12. The structures be placed with a minimum setback from all lot lines equal to the height of the proposed structure, unless a qualified structural engineer specifies in writing that the collapse of any antenna or tower will occur within a lesser distance under all foreseeable circumstances.
 - o Towers may not be located within the building setback areas of the underlying zoning district. The existing tower is located 35 feet from the side property line, meeting the 15-foot building setback. A collapse analysis indicating the 119-foot tower will collapse within 35-feet of this setback area will be required at building permit submittal, and the applicant is aware of this requirement. The existing fenced-in area meets all setbacks, and the proposed equipment will be located within this fenced-in area.
13. The owner agrees to remove the structure within twelve (12) months after terminating transmission from the facility.
 - o This has been included as a condition of approval.

Tree Preservation

No trees are proposed to be removed with this application.

Engineering Analysis

Grading/Storm Drainage

The proposed cell tower extension and installation of additional ground equipment will not require any additional grading of the property nor any additional storm water drainage changes.

Wetlands/Watershed

There are no wetlands on the property. The proposed cell tower extension and installation of additional ground equipment will not require any review by the watershed district.

Access/Street Design/Sidewalks/Trails

The cell tower area has an existing access to 108th Lane NE. No additional access will be granted. The proposed cell tower extension and installation of additional ground equipment will not require any street design, sidewalk or trail installation.

Easements/Right-of-way/Permits

The proposed cell tower extension and installation of additional ground equipment will not require any additional easements nor right-of-way. The project will be required to obtain any necessary additional 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 extension will not impact 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 extension is compatible with the surrounding heavy industrial uses.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The tower extension is designed to have minimal visible impact while achieving the desired improvement in service.
4. The use, in the opinion of the city council, shall be reasonably related to the overall needs of the city and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use is compatible with the heavy industrial zoning district and meets the requirements of section 129-25 to balance the needs for telecommunications technology with the desire to reduce the impacts of such facilities.
6. The use shall not be in conflict with the comprehensive plan of the city.
 - The proposed tower 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.

Attachment List:

Zoning and Location Map

Narrative

Coverage Map

Site Plans

Unapproved Planning Commission Minutes 1/13/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit amendment. No one spoke at the public hearing. The meeting minutes are attached for reference.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 011326



City of Blaine

Signature Copy

Resolution: RES 26-14

Resolution Granting a Conditional Use Permit Amendment to Add a 10-Foot Tower Extension and 5-Foot Lightning Rod to an Existing Monopole Cell Tower in a Heavy Industrial (I-2) Zoning District at 2201 108th Lane NE. Verizon Wireless (Case File No. 25-0054/ACK)

WHEREAS, an application has been filed by Verizon Wireless as Conditional Use Permit Case File No. 25-0054 for a tower extension; and

WHEREAS, said case involves the property described as follows:

Lot 7, Block 3, Radisson Industrial Park

WHEREAS, the Blaine Planning Commission held a public hearing on January 13, 2026, and recommended approval regarding said Conditional Use Permit Amendment; and

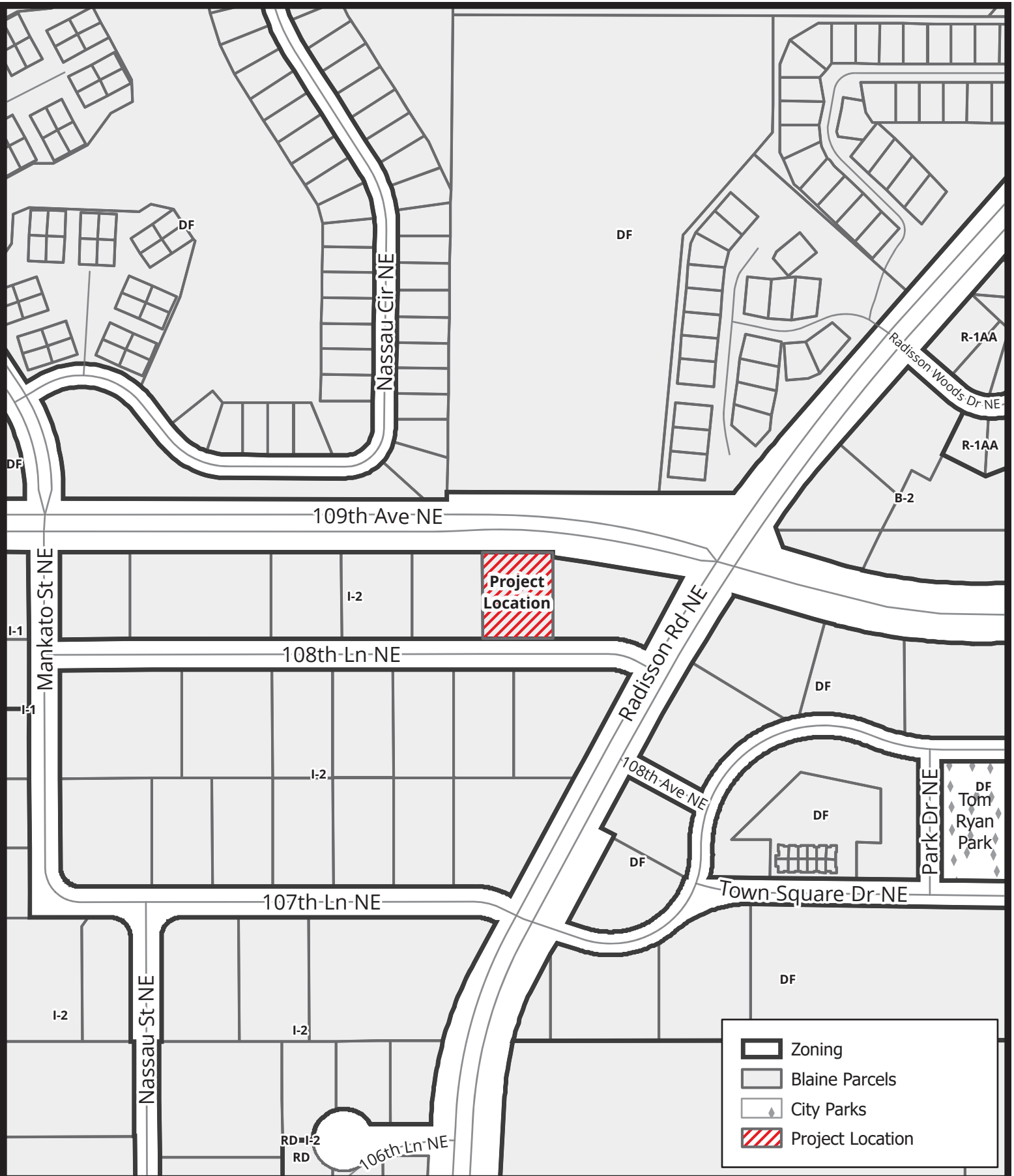
WHEREAS, the Blaine City Council has reviewed said case on February 2, 2026; and

WHEREAS, the criteria identified in Section 101-4 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 101-4 and 129-25(b) of the zoning ordinance to add a 10-foot tower extension and 5-foot lightning rod to an existing monopole cell tower for a total height of 119 feet in a Heavy Industrial (I-2) zoning district with the following conditions:

1. The applicant must maintain an FCC license to operate the facility.
2. No lighting is permitted.
3. No signage is permitted, except as required by state and federal regulations.
4. The structure shall be removed within 12 months of termination of transmission from the facility.
5. The proposed equipment must be located within the existing fenced-in area.
6. The applicant shall file all paperwork required by the FAA.
7. A written statement confirming the 119-foot tower will fall within a 35-foot radius must be submitted with the building permit application. This statement must be signed by a qualified structural engineer.
8. Resolution 22-141 is null and void with approval of this CUP.

PASSED by the City Council of the City of Blaine this 2nd day of February, 2026.



Case File No. 25-0054 **Verizon Wireless**

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



BlaineMN.gov

0 0.02 0.04 0.09 Miles

Scale: 1:3,878



Chad M. Skinner
12106 Ridgeview Drive
Urbandale, Iowa 50323

City of Blaine
Planning Department
Attn: Shawn L. Kaye, Planner
10801 Town Square Drive NE,
Blaine, MN 5549

*RE: Proposed Extension to Existing Monopole located at 2201, 108th Lane N.E.
Parcel ID: 21-31-23-12-0007*

December 2, 2025

Dear City of Blaine:

Nevco Wireless, on behalf of the applicant, Cellco Partnership (dba "Verizon Wireless"), has finalized an agreement with the owner of this tower site, Vertical Bridge, to colocate cellular equipment on the property. As per the original permitting of this tower site in 2022, the tower site is engineered to support multiple cellular carriers to provide clear and uninterrupted wireless telecommunications services to the City of Blaine and the surrounding area.

The tower site was originally permitted and constructed pursuant to Sections 33.17 (Telecommunications Antennas and Towers) and Section 27.04 (Conditional Use Permits) of the City of Blaine Zoning Ordinance. The original materials submitted to the city reflected a monopole structure which could be extended ten feet. The purpose of the enclosed application and supporting materials is to formally amend the existing conditional use permit to allow for the installation of the pre-engineered height extension.

The enclosed application and supporting materials mirror the prior submittal materials provided by LLC Telecom Services and Vertical Bridge. I look forward to working with you and Verizon Wireless looks forward to improving their network in the City of Blaine.

Regards,

Chad M. Skinner

Chad M. Skinner
Site Acquisition Agent
Representing Verizon Wireless
515-720-6361

Narrative Overview

Cellco Partnership (“Verizon Wireless”) requests approval of amendment to a previously granted conditional use permit that allowed for the construction of a one hundred and five-foot (105’) monopole tower with a five-foot lighting rod (5’). All as per file number RES 22-141. The existing monopole structure is located at 2201 108th Lane N.E. The original structure was designed and permitted to be a colocatable structure, as well as being an extendable structure. Verizon Wireless, in coordination with Vertical Bridge, proposes extending the tower structure ten feet (10’) as per the original engineering design of the monopole. It is worth noting here that the original pole is actually one hundred and four feet tall, not 105 feet – please see the original manufacturers tower drawings that are included herein. A new five foot (5’) lightning rod will be placed at the top of the structure, resulting in a total above ground height of one-hundred and nineteen feet (119’).

The existing facility is in an I-2 Heavy Industrial zoning district. Pursuant to sections 27.04 (Telecommunications antennas and tower) and section 33.17 (Conditional Uses), mobile service facilities are allowed in this district as a conditional use. RES 22-141 permitted the original installation of the monopole structure and Verizon Wireless is seeking approval to amend the existing conditional use permit.

The colocation and extension of the monopole structure is necessary for Verizon Wireless to provide the best possible uninterrupted wireless services to the residents and visitors of the City of Blaine and the surrounding area. All wireless networks operate on a grid or “cellular” system where overlapping cells mesh together, forming a seamless network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed location coupled with the proposed height extension will allow Verizon Wireless to achieve its network design goals and avoid the need for the construction of an additional wireless support structure in the area.

In addition to the tower extension and installation of tower mounted equipment, Verizon Wireless, will be placing ground mounted equipment near the base of the tower. All of the proposed ground-based equipment will be housed within the existing fenced in

area which is leased by Vertical Bridge. No changes are proposed to the existing fencing system surrounding the tower.

Once the installation is completed by Verizon Wireless, the installation will be visited approximately once per month by a service technician. Access will be via the existing easement already in place on the property. Power and fiber optic utilities will be needed by Verizon Wireless and coordination with local service providers has already taken place to ensure the plans prepared as part of this application are accurate in terms of depiction of the routing and placement of utility infrastructure improvements. As noted in the original application for the site, the facility is monitored and alarmed to ensure each cellular carrier is notified in the event of security breaches or equipment malfunctions.

In accordance with FCC regulations, the Verizon Wireless facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. Wireless technology has become a vital part of emergency services, aiding residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance goals of providing the most reliable wireless coverage possible in this area.

The proposed extension to the monopole will be designed and constructed to meet all applicable governmental and industry safety standards. The proposed ground-based equipment will also be designed and constructed to meet all governmental and industry safety standards. Specifically, Verizon Wireless will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

Nevco Wireless, on behalf of Verizon Wireless, looks forward to working with the City of Blaine to bring the benefits of the proposed improved wireless services to the area. The improvements to the facility will ensure the best uninterrupted wireless services for the City of Blaine. This application addresses all standards of the City of Blaine Zoning Ordinance and satisfies the requirements of both 27.04 (Telecommunications antennas and towers) and 33.17 (Conditional Uses).

Conditional Use Permit Standards

(a)

Criteria for granting conditional use permits. In granting a conditional use permit, the Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

(1) The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility. The only utilities necessary are power and telco, which are available at or near the site. Therefore, there will be no burden to the community or the 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. (Ord. No. 20-2447, 7-20-2020)

The proposed improvements to the existing wireless telecommunications facility will be designed, constructed, operated and maintain so as not to diminish the opportunity for surrounding properties to be used to be used and developed as zoned. The property is in a heavy industrial district and the area is substantially developed at this point. The property is far removed from residential uses and other aesthetically sensitive areas. The site does not generate noise or traffic which would be detrimental to surrounding properties. The applicant's use is appropriate in this district and will not change the intended character of the district.

(3) The use shall have an appearance that will not have an adverse effect upon adjacent properties.

The proposed improvements to the wireless telecommunications facility will be designed, constructed, operated and maintain so as not to diminish the opportunity for surrounding properties to be used to be used and developed as zoned. The use will support other uses in the area by improving communication services to adjacent

businesses. Improvements to the existing monopole is the least intrusive option for Verizon Wireless to improve its service to the area.

(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.

Enhanced wireless communications will have a positive influence on the development of this area. As many people remove landlines from their residences and businesses increase reliance on technology, wireless telecommunications are critical. The use is also vital for emergency services. Therefore, having robust wireless services is essential for the normal and orderly development of the area and supports the overall needs of the city.

(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 proposed improvements to the wireless telecommunications facility at this location is consistent with the purposes of Chapter 23 of the City of Blaine Zoning Ordinance. Improved communications will promote the health, safety and general welfare of Blaine residents and visitors. In addition, the installation will assist the city in meeting the goal of facilitating the establishment of public requirements, including communications services. The purpose of the 1-2 (Heavy Industrial) District is outlined at Chapter 31.21. This district is the least restrictive zoning district in the City of Blaine and is intended for the development of heavy industrial uses. The proposed facility is compatible with this section of the ordinance.

(6) The use shall not be in conflict with the comprehensive plan of the City.

The 2040 Comprehensive Land continues to classify this area as appropriate for heavy industrial uses. The Conditional Use amendment will be in harmony with the spirit and intent of the City of Blaine Zoning Ordinance in providing public safety communication with the minimal footprint of an unstaffed utility structure requiring no services from the city itself. Wireless telephones provide an alternate communication system which has repeatedly proven its effectiveness in emergency situations and is commonly being utilized by police and fire departments to protect the general public's health, safety and welfare. Therefore, the granting of the Conditional Use amendment will be in conformance with the general and specific purposes imposed by the City of Blaine Ordinance and the Official Comprehensive Plan and will enhance wireless telecommunications coverage which will have a positive influence on the area.

(7) The use will not cause traffic hazard or congestion.

A wireless telecommunications facility is unstaffed, there will be no impact on the existing traffic nor will there be any traffic hazards generated. After construction is complete, maintenance personnel will only visit the facility once or twice a month in a fleet vehicle. Existing parking at the subject property is more than adequate for the expected infrequent maintenance visits to this site.

(8) The use shall have adequate utilities, access roads, drainage and necessary facilities.

No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility. As indicated above, the only necessary utilities at the site will be power and fiber optics, both of which are readily available. Therefore, there will be no additional requirements at public cost.

Section 101-13 – Height Limitations and communications antennas.

Height Limitations, as set forth in this ordinance, shall not apply to church spires, flag poles, and municipal water towers and attachments, including antennae. Any structure over fifty feet (50') in height from ground level shall require a conditional use permit. Communication antenna, no greater than fifty feet (50') in height, are permitted in any zoning district and must be located in the rear yard or on the principal structure and meet a twenty (20) foot setback from the side and rear property lines. Freestanding communication antennae over fifty feet (50') in height shall also be regulated by the standards outlined in Section 33.17(b). Any structure over one hundred fifty (150') feet in height from ground level shall not be permitted, unless specifically permitted in another section of the zoning ordinance. (Ord. No. 97-1673, amended 9-4-1997; Ord. No. 98-1761, amended 12-17-1998)

(b) Free standing communication antennae that are greater than fifty (50) feet in height are only permitted through conditional use permit and are subject to the following standards: (Ord. No. 97-1673, amended 9-4-1997; Ord. No. 98-1761, amended 12-17-1998)

The proposed tower extension is for a 114'-0" monopole tower with a 5'-0" lightning rod for a total height of 119'-0". Vertical Bridge will be in compliance with all of the above provisions.

(1) The applicant must hold an FCC license to operate the proposed communication system.

As the owner of the tower, Vertical Bridge is in compliance with all state, federal and local codes. The site is in compliance with all regulations of the FCC. Verizon Wireless does hold FCC licenses to operate the proposed colocation installation on the existing facility.

(2) The applicant shall submit a study which demonstrates that existing municipal water tower sites and colocation with existing facilities are not technically feasible.

The applicant has submitted radio frequency engineering propagation maps that detail the need for the site in this particular location.

(3) That all structures must be monopole.

The existing structure is a monopole and the proposed extension will not alter the nature of the structure.

(4) That all structures must be constructed for co-location at market rate.

Vertical Bridge confirmed via the original CUP application that the proposed wireless telecommunications facility will be provided for those wishing to co-locate. Vertical Bridge is in the business of erecting towers for various carriers and leasing the towers to additional carriers and they will encourage the shared use of the proposed tower. This CUP amendment application supports this fact.

(5) That the applicant must provide proof that the construction and operation of the facilities will not interfere with reception and transmission of radio or television services enjoyed by neighboring residential and non-residential properties.

Vertical Bridge and all carriers co-locating on the proposed wireless telecommunications facility will meet all federal and state regulations. The carriers operate on distinct frequencies regulated by the FCC and do not interfere with radio frequency users. Verizon Wireless will specifically comply with all federal and state regulations concerning their licensed spectrum usage.

(6) That the structures have no lighting other than what is required by the FAA, FCC, or other governmental bodies.

The FAA approval for the proposed tower extension has been obtained and no lighting is required.

(7) That the structures have no signage except as required by state and federal regulations.

The structure will have no signage except as required by state and federal regulations.

(8) That the structures not be multi-colored and the color be of minimal visibility unless the architectural design or materials that are used, as determined by the City, suggest otherwise. (Ord. No. 08-2166, amended 10-16-2008)

All materials used in the construction and co-location will be in accordance with all local building requirements.

(9) That the structures not be located in the designated front yard of a property.

The structure is not located in the designated front yard of the property. None of the proposed improvements will alter the front yard.

(10) That the structure not be within the following distance of any residential structures: (Ord. No. 98-1761, amended 12-17-1998; Ord. No. 08-2166, amended 10-16-2008; Ord. No. 11-2221, amended 3-17-2011)

- a. Three hundred and fifty (350) feet for towers one hundred (100) feet in height or greater.
- b. Three hundred (300) feet for towers greater than eighty (80) feet and less than one hundred (100) feet
- c. Two hundred and fifty (250) feet for towers eight (80) feet in height or less.

Extension of the tower to 119 feet total will not impact the previously approved conditional use permit and the fact that the existing facility is greater than 350 feet from any residential structure.

(11) That the height of any structure does not exceed one hundred fifty (150) feet.

The existing monopole with the lighting rod measures one hundred nine (109') feet in total height and is not within 350 feet of any residential structures. The proposed tower extension will result in a tower of one hundred fourteen feet (114') with a five-foot lighting rod for a total height of 119 feet (119').

(12) That the structures be placed with a minimum setback from all lot lines equal to the height of the proposed structure, unless a qualified structural engineer specifies in writing that the collapse of any antenna or tower will occur within a lesser distance under all foreseeable circumstances. Towers may not be located within the building setback areas of the underlying zoning district.

Vertical Bridge provided engineering documentation of a limited “fall zone” in its original CUP application. Similar documentation specific to the tower extension is included with this application. The tower extension will not have any impact on the setback areas as the base of the monopole structure will not be relocated.

(13) That the owner agrees to remove the structure within twelve (12) months after terminating transmission from the facility.

Vertical Bridge previously agreed to comply with all removal requirements in the original CUP application.

(c) Communication antennae attached to or on top of existing buildings may exceed the height limitations of the district when the following standards are met:

(1) The applicant must hold an FCC license to operate the proposed communication system;

This code language is specific to colocation on a building and does not appear to be applicable. However, Verizon Wireless will comply with all state, federal and local codes, including FCC requirements.

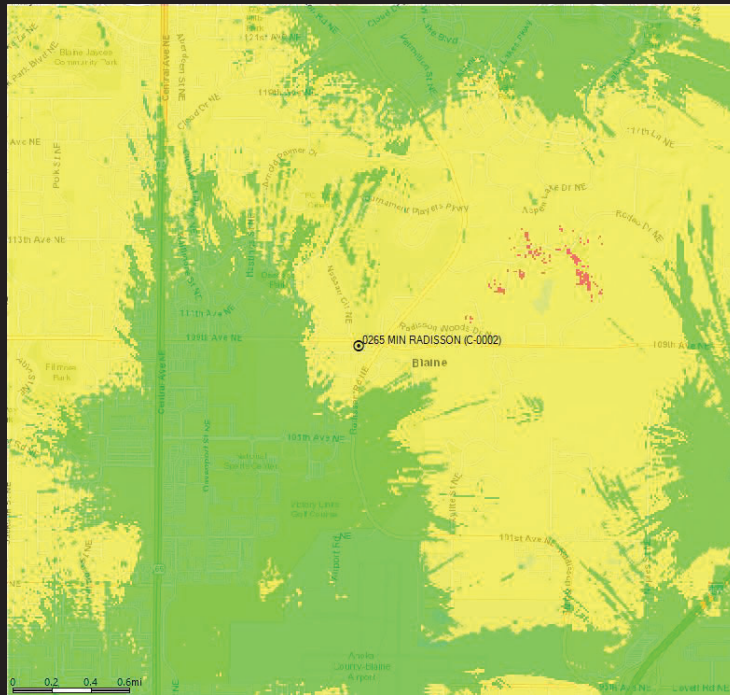
(2) Building mounted antennas shall not extend more than ten (10) feet above the roof and must be setback at least five (5) feet from the roof edge; and

This site is a proposed monopole structure; therefore, this provision does not apply.

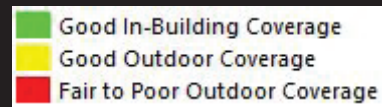
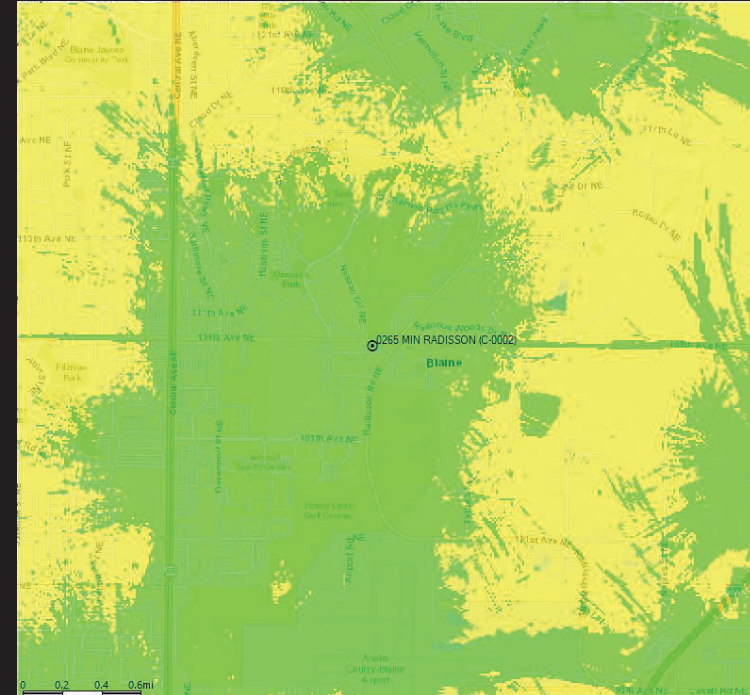
(3) Wall or facade mounted antennae shall not extend more than five (5) feet above the roof.

This site is a proposed monopole structure; therefore, this provision does not apply.

EXISTING



PROPOSED





MIN RADISSON NEW BUILD

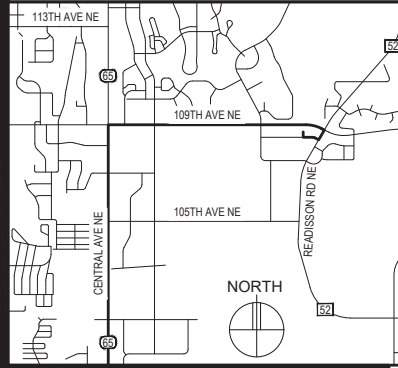
PROJECT INFORMATION

SITE NAME: MIN RADISSON
SITE ADDRESS: 2201 108TH LANE NE
BLAINE, MN 55449
COUNTY: ANOKA
LATITUDE: N 45° 10' 03.40"
LONGITUDE: W 93° 12' 51.13"
DRAWING BASED ON
RFDS DATED: 03-07-25
CONSTRUCTION TYPE: IIB
SITE AREA: 15' X 24' = 360 S.F.

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION & SHEET INDEX
A-1	SITE PLAN, DETAIL INDEX & PHOTO
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN & NOTES
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING & UTILITY NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
-	SURVEY (1 SHEET)

VICINITY MAP



MAP DATA ©2023 GOOGLE

LOCATION SCAN



ISSUE SUMMARY

REV	DESCRIPTION	SHEET/DETAIL
A	ISSUED FOR REVIEW 09-11-25	ALL
B	ISSUED FOR OWNERS REVIEW	ALL

DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
RF ENGINEER	JORDAN ALSTAD	09-16-25
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER	BRIAN NELSEN	09-17-25

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE
LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW		
☐ NO CHANGES.	☐ CHANGES NEEDED. SEE COMMENTS.	

CONTACTS

LESSOR / LICENSOR: VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE #200
BOCA RATON, FL 33487
MATTHEW BONFANTE (561) 406-4023

LESSEE: VERIZON WIRELESS
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
CONSTRUCTION DEPT (952) 946-4700

POWER UTILITY
COMPANY CONTACT: CONNEXUS ENERGY
14601 RAMSEY BLVD NW
RAMSEY, MN 55303
CANDY SWENSON (763) 323-2650

TELCO UTILITY
COMPANY CONTACT: T.B.D.

DESIGNER: DESIGN 1 OF EDEN PRAIRIE
9973 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299

SURVEYOR: WIDSETH
610 FILLMORE STREET - PO BOX 1028
ALEXANDRIA, MN 56308-1028
320-762-8149

STRUCTURAL ENGINEER: (TOWER) ADVANCED TWR. STRUCTURAL SOLUTIONS
15257 WATERLEAF LANE
DELRAY BEACH, FL 33446
NITESH AHUJA, P.E. (574) 540-9079

STRUCTURAL ENGINEER: (MOUNT) HERZOG ENGINEERING
1334 81ST AVENUE NE
SPRING LAKE PARK, MN 55432
(612) 844-1234

GEOTECHNICAL
ENGINEER: N/A

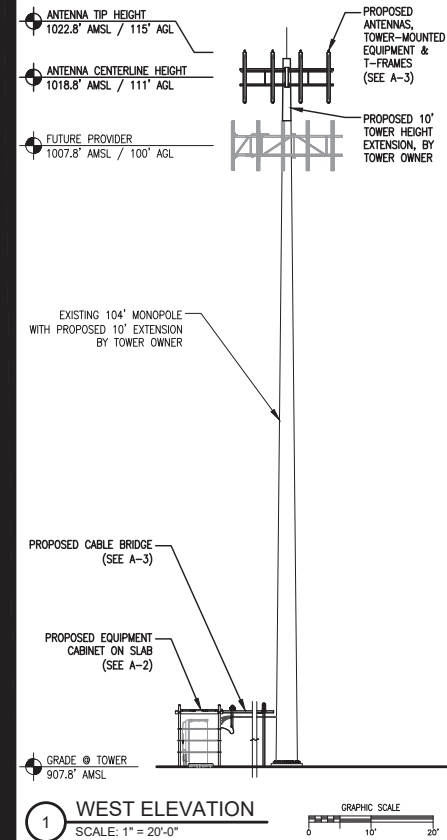
NOTES:
1. NO STRUCTURAL ANALYSES FOR THE TOWER OR FOUNDATION HAVE BEEN PERFORMED AS PART OF THESE DRAWINGS. THE STRUCTURAL ANALYSES FOR THE TOWER AND FOUNDATION ARE BY ADVANCED TOWER STRUCTURAL SOLUTIONS, LLC, AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
2. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT THAT AUTHORIZED THE ANALYSIS, AND NOTIFY DESIGN 1 IMMEDIATELY OF THE ISSUE.
3. THE STRUCTURAL DESIGN FOR THE MOUNTS (BY OTHERS) SHALL BE PER THE VERIZON NETWORK STANDARD NSTD-445. ALL LOADING AND DESIGN SHALL BE PER THE TIA-222-H STANDARD.
4. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE PERFORMANCE OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.

TOWER ELEVATION

OVERALL HEIGHT (PER STRUCTURAL ANALYSIS): 119' AGL

NOTES:
1. PROPOSED ANTENNAS, T-FRAMES/PLATFORM & FEEDLINES TO BE INSTALLED IN ACCORDANCE W/ TOWER ANALYSIS DATED 08-27-25 BY ADVANCED TOWER STRUCTURAL SOLUTIONS, LLC, PROJECT #P-074144 & PER MOUNT CLASSIFICATION DATED 04-24-25 BY HERZOG ENGINEERING LLC, PROJECT #251184.
2. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.

EXISTING 104' TALL TOWER WITH 4'-3" LIGHTNING ROD TO BE EXTENDED BY TOWER OWNER TO 114' AND A 5' LIGHTNING ROD. OVERALL HEIGHT TO TOP OF LIGHTNING ROD TO BE 119' ogl



1334 81ST AVE NE
SPRING LAKE PARK, MN 55432
(612) 844-1234
WWW.HERZOGENGINEERING.COM

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

SIGNATURE: *Joshua Herzog*

NAME: Joshua Herzog

DATE: 10/31/2025

LICENSE NUMBER: 42392

HE #: 251184



9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1NEP.COM



10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(952) 946-4700

PROJECT
17298708
LOC. CODE: 5000968918

MIN
RADISSON

2201 108TH LANE NE
BLAINE, MN 55449

SHEET CONTENTS:
CONTACTS
ISSUE SUMMARY
SHEET INDEX
DEPARTMENTAL APPROVALS
LESSOR APPROVAL
PROJECT INFORMATION
AREA & VICINITY MAPS
GENERAL NOTES

DRAWN BY: JP
CHECKED BY: TRB
REV. A 09-11-25
REV. B 10-31-25

T-1

GENERATOR TYPE:
DIESEL

FROST DEPTH DESIGN =
4'-0" MIN. OR EXTENDING
BELOW THE FROST LINE
OF THE LOCALITY,
WHICHEVER IS GREATER

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
SLAB	SLAB WITH 3 CABINETS
GEN 1.4	30REOZK: DIESEL GENERATOR W/ ICE SHIELD
3.1	CABLE BRIDGE SECTION
4.3	CABLE BRIDGE ELEVATION
7.1	GPS MOUNTING DETAIL (DETAIL 2)
8.1	TELCO ENTRY DETAIL
9.1	CMFH DETAIL
10.8	ONE-LINE ELECTRICAL DIAGRAM



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

SIGNATURE: *Joshua Herzog*
NAME: Joshua Herzog
DATE: 10/31/2025
LICENSE NUMBER: 42392
HE #: 251184

DESIGN 1
9973 VALLEY VIEW RD.
EDEN PRAIRIE, MN 55344
(952) 903-9299
WWW.DESIGN1EP.COM

verizon
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(952) 946-4700

PROJECT
17298708
LOC. CODE: 5000968918

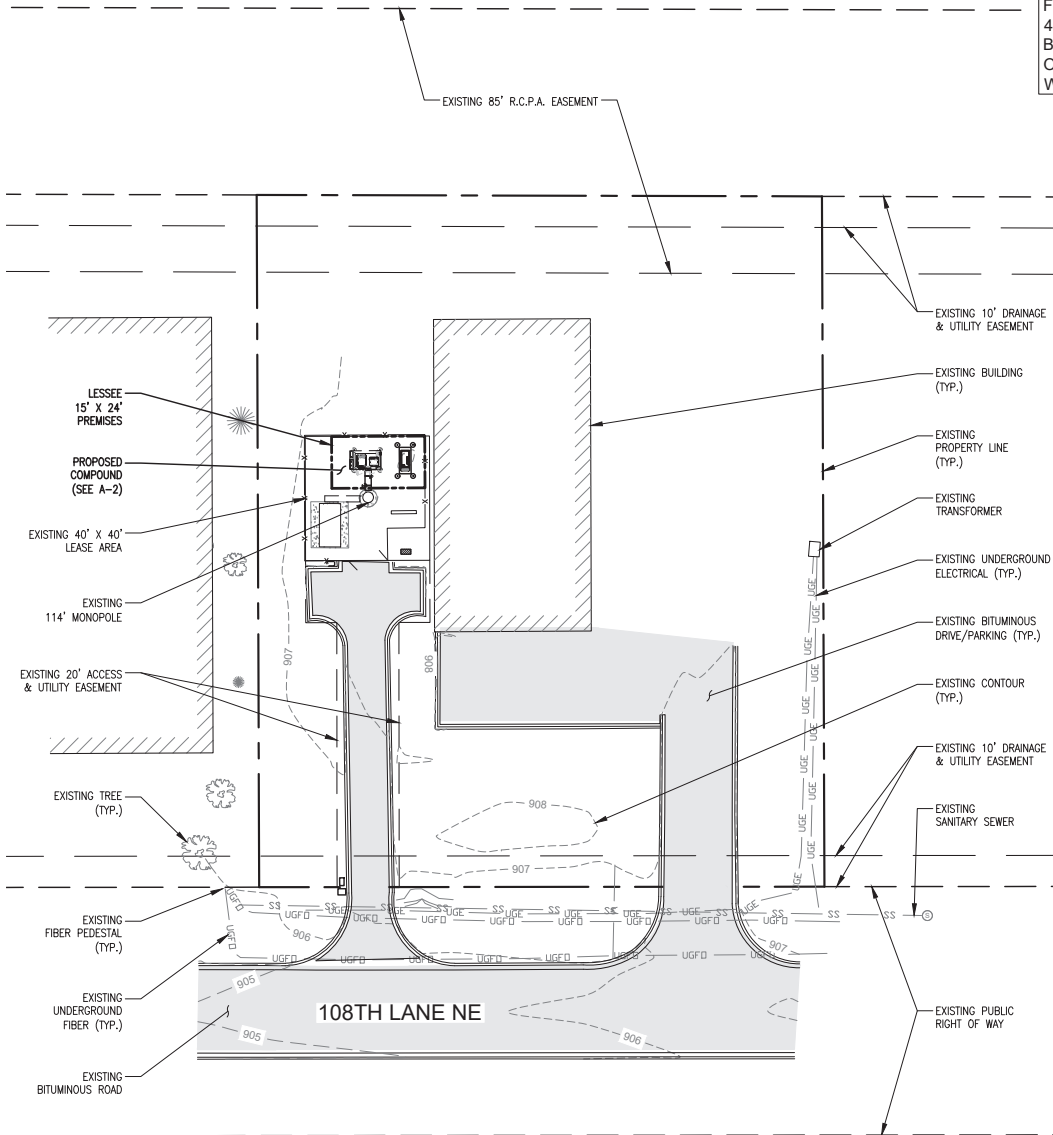
MIN
RADISSON

2201 108TH LANE NE
BLAINE, MN 55449

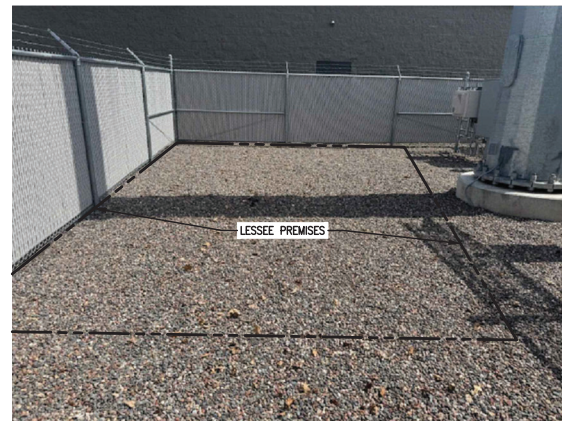
SHEET CONTENTS:
SITE PLAN
DETAIL INDEX
PHOTO

DRAWN BY: JP
CHECKED BY: TRB
REV. A 09-11-25
REV. B 10-31-25

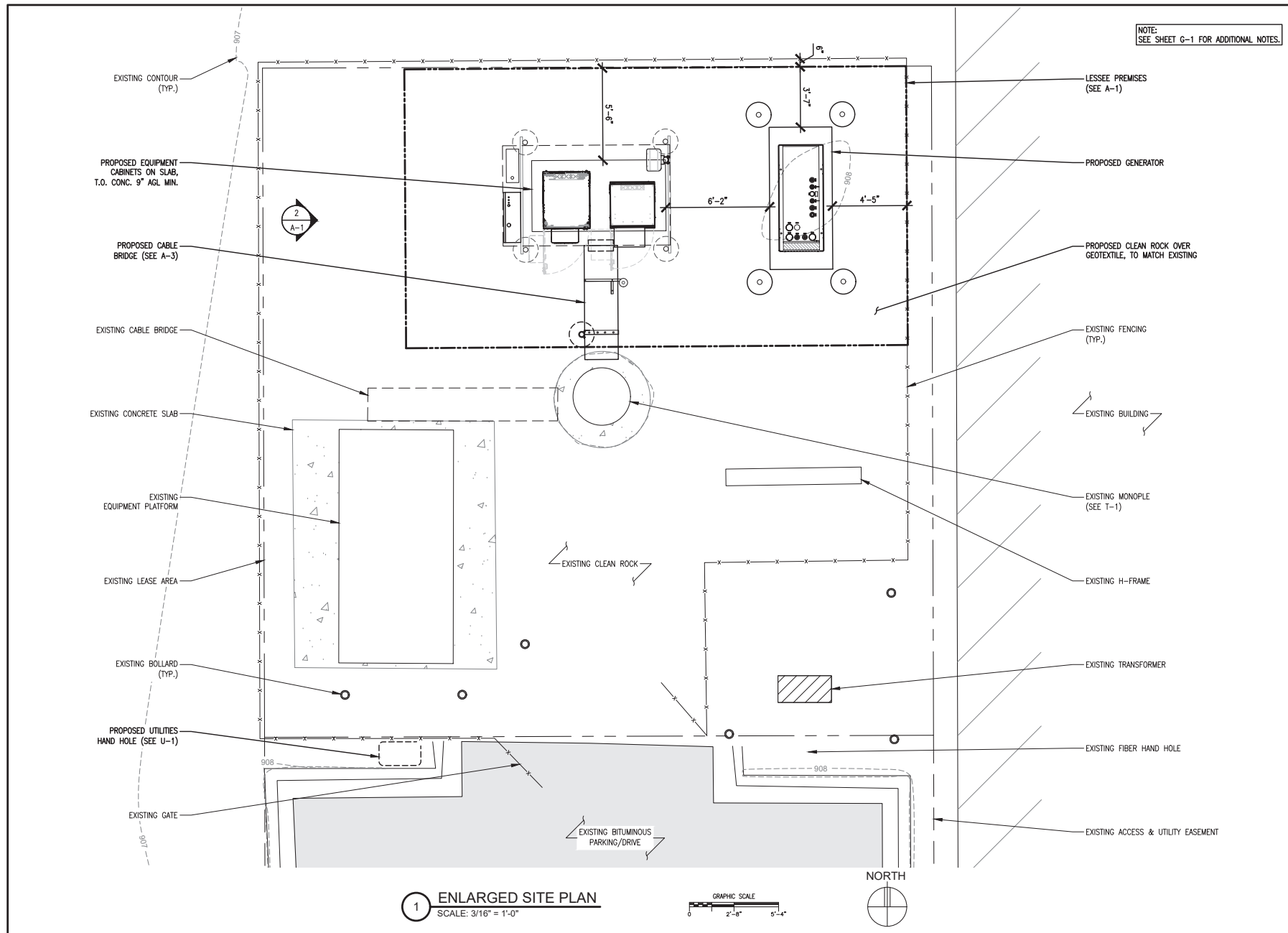
A-1



1 SITE PLAN
SCALE: 1" = 40'-0"



2 PHOTO - COMPOUND
VIEW: LOOKING EAST



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

SIGNATURE: *Joshua Herzog*

NAME: Joshua Herzog

DATE: 10/31/2025

LICENSE NUMBER: 42392

HE #: 251184



PROJECT
17298708
LOC. CODE: 5000968918

MIN
RADISSON

2201 108TH LANE NE
BLAINE, MN 55449

SHEET CONTENTS:
ENLARGED SITE PLAN

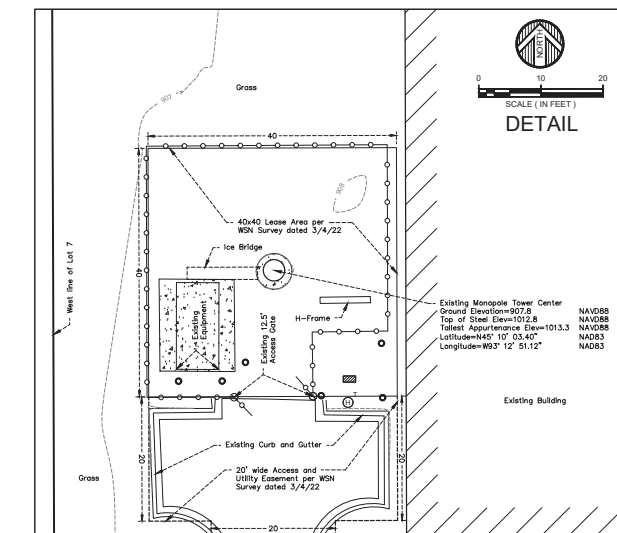
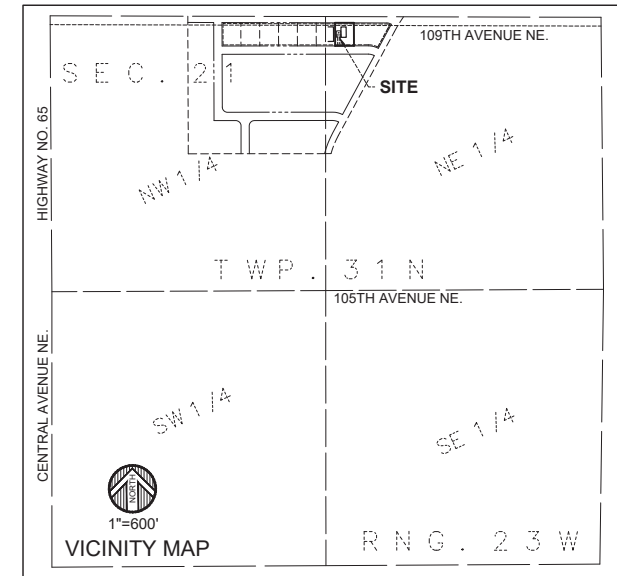
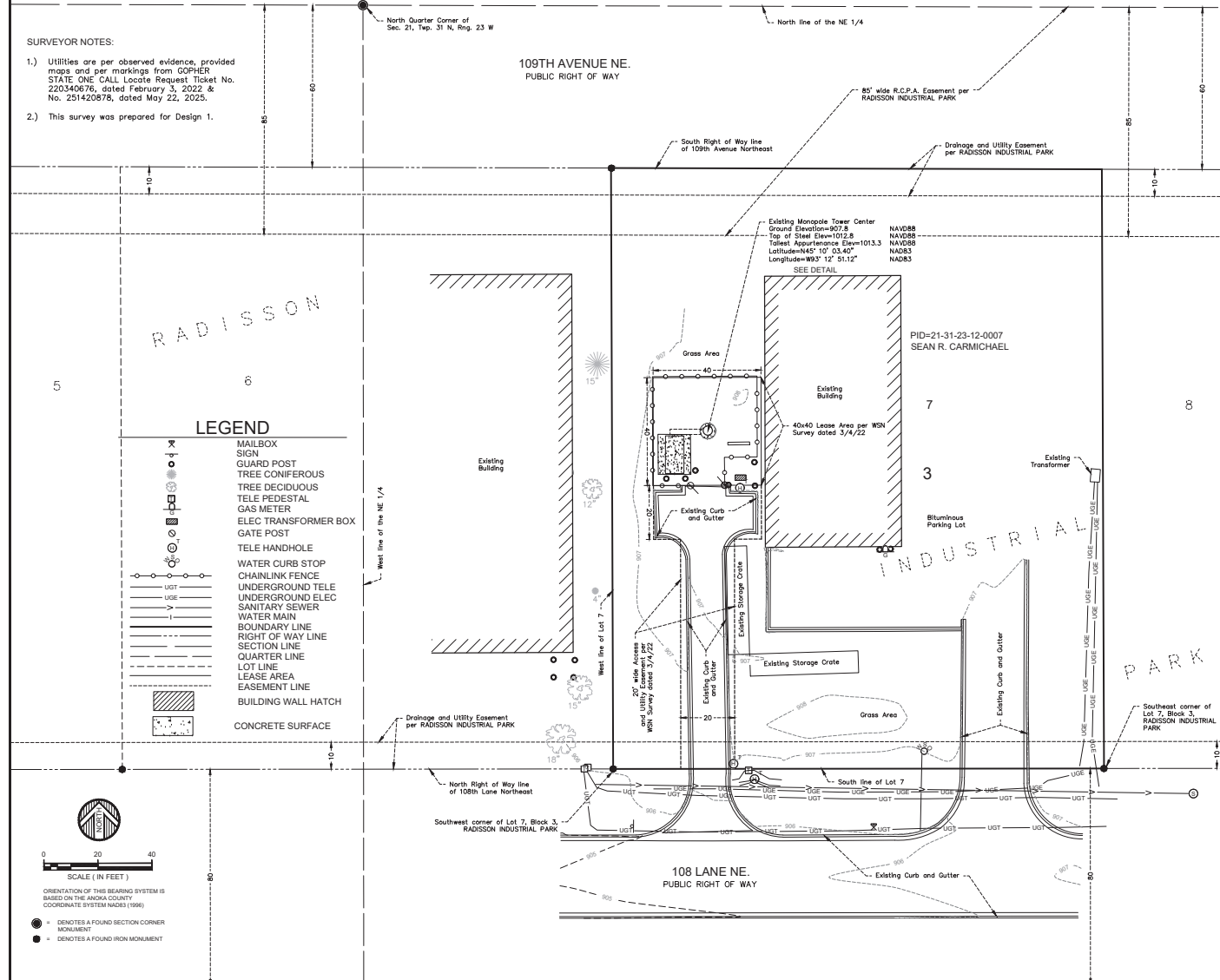
DRAWN BY: JP
CHECKED BY: TRB
REV. A 09-11-25
REV. B 10-31-25

A-2

SITE SURVEY

SURVEYOR NOTES:

- 1.) Utilities are per observed evidence, provided maps and per markings from GOPHER STATE ONE CALL Locate Request Ticket No. 220340676, dated February 3, 2022 & No. 251420878, dated May 22, 2025.
- 2.) This survey was prepared for Design 1.



DESIGN 1

SITE NAME:
MIN RADISSON

Anoka County, MN

[illegible]

I HEREBY CERTIFY THAT THIS DOCUMENT 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 MISSISSIPPI.

PRELIMINARY

SIGNATURE: _____ BRYAN T. BALCOMBE, L.S.
DATE: 6/12/25 LICENSE # 42594

FULL SCALE ON 22"
HALF SCALE ON 11"
2025-10808

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS



City of Blaine

Planning Commission

January 13, 2026 | 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, January 13, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart, Halpern and Olson.

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

4. Public Hearing

- 4.1. 2025-679** Case File No. 25-0054 // Verizon Wireless // 2201 108th Lane NE
The applicant is requesting a conditional use permit amendment to add a 10-foot tower extension and 5-foot lightning rod to an existing monopole cell tower in a Heavy Industrial (I-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 25-0054 was opened at 7:05PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0054 based on the following conditions:

Case 25-0054:

- 1. The applicant must maintain an FCC license to operate the facility.**

2. No lighting is permitted.
3. No signage is permitted, except as required by state and federal regulations.
4. The structure shall be removed within 12 months of termination of transmission from the facility.
5. The proposed equipment must be located within the existing fenced-in area.
6. The applicant shall file all paperwork required by the FAA.
7. A written statement confirming the 119-foot tower will fall within a 35-foot radius must be submitted with the building permit application. This statement must be signed by a qualified structural engineer.
8. Resolution 22-141 is null and void with approval of this CUP.

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

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.



City of Blaine

Staff Report

File Number: ORD 26-2598

Agenda Date	Status
February 2, 2026	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.2

First Reading

Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)

Executive Summary

The applicant is requesting a rezoning from Single Family (R-1) to Development Flex (DF) to construct 32 single family homes.

Background

Planning Commission (Public Hearing)	01/13/26
City Council (1st Reading)	02/02/26
City Council (2nd Reading)	02/18/26
Action Deadline (60 Days)	02/07/26
Action Deadline (60 Days - City Extended)	04/08/26

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

Rezoning

Section 101-3 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed District is consistent with the Comprehensive Plan.

- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

A rezoning to DF is necessary as the R-1 district requires a minimum lot width of 80 feet, lot depth of 125 feet, and a 10,000 sf lot size. The proposal is for detached single-family homes.

The proposed development meets the following criteria for the DF zoning district:

(a) The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning.

- By utilizing the development flex zoning, this will provide the setbacks and lot areas needed to meet the required density requirements. The applicant proposes to construct 32 single-family homes.

(b) The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

- This project does propose providing an approximately 20 acre open area. This will include the green areas, storm water ponding and wetlands.

(c) The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

- The development is compatible with the purpose and intent of the ordinance and aligns with the comprehensive plan as it is being developed into single-family homes with a density of 2.56 units per acre.

(d) The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

- The development has been designed in a way that will have little to no impact to the existing wetlands. The site as designed will also preserve the existing flood plain volume and provide the necessary storm water system for the project. Existing trees will be removed, although a tree inventory has been completed and new tree plantings will be provided with this project.

(e) The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

- There will be no undue burden on public services and facilities. The developer followed the density and unit count required by the City of Blaine land use plan. There is public sewer and water available in the public road adjacent to the project.

(f) The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

- The project has been designed in a manner that has taken into account the surrounding environment. This includes the existing flood plain, wetlands, and setback requirements to the adjacent county road.

(g) The proposal be consistent with all other applicable City and State regulations.

- The project has been submitted to Rice Creek Watershed in conjunction with the City's application process, and has been designed to accommodate their requirements. In addition, this plat will be submitted to the Anoka County Surveyor's Office for their review. The adjoining streets fall under the city's and county's jurisdiction.

Evaluation of Request

Planning Analysis

The applicant is requesting to create 32 single-family lots. The proposal includes a rezoning from R-1 to DF, a Conditional Use Permit (CUP) for development standards, and a preliminary plat. The plat features 18 single-level villas and 14 two-story single-family homes. The villa (west side) component of the neighborhood will provide low-maintenance living and the HOA will provide for the upkeep of common areas and snow removal.

Surrounding Zoning and Uses

The properties to the north are zoned R-1 and DF with single-family homes and wetlands. Single family homes located in Circle Pines are to the east, Lexington Avenue is to the west, and DF zoned townhomes are located to the south.

Current Zoning

The site is currently zoned R-1. The purpose of the R-1 district is to allow low-density single-family units in developing portions of the city where sanitary sewer and water services are available.

Proposed Zoning

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 subpart. The DF 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 use, and at the same time, protect the interests of surrounding properties in the following ways:

- (1) By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls.
- (2) By permitting a combination of housing types and style, including single-family, two-family, and multiple-family dwellings, with the exception of manufactured homes.
- (3) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments.
- (4) By allowing for any type of ownership, private, condominium, or rental.
- (5) By allowing flexibility in setback and height restrictions.
- (6) By allowing nonresidential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such nonresidential uses will enhance the character, amenities, and convenience of those who live in the proposed development.

- (7) By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
- (8) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas.
- (9) By contributing to the tax base of the community without making undue demands on the community service.
- (10) By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the city zoning regulations and subdivision ordinance, while at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants.

Land Use Designation

The subject site is designated Low Density Residential (LDR) in the City's Comprehensive Land Use Plan. The LDR designation is for single-family homes with a density of 2.5–6 units an acre. The proposal meets this designation: single family and a density of 2.56 units/acre.

Existing Conditions

The site is currently made up of three parcels with frontage on Lexington Avenue and Flowerfield Road. The site has no buildings. The existing parcel has wetlands located in the center of the site.

History

There are no previous approvals on this property.

The applicant requested feedback on rezoning to DF for 32 single-family homes at a July 2025 City Council Workshop meeting, and there was a consensus that a rezoning would be supported for 32 homes. The City Council stressed the need for some type of trail/pedestrian traffic plan should this go forward, as well as potential road improvements to address increased vehicle traffic as Flowerfield Road was very narrow.

Plat

The preliminary plat creates 32 single family lots and 4 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of most lots proposed on the west side of the site is 50 feet. The narrowest lot width on the east side of the site is 44.5 feet (cul-de-sac lot, widens with depth) with most lots being wider than 60 feet at the setback line.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,250 s.f to 20,291 s.f.
- Outlot A - 19.24 acres
- Outlot B - 1.41 acres
- Outlot C - 0.07 acres
- Outlot D - 0.10 acres

Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. All homes constructed should 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.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

Blocks 1 and 2 (West Side):

- Front yard setback - 25 feet
- Side yard setback - 5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Blocks 3-5 (East Side):

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Landscaping

The landscape plan proposes one front yard tree and one rear yard tree in the rear yard, except for 8 lots on the west side of proposed Street B (Lots 1-4 Block 3 and Lots 1-4 Block 4), as these lots have existing trees being preserved in the rear yard. Additional trees will be planted adjacent to Lexington Avenue and the entrance on Street A.

Tree Preservation

Approximately 7.19 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 58 trees would be required for tree replacement purposes. The developer has proposed a total of 110 trees within this development. The tree preservation replacement requirement has been met. A total of 5.88 acres of trees are proposed to be saved on the site.

Park Dedication

Park dedication will be required for the 32 new single-family lots being constructed at the rate of \$5,800 per unit (2026 rate) for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site 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 need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, 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.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

For each lot that a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 5 is \$5,441.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 11 acres of upland for a total sewer area charge of \$59,851.00.

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 the 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.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two proposed public street connections to Flowerfield Road NE.

All local roads shall be constructed to 29-feet back-to-back of width.

Six-foot concrete sidewalks are required to be constructed on one side of all the newly created local streets and a short segment connecting Street A with the trail on Lexington Avenue. Location to be determined in the plan review process.

A traffic impact study is not required for this development as it will generate less than 1,000 trips per day.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

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.

All local public streets require dedication of 60-feet of right-of-way.

The developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

The plat will need to incorporate any plat or design comments received from the Metropolitan Council over their trunk sanitary sewer line that runs through the plat, and the Anoka County Highway Department, as it abuts Lexington Avenue (CSAH 17).

Attachment List:

Zoning and Location Map
Preliminary Plat (2)
Grading Plan
Landscape Plan
Tree Preservation Plan
House Elevations
Narrative

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. The Planning Commission recommended the City Council take a look at completing roadway improvements on Flowerfield Road. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the February 18, 2026, council meeting.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 011326



City of Blaine

Signature Copy

Ordinance: ORD 26-2598

First Reading

Ordinance Approving a Rezoning from Single Family Residential (R-1) to Development Flex (DF) on the NE Corner of Lexington Avenue and Flowerfield Road NE. Fenway Land Company (Flowerfield) (Case File No. 25-0052/SLK)

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

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Parcel 1 (36-31-23-23-0006)

That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North along the West line of said Southwest Quarter of the Northwest Quarter for a distance of 195 feet; thence East and parallel to South line of said Southwest Quarter of the Northwest Quarter for a distance of 165 feet; thence South and parallel to West line of said Southwest Quarter of the Northwest Quarter to said South line thereof; thence West along said South line to point of beginning.

Parcel 2 (36-31-23-23-0011)

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 36. Township 31, Range 23, except the South 220 feet of the East 125 feet thereof, and except the North 410 feet of the West 500 thereof, and except the South 195 feet of the West 165 feet thereof, and except the North 220 feet of the West 225 feet of the South 415 feet thereof, and except that part described as follows: Beginning at a point on the South line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); said point being 725 feet East of the Southwest corner thereof; thence easterly on said South line a distance of 200 feet; thence northerly at right angles a distance of 326.7 feet; thence westerly at right angles a distance of 200 feet; thence southerly at right angles a distance of 326.7 feet to the point of beginning. Except Parcel No. 21, Anoka County Highway Right of Plat No. 57.

Parcel 3 (36-31-23-23-0012)

The North 220 feet of the West 225 feet of the South 415 feet of the Southwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota, except Parcel No. 22, Anoka County Highway Right of Way Plat No. 57.
(abstract property)

Section 2. The above described property is hereby rezoned from:

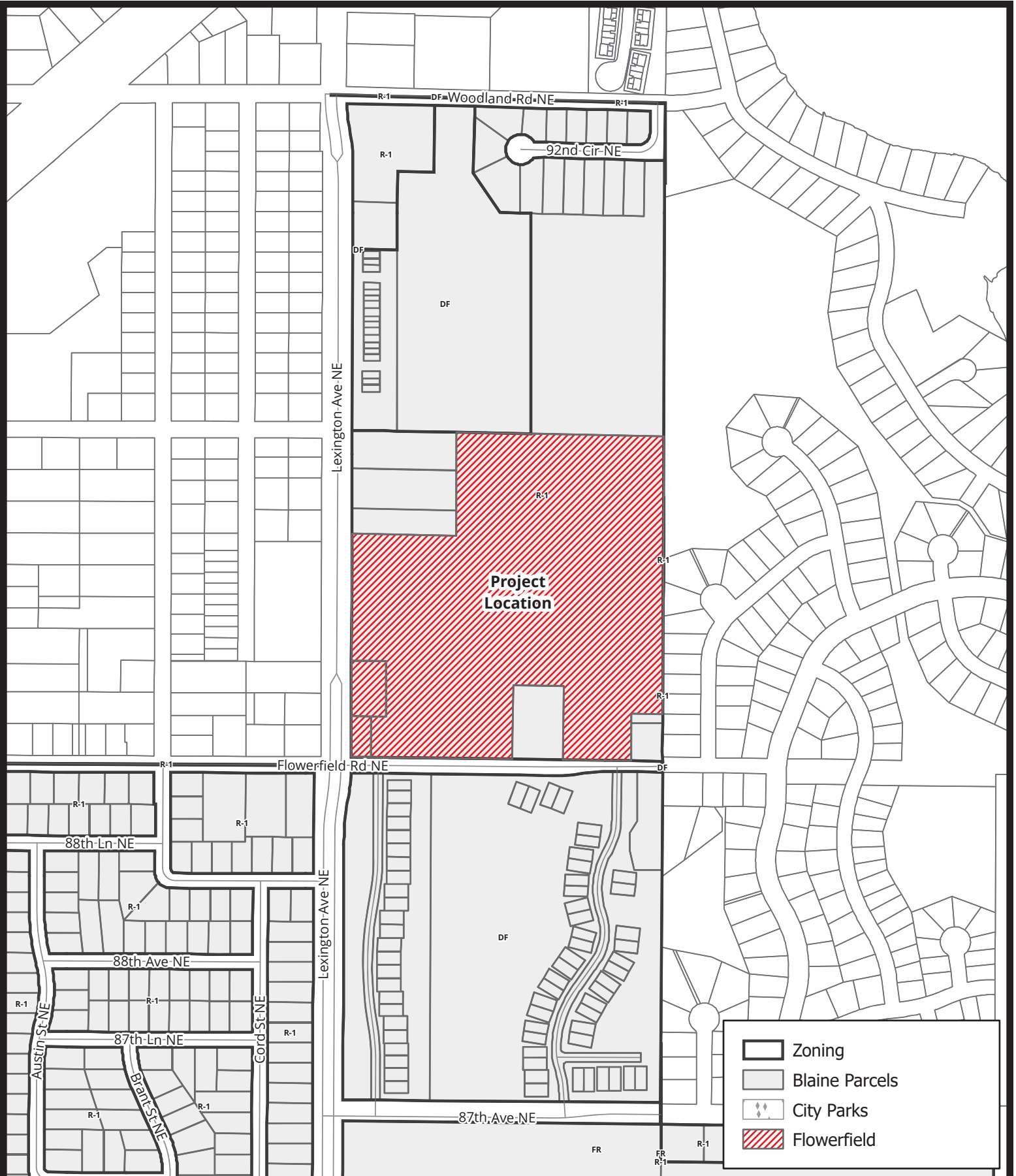
~~Single Family Residential (R-1)~~

to
Development Flex (DF)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 2nd day of February, 2026.

PASSED by the City Council of the City of Blaine this day of 20__.



	Zoning
	Blaine Parcels
	City Parks
	Flowerfield

Case File No. 25-0052

Flowerfield

0 0.04 0.07 0.14 Miles

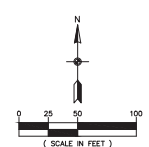
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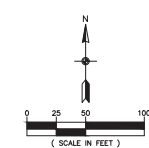


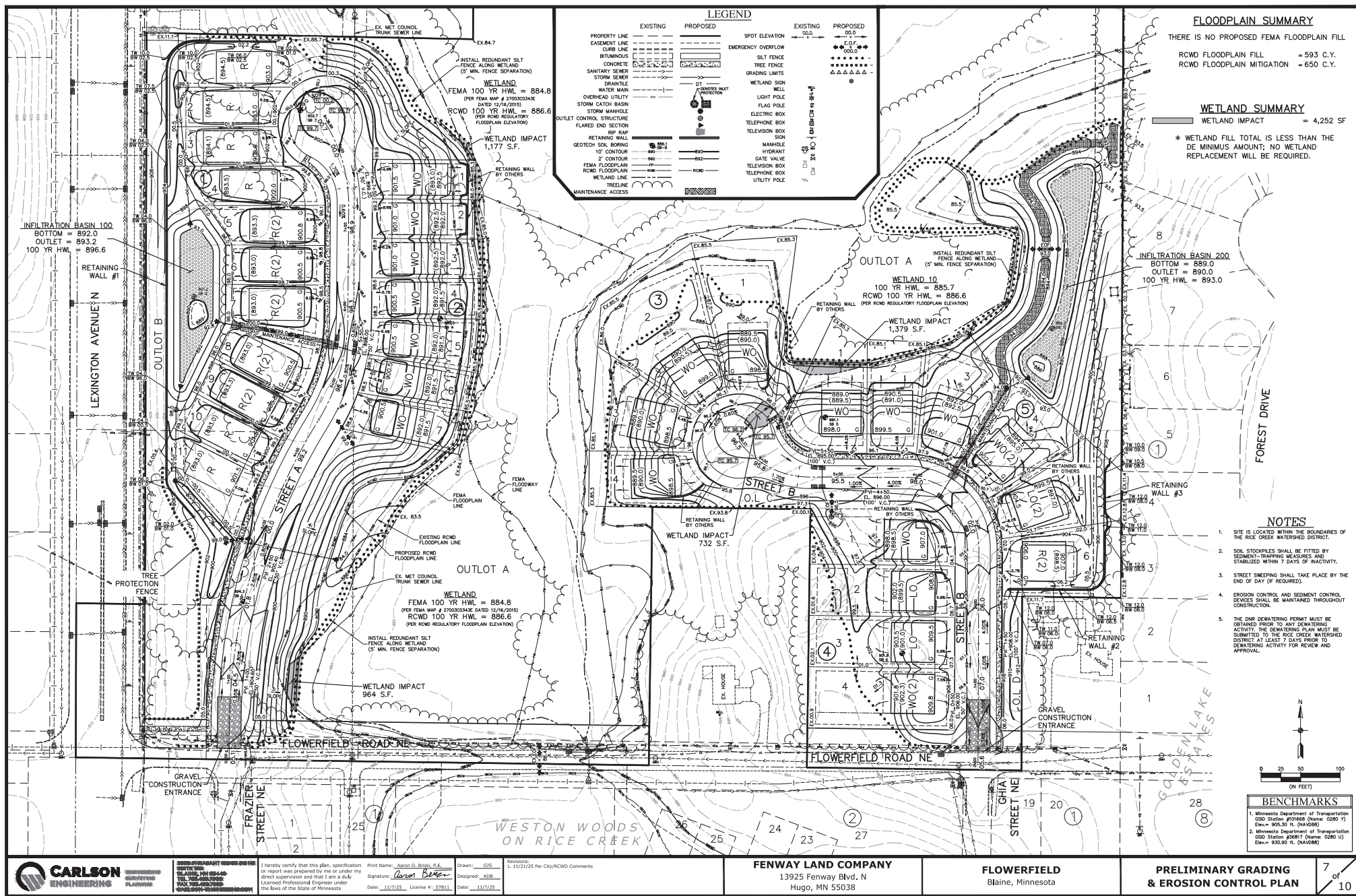
BlaineMN.gov

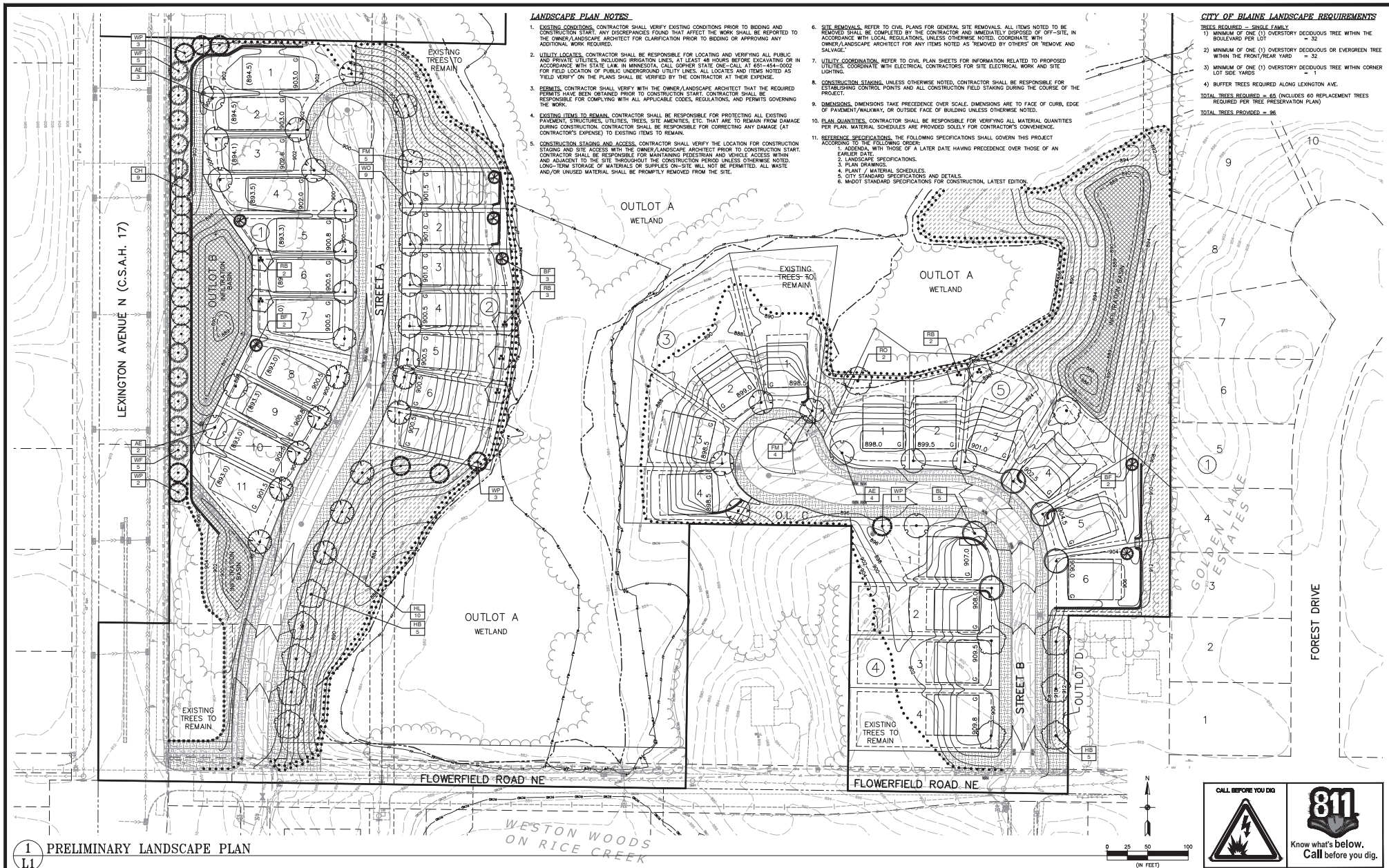
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180











LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State One-Call AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS YIELD VERIFY ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.

- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE'.
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAGING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION SITE STAGING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN, MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 1. ADDENDA WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 2. LANDSCAPE SPECIFICATIONS.
 3. PLAN DRAWINGS.
 4. PLANT / MATERIAL SCHEDULES.
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.
 6. MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF BLAINE LANDSCAPE REQUIREMENTS

- TREES REQUIRED - SINGLE FAMILY**
- MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT = 32
 - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 32
 - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS = 1
 - BUFFER TREES REQUIRED ALONG LEXINGTON AVE.
- TOTAL TREES REQUIRED - 65 (INCLUDES 60 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)**
- TOTAL TREES PROVIDED - 96**

1 L1 PRELIMINARY LANDSCAPE PLAN



SEAL
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutledge, RLA
 Signature: [Signature]
 Date: 11/7/25 License #: 56346

Drawn: RJB
 Designed: RJB
 Date: 11/7/25

Revisions:
 1. 11/21/25 Per City/RCWD Comments
 2. 11/23/25 Per City/RCWD Comments

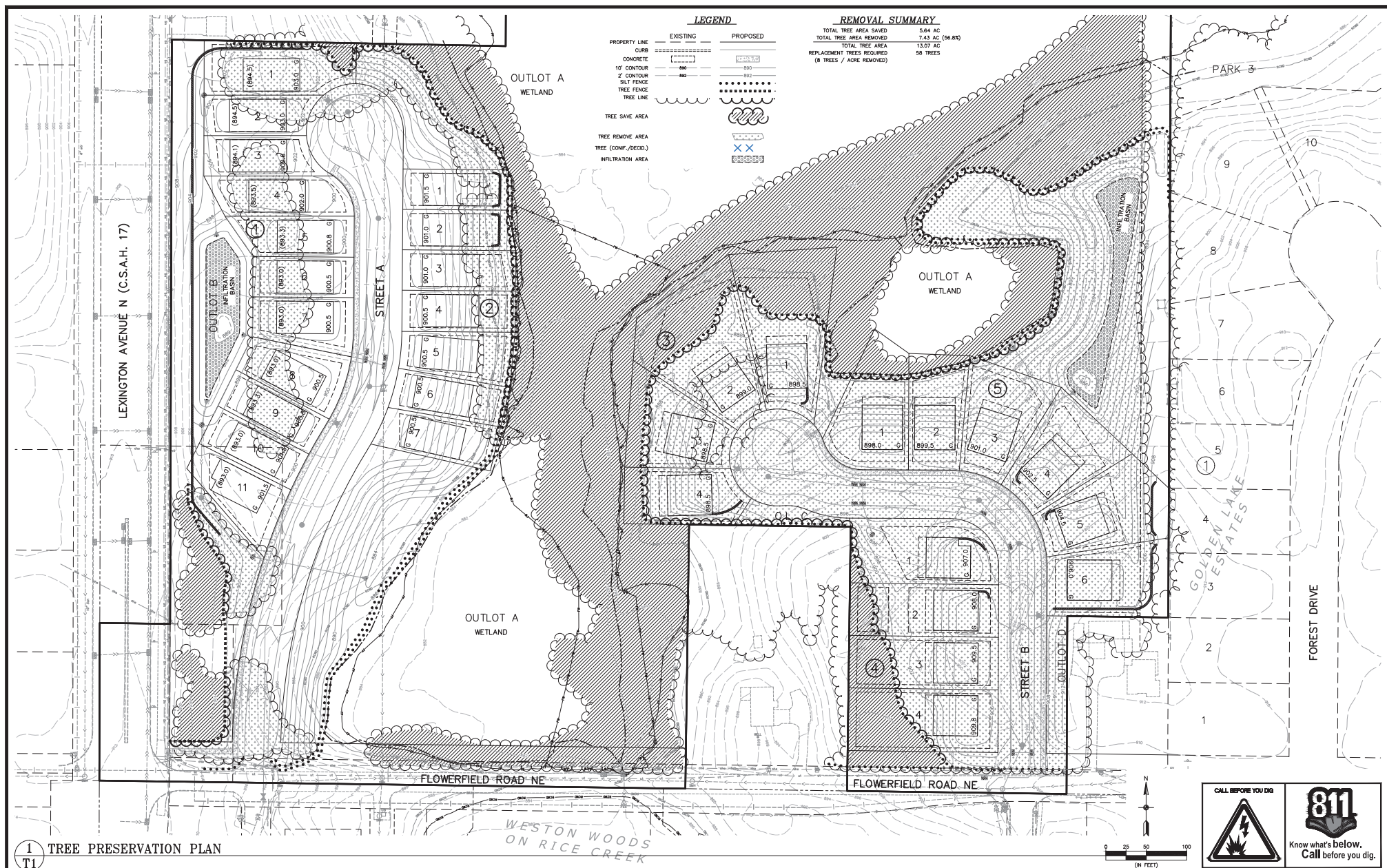
FENWAY LAND COMPANY
 13925 Fenway Blvd. N
 Hugo, MN 55038

FLOWERFIELD
 Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 2





CARLSON ENGINEERING
 13925 FENWAY BLVD. N
 HUGO, MN 55038
 TEL: 763.440.1800
 FAX: 763.440.1801
 WWW.CARLSONENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: Ryan J. Rutledge, RLA
 Signature: [Signature]
 Date: 11/7/25 License #: 56346

Drawn: RJR
 Designed: RJR
 Date: 11/7/25

Revisions:
 1. 11/21/25 Per City/RCWD Comments

FENWAY LAND COMPANY
 13925 Fenway Blvd. N
 Hugo, MN 55038

FLOWERFIELD
 Blaine, Minnesota

TREE PRESERVATION PLAN

T1
 of
 1



Flower Field Architectural Plans
Stonegate Floor Plans and Elevations

Smithtown Villa

Square Feet: 1,864 – 3,257



FLOORPLANS



Smithtown "A" Main Level



Smithtown "A" Optional Finished Lower Level

Halstead Home

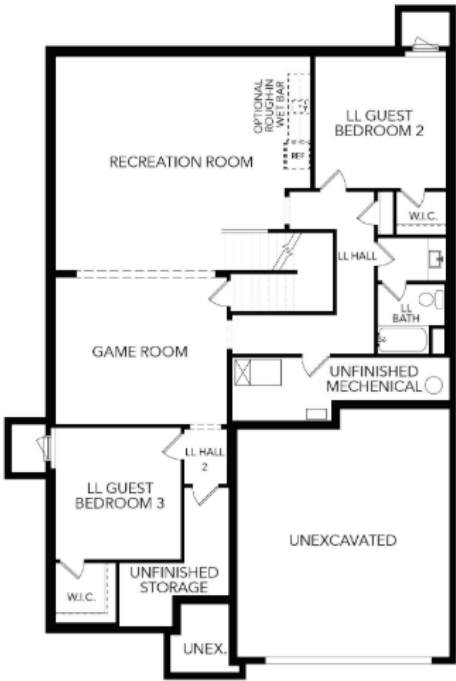
Square Feet: 1,811 – 3,857



FLOORPLANS



Halstead "A" Main Level



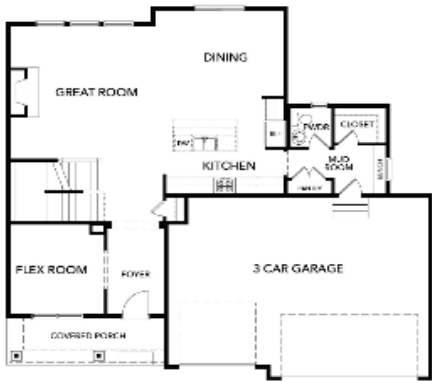
Halstead "A" Lower Level

Marion Two-Story Home

Square Feet: 2,687 – 3,870



FLOORPLANS



Marion "A" Main Level



Marion "A" Upper Level



Marion "A" Optional Finished Lower Level

Palmer Home

Square Feet: 1,864 – 4,289



FLOORPLANS



Palmer "A" Main Level



Palmer "A" Lower Level

Riley Two-Story Home

Square Feet: 2,990 – 5,103



FLOORPLANS



Riley "A" Main Level



Riley "A" Upper Level



Riley "A" Optional Finished Lower Level

Jefferson Two-Story Home

Square Feet: 2,713 – 4,705



FLOORPLANS



Jefferson "C" Main Level



Jefferson "C" Upper Level



Jefferson "C" Optional Lower Level

Flower Field

Narrative

Blaine, MN

(Northeast corner of Lexington Ave and Flowerfield Rd)

Introduction

Flower Field is a new residential neighborhood with a mix of housing options in the north-east corner of Blaine. The community features 18 single-level villas and 14 two-story single-family homes, with a wide range of home sizes, price points and architectural styles.

Since 2019, Fenway Land has been actively developing properties throughout the Twin Cities, focusing on creating thoughtful projects that meet the needs of both clients and the communities they serve. Stonegate Builders has been a dedicated and trusted leader in home construction since 1987 and is known for delivering exceptional home designs and outstanding customer experience.

Together, Fenway Land and Stonegate Builders bring a shared commitment to quality, community-focused development and aim to create a well-designed neighborhood.

Density

The Flower Field property is 31.92 acres, with a total of 32 total homes planned for a gross density of 1.00 units/acre and a net density of 2.76 units/acre after excluding wetlands. This density falls within the target range for Blaine's Low to Low-to-Medium Density Residential areas and represents a balanced transition between nearby single-family neighborhoods and the surrounding community.

The project's rezoning to Development Flex (DF) allows for this diversity of housing types and clustering to preserve open space while maintaining a compatible overall density within the City of Blaine's comprehensive plan.

Wetlands & Stormwater Ponding

Approximately 15 acres of wetlands span the northern and central portions of the site. The development has been intentionally designed to avoid direct wetland impacts and aims to protect the site's natural environment. Stormwater management

will incorporate best practices to detain runoff and protect downstream water and wetland quality.

Streets & Sidewalks

Flower Field will feature two separate entrances aligned with the existing streets on the south side of Flowerfield road (Frazier Street NE and Ghia Street NE), each terminating in a cul-de-sac to avoid any impact on wetlands and minimize cut-through traffic.

Sidewalks will line each internal road and connect to the existing pedestrian systems on Frazier St and Ghia St. The internal sidewalk connecting to Fraizer Street will also connect to the trail along Lexington Ave.

All roadways, sidewalks, and utilities will be constructed in compliance with City standards and designed to improve pedestrian safety.

Landscaping & Open Space

A tree survey has been conducted on the property with the goal of preserving as many high-quality and high-visibility trees as possible. Any necessary tree removals will be mitigated through re-planting in accordance with City standards. The landscaping plan will prioritize a higher concentration of conifer trees planted along Lexington Ave to provide additional screening.

The preserved wetland areas and tree buffers will also serve as natural open space amenities for residents.

Architecture

Stonegate Builders will offer a range of architecturally cohesive villa and two-story single-family home plans, each with multiple elevations and material options to maintain visual variety and consistency in quality and neighborhood identity. This approach results in a unified and desirable residential environment that complements surrounding land uses and creates a long-term value for both residents and the City.

See Flower Field Architectural Plans for examples of Stonegate's floor plans and elevation renderings.

HOA

The villa component of the neighborhood meets the increasing need of homeowners looking for low-maintenance living. The HOA will provide for the upkeep of common areas, snow removal, and provide restrictions on outdoor storage, parking and other issues to keep the neighborhood well maintained.

Development Schedule

Construction of the development will start in Spring 2026.

Contact Information

Applicant:

Fenway Land Company

ATTN: Mark Guenther
13025 Fenway Blvd N., Suite #300
Hugo, MN 55038
651-425-0469

Engineer:

Carlson McCain

ATTN: Brian Krystofiak
3890 Pheasant Ridge Drive Northeast
Suite 100
Blaine, MN 55449

Site Data:

PID# 363123230011, 363123230012 & 363123230006

From: [Deb Volkman](#)
To: [Planning](#)
Subject: Case 25-0052 Fenway land company rezoning.
Date: Tuesday, January 6, 2026 6:19:48 PM

Hello, I am a resident of 347 Forest Drive, my property will be impacted by this new development.

I am not able to attend the city meeting in person as I am traveling for work.

I would like to ask that the rezoning to Development Flex not be granted at this time. Based on Fenway's prior development in Hugo, Mn. They changed a portion of that planned and approved development from single family and townhomes to apartments.

Allowing this rezoning would allow them to do something similar. How residents must enter these plots an apartment building would cause significant traffic impact on Flowerfield and Lexington. Flowerfield is an heavily walked and biked street that is narrow with no sidewalks and wetlands on both sides limiting expansion of this street.

With the significant wetlands that drains into Rice Creek Watershed on this property. A large multiunit building could have a negative impact into this protected area with the additional traffic, automobiles, etc.

My ask would be to leave it as single-family zoning and if in the future there is a need to reconsider this would come back up for review. The impact to traffic and environment could be reviewed further before allowing a large multiunit building.

Thank you for consideration

Debra Volkman
347 Forest Drive
Circle Pines, Mn 55014

952-201-3333

Sent from my iPad

From: andy4tx@comcast.net
To: [Planning](#)
Cc: andy4tx@comcast.net
Subject: Written Comments Regarding Case No. 25-0052
Date: Monday, January 12, 2026 9:31:52 AM

To: Blaine Planning Commission
From: Andrew and Joan Eisenzimmer, 8873 Fraizer Street
Subject: Written Comments For Public Hearing
Case: 25-0052
Applicant: Fenway Land Company
Location: NE Corner of Lexington Avenue and Flowerfield Road NE

Introduction

These written comments are being offered by Andrew and Joan Eisenzimmer, property owners "located within 350 feet of the proposed project," residing at 8873 Fraizer Street Northeast, City of Blaine.

The Applicant is requesting rezoning to Development Flex (DF), a preliminary plat for 32 single family lots and a Conditional Use Permit to allow the construction of 32 single-family homes in a DF zoning district.

We have lived in Weston Woods on Rice Creek since March 2019. Weston Woods has 68 townhomes consisting of 34 two-unit townhouse buildings and is bounded by Lexington Avenue on the west, 87th Avenue on the south, the City of Circle Pines on the east and Flowerfield Road on the north. The Applicant's potential development would be directly on the other side of Flowerfield Road from Weston Woods on Rice Creek and mere steps from our home.

We wish to express our hope that in reviewing and considering this development, the Planning Commission, and ultimately the City Council, strongly consider doing something to address Flowerfield Road, which would separate the two developments in that part of the city.

From our home we look out over Flowerfield Road, which at that location (east from Lexington Avenue to the City's border with Circle Pines), is an old, outdated rural section street, with no curb or gutter or sidewalk. It is narrower than city's standard residential street typical section. It is unsafe and dangerous and inadequate to even handle the present volume of traffic, most of which is to-and-from Circle Pines. Traffic from Circle Pines and the Golden Lake School frequently back up on it and vehicles constantly drive down it at high speeds from Lexington.

A recent traffic count by the Blaine City Engineering Department measured the traffic on Flowerfield at that location. The traffic count disclosed that it handled an average daily traffic of 1059 vehicles per day, which accounts

for 7413 vehicles per week. That same traffic count disclosed that nearby 87th Avenue Northeast, which also accesses Lexington Avenue and which was built to current city standards, handles far less traffic.

That part of Flowerfield Road is clearly inconsistent with the Blaine Pavement Management Program's commitment to provide "functional, safe and efficient travel" and is not well-suited for either present or future use. This should be of real concern to the Planning Commission, and the City Council, as it relates to this Application, and as it is to us and most of our fellow residents and will be to potential residents of the new development.

From the beginning, we have expressed our support for the proposed development which would include housing complimentary to ours, it would enhance the neighborhood and the area along Lexington Avenue and it would be positively reflective of the Blaine community.

Thus, as noted below, we urge that any action by the Planning Commission for recommendation to the City Council should be conditional as regards a concurrent need to address Flowerfield Road as part of any rezoning and conditional use permit.

Planning Commission

Clearly, among the defined tasks of the Planning Commission are to review and advise the City Council regarding "immediate planning issues" and "specific development proposals." Thus, in reviewing the Applicant's proposal, the Planning Commission importantly should urge the City Council to address the needs of Flowerfield Road as an immediate planning issue obviously relevant to the expected development.

Development Flex (DF) District

The Blaine Code of Ordinances, in Section 109-370, as it relates to creating a DF District, expresses the intent to "protect the interest of surrounding properties," in part by "preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants."

We, along with the other owners of households within Weston Woods, have paramount interests as it relates to this proposal as owners of surrounding properties. Those interests include health and safety pertaining to the poor, unsafe and outdated condition of Flowerfield Road, as well as our general welfare as adjoining city inhabitants.

Section 109-371 of the Code of Ordinances establishes criteria to be considered in processing an application for rezoning to a DF District, among them that the proposal "shall not impose any undue burden upon public services and facilities," including "streets."

There is already an undue burden on Flowerfield Road when one considers that this overly narrow "rural road"(about 24 feet in width compared to modern street widths of about 44 feet), without curb or gutter or sidewalks, carries over a thousand vehicles per day. Quite obviously, constructing 32 single family-homes on two streets intersecting that same Flowerfield Road can only have the effect of substantially increasing that already undue burden. In other words, Flowerfield Road is not well-suited for either present or future use.

It is not well known, but of particular note is that other than Flowerfield Road, our streets within Weston Woods (Ghia, 87th Lane and Fraizer) are private; they are not dedicated to public use. They are maintained and plowed, etc. by Weston Woods, not the City. Our streets are supposed to be only for our residents and guests. Outside traffic is an ever-increasing problem on our streets. On a daily basis our private streets are used by non-residents especially because of the overburdened traffic along Flowerfield Road. This already adversely affects us and our fellow residents and will most certainly continue to increase with any new development.

Conditional Use Permit

The Blaine Code of Ordinances, in Section 101-4, as it relates to granting a conditional use permit, provides that the City Council consider the advice and recommendations of the Planning Commission and the "effect of the proposed use" upon the "health, safety, and general welfare of occupants of surrounding lands," including that the "use shall not create an excessive burden" on existing streets, will not "cause traffic hazard or congestion" and will have adequate "access roads."

At the risk of overly-repeating the deficiencies of Flowerfield Road as an access road for the development contemplated by this Application for a conditional use permit, any recommendation should be conditional as regards a concurrent need to address Flowerfield Road as part of any conditional use permit.

Conditional Approval

The Blaine Code of Ordinances, in Section 101-4, also specifies that the procedure for obtaining a conditional use permit includes both the obligation to "determine possible adverse effects of the conditional use" and "what additional requirements may be necessary to reduce such adverse effects." That procedure allows the Planning Commission to recommend "one of three actions," including "Conditional approval." This procedure facilitates a process, also specified by Section 101-4, by which the City Council "may impose conditions it considers necessary to protect the public health, safety, and welfare."

Thus, we urge that the Planning Commission adopt an action which would consist of a Conditional Approval, with a further recommendation to the

City Council to adopt additional requirements which would mitigate the adverse effects of this proposal as it relates to Flowerfield Road, minimize the expected increased undue burden, eliminate the hazardous road conditions and the increased congestion, all of which would likely accompany this further development.

Through such a procedure, the City Council could then order that a traffic study be undertaken to determine the needs of the neighborhood, as it relates to Flowerfield Road and including surrounding streets, impacted by this development.

Conclusion

As we have stated at the beginning, we have and will continue to express our support for this development project as it goes forward and at the same time, we wish to identify for you our interests and concerns so that you may be mindful of them as the planning and approval process moves forward.

Thank you for your careful consideration.

Andrew and Joan Eisenzimmer

From: [Erik Sundberg](#)
To: [Planning](#)
Subject: Case 25-0052
Date: Tuesday, January 13, 2026 5:09:19 PM

Hello,

I am deeply concerned about the rezoning proposed in Case 25-0052.

I see this is being brought before the Blaine City Council, however; the impacts of this development are going to be more impactful on Circle Pines and Lexington residents.

Has this been brought to those cities' respective city councils? This will have tremendous environmental consequences on the wetland, forest, deer and turkey populations within the proposed plot of land.

The addition of 32 new homes will increase the congestion of getting onto Lexington Avenue. If this goes forward, it is critical that Fenway pays for a signal.

I am a new resident of Circle Pines and the primary reason we chose this city was the abundance of natural space. Blaine's commitment to overdevelopment is greatly reducing the appeal of the Centennial Lakes community. I understand that development is inevitable, but rezoning in this case feels completely unnecessary except to make a developer slightly richer.

I am unfortunately unable to attend tonight's meeting due a family medical emergency, so I hope this email is sufficient to voice my concerns.

Thank you for your consideration in this matter and hopefully common sense prevails.

Best,

Erik Sundberg

651-206-8086



City of Blaine

Planning Commission

January 13, 2026 | 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, January 13, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart, Halpern and Olson.

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

4. Public Hearing

4.2. 2025-616 Case File No. 25-0052 // Fenway Land Company // NE Corner of Lexington Avenue and Flowerfield Road NE

The applicant is requesting the following:

1. Rezoning from Single Family (R-1) to Development Flex (DF).
2. Preliminary plat to subdivide 31.92 acres into 32 single family lots and 4 outlots to be known as Flowerfield.
3. Conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner and Teresa Barnes, Project Engineer. The public hearing for Case File 25-0052 was opened at 7:12PM.

Andrew Eisenzimmer, 8873 Frazier Street NE, explained he was a Weston Woods resident

and was the president of the Weston Woods on Rice Creek Homeowners Association. He reported he submitted written comments to the planning commission and noted his association supported the development project. He believed the 32 single-family homes were a good use of the property. He expressed concern with the speed and level of traffic on Flowerfield Road. He discussed how traffic was flowing through his neighborhood, which had private roadways, in order to avoid Flowerfield Road while trying to get to Lexington Avenue. He explained there was an undo burden on his private streets and Flowerfield Road, which would be exacerbated by the new development. He reported his development would be submitting a petition to the city regarding Flowerfield Road. He asked that the city address the concerns regarding Flowerfield Road.

Susan Schmidt, 8983 Lexington Avenue NE, explained she would be purchasing her mom's house on the north end of the field. She understood the traffic concerns along Flowerfield Road. She asked if the rezoning would impact the adjacent properties. She questioned how the wildlife would be impacted by the new development and inquired how the outlots would be utilized.

Becca Kempenich, 360 Flowerfield Road in Circle Pines, reported she was the first house in Circle Pines along Flowerfield Road. She explained she was concerned with the speed and level of traffic on Flowerfield Road, noting she had two small children. She indicated she did not want Flowerfield Road closed, because this would put a cul-de-sac in her yard. She discussed how the new development would bring in more families which would impact Golden Lake Elementary School, which was already crowded. She indicated she would like to see the wildlife and trees in the area protected.

Kelly Zaczkowski, 4365 Flowerfield Road, stated she has lived in her home for the past 25 years and her husband has lived in the home since 1988. She asked that the trees be protected, especially the 200 year old oaks. She noted she has spoken with the city forester and the developer to ensure the trees on her property line are maintained. She asked that none of the grading disrupt her trees. In addition, she did not want her well impacted. She stated she was interested in purchasing Lot 6, which was directly behind her home in order to see the trees and wildlife maintained.

Laura Currier, 355 Forest Drive, commented on the location of the proposed holding pond, noting this backed up to her property. She stated she was worried about all of the old oak trees. She questioned why all of the trees on the hill were being taken down. She asked how many trees were being taken down by the developer.

Planner Shawn Kaye explained she was uncertain of the number of trees that were being removed, but noted the developer was required to replace 58 trees.

Ms. Courier requested a buffer be put in place at the edge of her property line and requested not all of the trees be removed behind her home. She recommended a DNR endangered species impact review be completed on this property because she has seen trillians, lady slippers and kittentails. She commented she was concerned with how this development would impact the trees, plants and wildlife.

Rick Currier, 355 Forest Drive, explained he was concerned about the encroachment on the wetlands. He reported the wetlands was an alive and active ecosystem that was surrounded

by a ring of trees. He expressed concern with how some of the proposed homes would encroach on this wetland area. He asked that the old trees be saved in order to save and protect the wetland areas. He recommended a DNR endangered species impact review be completed in order to better understand how the wetlands and plant species will be impacted.

Greg Lucid, 348 Forest Drive in Circle Pines, stated she has two daughters, ages seven and five. He asked that the city of Blaine consider how the adjacent families will be impacted by this development. He understood Blaine would not be closing Flowerfield Road, but asked that the city be mindful of the residents and pedestrians that were using this roadway.

Flora Palmer, 143 Canterbury Road in Circle Pines, asked that the environment be maintained. She stated she would be very disappointed as a Circle Pines resident if Flowerfield Road were closed. She reported the wetlands has Blanding turtles and Sandhill cranes that should be protected.

Anthony Zabel, 351 Forest Drive, explained he had many of the same concerns that have already been raised by his neighbors. He asked if the excavation work would be completed in order to create the catch basin or ponding area. He asked that the mature oak trees be preserved wherever possible as this would assist with preserving property values.

Wes Palmer, 143 Canterbury Road in Circle Pines, urged the city not to close Flowerfield Road. He noted he has been using this roadway for the past 40 years.

The public hearing was closed at 7:46PM.

Chair Goracke requested staff speak to the need for a DNR impact study.

Project Engineer Teresa Barnes explained the DNR requires all new subdivisions to complete a threatened and endangered species survey and if species are found on the property a takings permit could be applied for or areas may have to be avoided within the development. She reported this subdivision was preserving 19 acres of wetland area. She indicated this development would be impacting less than one-fourth of an acre of wetland property.

Chair Goracke noted Flowerfield Road had over 1,000 cars per day and the additional homes would put another 250 trips per day. He inquired what the capacity was for Flowerfield Road.

Project Engineer Teresa Barnes reported this roadway could handle well over 1,200 trips cars per day. She indicated roads would back up at certain times in the day.

Chair Goracke inquired if the city was considering closing Flowerfield Road.

Project Engineer Teresa Barnes explained city staff would not support closing Flowerfield Road.

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

Mark Guenther, Fenway Land Company, introduced himself to the commission and addressed the questions that had been raised by the neighbors. He explained the development flex request would allow him the opportunity to preserve as much of the natural area as possible while placing the homes in the appropriate areas. He discussed how he has worked to reduce the impact on the wetlands noting only 2,000 square feet of wetlands would be impacted by the proposed development. He reported the DNR had been onsite to conduct an endangered species survey and provided him with the report. He stated he would be looking at avoidance where possible. He noted this permit was in process and has not yet been finalized. He indicated not all of the trees on the property would be saved, due to the city's ponding and stormwater requirements. He noted the outlots would be deeded to the city for stormwater. He explained he would be trying to replace as many trees as possible and noted he could not control the wildlife.

Chair Goracke inquired if this development would impact the adjacent homeowners' wells.

Project Engineer Teresa Barnes stated she would have to look into this noting she did not anticipate there would be any impacts. She indicated the proposed stormwater ponds would only collect surface water.

Chair Goracke questioned if the one homeowner could purchase the lot behind their home.

Project Engineer Teresa Barnes reported this would be a private matter between the homeowner and the developer.

Mr. Guenther stated he had spoken with the homeowner regarding this matter.

Chair Goracke explained he supported the city taking a closer look at the condition of Flowerfield Road.

Planner Shawn Kaye suggested this be made as a recommendation to the city council and not a condition for approval for this planning case.

Chair Goracke stated he would recommend the city council take a look at completing roadway improvements on Flowerfield Road. He noted this was an older, narrow roadway. The planning commission supported this recommendation.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052 A a rezoning from Single Family (R-1) to Development Flex (DF), with the following rationale:

Case 25-0052A:

- 1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is**

allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052B a preliminary plat to subdivide 31.92 acres into 32 single-family lots and 4 outlots to be known as Flowerfield with the following conditions:

Case 25-0052B:

- 1. Park dedication will be required for the 32 new lots being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 6 is \$6,999.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 11 acres of upland for a total sewer area charge of \$76,989.00.**
- 3. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
- 4. All development signage by separate review.**
- 5. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. Lots 1-4 Block 3, and Lots 1-4 Block 4, are required to have one front yard tree.**
- 6. Thirty-seven trees are required to be planted adjacent to Lexington Avenue and 10 trees along the entrance to Street A.**
- 7. The developer must meet the City's Tree Preservation requirements by planting 58 replacement trees for the lots that are preliminary platted (7.19 disturbed acres). This requirement can be met with the required front and rear yard trees, and trees planted adjacent to Lexington Avenue.**
- 8. 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.**
- 9. 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.**
- 10. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.**
- 11. Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.**

12. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit.
13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in an easement.
15. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
16. The developer to incorporate review comments from the Metropolitan Council and Anoka County Highway Department.
17. The developer is responsible to obtain a Rice Creek Watershed District permit and submit a copy to the City prior to any site work.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052C a conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district with the following conditions:

Case 25-0052C:

**Single Family - Development Flex (DF) Development Standards
Permitted Uses:**

1. Single-family detached dwellings
2. Group family daycare

Accessory Uses:

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses:

1. Home occupations listed as Conditional Uses in Section 129-10

Standards:

1. Blocks:
 - 1 and 2 (West Side)
 - Front yard setback - 25 feet
 - Side yard setback - 5 feet (house and garage)
 - Corner side yard setback - 20 feet
 - Rear yard setback - 30 feet
 - Blocks 3-5 (East Side)
 - Front yard setback - 25 feet

- Side yard setback - 7.5 feet (house and garage)
 - Corner side yard setback - 20 feet
 - Rear yard setback - 30 feet
2. Maximum building height - 2 1/2 stories or 35 feet.
 3. 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 dimension 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.
 4. The minimum finished floor area above grade for all homes shall be 1,500 square feet above ground for a single-level home and 1,800 square feet above ground for a two-story home.
 5. All homes shall have a minimum depth and width of 24 feet.
 6. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade. Premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.
 7. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
 8. Driveways shall not be constructed closer than three 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.
 9. 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.
 10. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
 11. The developer to require the Homeowners Association to maintain all common areas.
 12. All development entrance signage by separate permit.

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

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.



City of Blaine

Staff Report

File Number: ORD 26-2599

Agenda Date	Status
February 2, 2026	
In Control	File Type
City Council	Ordinance

Development Business - Sheila Sellman, Community Development Director

Agenda Item # 9.3

First Reading

Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 11008 Sunset Avenue NE. Enclave Companies (Sunset Woods) (Case File No. 25-0055/SLK)

Executive Summary

The applicant is requesting a rezoning from Farm Residential (FR) to Development Flex (DF) to construct 175 townhome units.

Background

Planning Commission (Public Hearing)	01/13/26
City Council (1st Reading)	02/02/26
City Council (2nd Reading)	02/18/26
Action Deadline (60 Days)	02/07/26
Action Deadline (60 Days - City Extended)	04/08/26

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

Rezoning

Section 101-3 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the city as reflected in the comprehensive plan or changes in conditions in the city. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed District is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.

- How the proposed district meets the goals and policies of the city.

The Development Flex (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 Development Flex District also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
- By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
- By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- By allowing for any type of ownership, private, condominium, or rental;
- By allowing flexibility in setback and height restrictions;
- 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;
- By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
- By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- By contributing to the tax base of the community without making undue demands on the community services; and
- 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.

The proposed development meets the following criteria for the DF zoning district:

(a) The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning.

- The project provides an array of housing units in 2, 3, and 4 bedroom configurations. Buildings are comprised of 4, 5, 8, and 10 unit groups ranging in two and three-story variants.

(b) The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

- The project proposes amenities including: fitness center, community lounge, pool, coffee bar, pickleball court, dog runs, firepit, grilling station, pet spa, playground, and business center. It also preserves more than 5-1/4 acres of undisturbed open space.

(c) The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

- The project aligns with the 2040 comprehensive plan designation of Industrial/High Density Residential with a density range between 12-25 units per acre. Proposed project density is 12.3 units/acre.

(d) The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

- The project preserves all existing wetlands demarcated on the property and preserves over 190 significant trees. Additionally, the project preserves and protects several species of the genus Rubrus (raspberries and blackberries) through its site layout and stormwater management facilities.

(e) The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

- The project adheres to the sub-development design parameters for public services and facilities. A sanitary sewer lift station will be required, and the development will continue to work with the City and Anoka County to determine the best access configuration for the proposed development.

(f) The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

- The project creates a unified feel through the orientation and clustering of buildings, minimizing the exposed building facades that are public-facing. Landscape design utilizes existing tree and proposed screening along the perimeter with adjoining residential properties. Foundation plantings are diversified according to aspect, but maintain continuity in form and size of plants, offering year-round interest.

(g) The proposal be consistent with all other applicable city and state regulations.

- The project adheres to all other applicable city and state regulations as required.

Evaluation of Request

Planning Analysis

The applicant is proposing a 175-unit market rate rental townhome development.

2-Bedroom Units - 74

3-Bedroom Units - 94

4-Bedroom Units - 7

14- 3 story buildings

11- 2 story buildings

Site Amenities

- Fitness Center
- Community Lounge
- Pool
- Coffee Bar
- Pickleball Court
- Pet Spa
- Business Center
- Grilling Stations
- Firepits
- Playground Equipment
- Dog Runs

Surrounding Zoning and Uses

The surrounding properties (approximately 4.5 acre parcels) to the north and west are zoned Farm Residential (FR) with a Low Density Residential (LDR) land use. Sunset Avenue and single-family homes in Lino Lakes are located to the east, and 109th Avenue and 35W are to the south.

Current Zoning

The subject site is zoned FR.

Proposed Zoning

The subject site is proposed to be zoned DF.

Land Use Designation

The land use is High Density Residential/Planned Industrial (HDR/PI). HDR allows for 12–25 units per acre. The proposed development meets that density requirement with 12.31 units per acre.

Existing Conditions

The site has a wetland located in the center of the parcel, endangered plants on the north side of the property and trees.

History

The property was previously guided for medium and high-density residential development in the Northeast Area Plan (adopted in 2002). The use was then changed to High Density Residential/Planned Commercial (HDR/PC) in the 2030 Comprehensive Plan (adopted in 2009) and HDR/PI in the 2040 Comprehensive Plan (adopted in 2018).

This property was reviewed by the City Council at the fall retreat in 2022 as part of a proactive review of properties with HDR land uses and the feedback at the time was to retain the existing HDR/PI land use.

At a workshop meeting 2023, the City Council reviewed a request from Capital Partners to construct two 189,000-square-foot speculative light industrial buildings. The project required a rezoning from FR to either Light Industrial (I-1) or Planned Business District (PBD).

Based on the high visibility of the site and the PI land use designation (as opposed to LI), the City

Council was given information that the PBD zoning district would provide a higher level of design and finish, and a rezoning to I-1 would offer the developer more flexibility in the tenants occupying the buildings since the PBD district has more restrictive land uses. The City Council consensus was to support the rezoning to I-1 with larger setbacks from the adjacent neighbors and to continue to work with staff. The developer of the industrial buildings decided not to move forward because of the constraint of the endangered plants on the north side of the property.

The property has been on and off the market for many years and previous developers have struggled with how to develop the property with the constraint of the large wetland in the center of the property, endangered plants on the north side of the property, and poor soils throughout the property. Additionally, a lift station is required to be constructed as part of the sanitary sewer service to the property, which increased the development cost.

In August 2025, the Council reviewed the request to construct 175 townhome units on the property. Council was supportive of the rezoning to DF. Council supported this project for this site as it adds to the city's residential housing mix and suggested considering extended turn lanes for additional safety. The council recommended relocating the three-storey townhomes further away from the neighborhood to the west and liked the proposed elevations as being something different, and suggested windows not face the existing residential.

Plat

The applicant is proposing to develop approximately 27.88 acres into one lot with 175 townhome units, and one outlot for wetlands and endangered plants. The DF zone does not have minimum lot sizes. As proposed, the lot sizes are as follows:

- Lot 1: 14.23 acres
- Outlot A: 11.93 acres

Architecture

The proposed townhomes and all accessory dwellings, including the maintenance building, pool building, and clubhouse will have varying roof styles and exterior treatments. All exterior elevation materials for the townhomes and accessory buildings will include cement batten and lap siding, panels and trim. All townhomes and accessory buildings to be constructed are to be consistent in architecture, materials and style with the drawings/elevations presented with the CUP submittal.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes have a minimum front setback of 22 feet measured from the edge of curb on the private drive. Townhome buildings have a minimum of 20 feet between buildings.

- Perimeter setbacks:
 - 109th Avenue and Sunset Avenue Setbacks (South and East): Building 25 feet; parking 25 feet
 - West setback: Building 30 feet; parking 25 feet
 - 10-foot building and parking setback where Lot 1 abuts the outlot

- Internal Private Drive Setbacks:
 - Front yard: Townhomes at least 22 feet from the private drive
 - Side Yard: Townhomes at least 10 feet from the private drive
 - Building to building separation of a 20-foot minimum

Parking

In addition to the two garage stalls per unit and two driveway stalls, there shall be one parking space for each three units for guest parking. The site plan has 62 guest parking stalls shown. The parking provided meets the zoning ordinance requirement.

Landscaping

The proposed landscape plan meets requirements with 368 trees being planted and a credit of 192 preserved trees in the developed area on site. An existing vegetated area located along the west property boundary tapers off near Buildings 8 & 9. The landscape plan proposes a coniferous buffer in that area.

The city forester has reviewed the landscape plan and is requiring the replacement of Black Hills Spruce, Red Oak, and some Red Maple due to species diversity goals and tree disease issues.

Tree Preservation

Tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development (17.25 acres). This would mean that 138 trees would be required for tree replacement purposes. The developer has proposed to plant a total of 368 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 175 new units being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$1,015,000. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Neighborhood Meeting

As required by the adopted neighborhood meeting policy, the developer held a neighborhood meeting on January 8, 2026 at Blaine City Hall. A summary of the meeting minutes are attached.

School Capacity

The Anoka-Hennepin School District had a demographic report done in the Fall of 2023. The report identified various housing types and the yield of students those housing types create. Below is a table showing the yield of students per unit based on housing type. It should be noted that this parcel falls within the Centennial School district boundaries, but the information is relevant for the City of Blaine.

Housing Type	K-12 Yield
Single Family Detached	43 students
Single Family Attached	.22 students
Apartments (market)	.15

There are 175 units proposed, based on the table above that would equate 38.5 students for the development. These students will go to Blue Heron Elementary and Centennial High School.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade a portion of the site 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, roadway, 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.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

For each building proposed to be constructed, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is \$8,760.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 17.25 acres of upland for a total sewer area charge of \$151,110.

The developer will work with the City and Anoka County to determine the best configuration for the proposed sanitary sewer lift station and location of the force main to connect into the existing sanitary sewer infrastructure.

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

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

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

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 the 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.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer is responsible for following through with FEMA (as necessary) to receive final documents and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two private street connections to 109th Avenue NE. As this is a county road, the developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

A trail shall be required to be constructed in accordance with current city standards along the north side of 109th Ave NE. Final location to be determined in the plan review process.

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.

Traffic

A draft traffic memo was provided. The draft indicated that both private drives are proposed to be full-access movement, therefore, this draft will be required to be updated to account for comments that have been received from Anoka County which require the proposed east drive be a right-in/right-out only. Further discussion shall be included for the request from Anoka County concerning the required turn lanes.

Attachment List:

Zoning and Location Map
Preliminary Plat
Site Plan
Preliminary Grading Plan
Preliminary Utility Plan
Landscape Plan
Elevations
Tree Removal Plan
Setback Exhibit
Traffic Study

Narrative

Unapproved Planning Commission Minutes 1/13/26

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. The meeting minutes are attached for reference on the public hearing comments.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on January 8, 2026. A summary of the meeting is attached. Comments included concerns regarding people/ pets walking onto adjacent properties. The developer discussed the preserved natural area planned adjacent to their property. Residents were pleased at the quality of the project type and that the project is market-rate housing.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the February 18, 2026, council meeting.

Attachment List

1. Attachments
2. Unapproved PC Minutes 011326



City of Blaine

Signature Copy

Ordinance: ORD 26-2599

First Reading

Ordinance Approving a Rezoning from Farm Residential (FR) to Development Flex (DF) at 11008 Sunset Avenue NE. Enclave Companies (Sunset Woods) (Case File No. 25-0055/SLK)

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

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Parcel 1:

The East one-half of the South one-half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof Anoka County, Minnesota.

Except that part thereof condemned for highway purposes, which part is more particularly described in Document No. 385093 in the office of the Anoka County Recorder as Document No. 385093;

And

Except the North 33 feet of the East one-half of the South One-half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof, Anoka County, Minnesota;

And

Except Parcel 1, Anoka County Highway Right of Way Plat No. 96, filed in the Office of the Anoka County Recorder as Document No. 2131877.001

(Abstract Property)

Parcel 2:

The North 33 feet of the East Half of the South Half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof, Anoka County, Minnesota. Except Parcel 11, shown on Anoka County Highway Right-Of-Way Plat No. 96 filed March 14, 2016, as Document No. 2131877.001. Anoka County, Minnesota

Abstract Property

Section 2. The above described property is hereby rezoned from:

Farm Residential (FR)

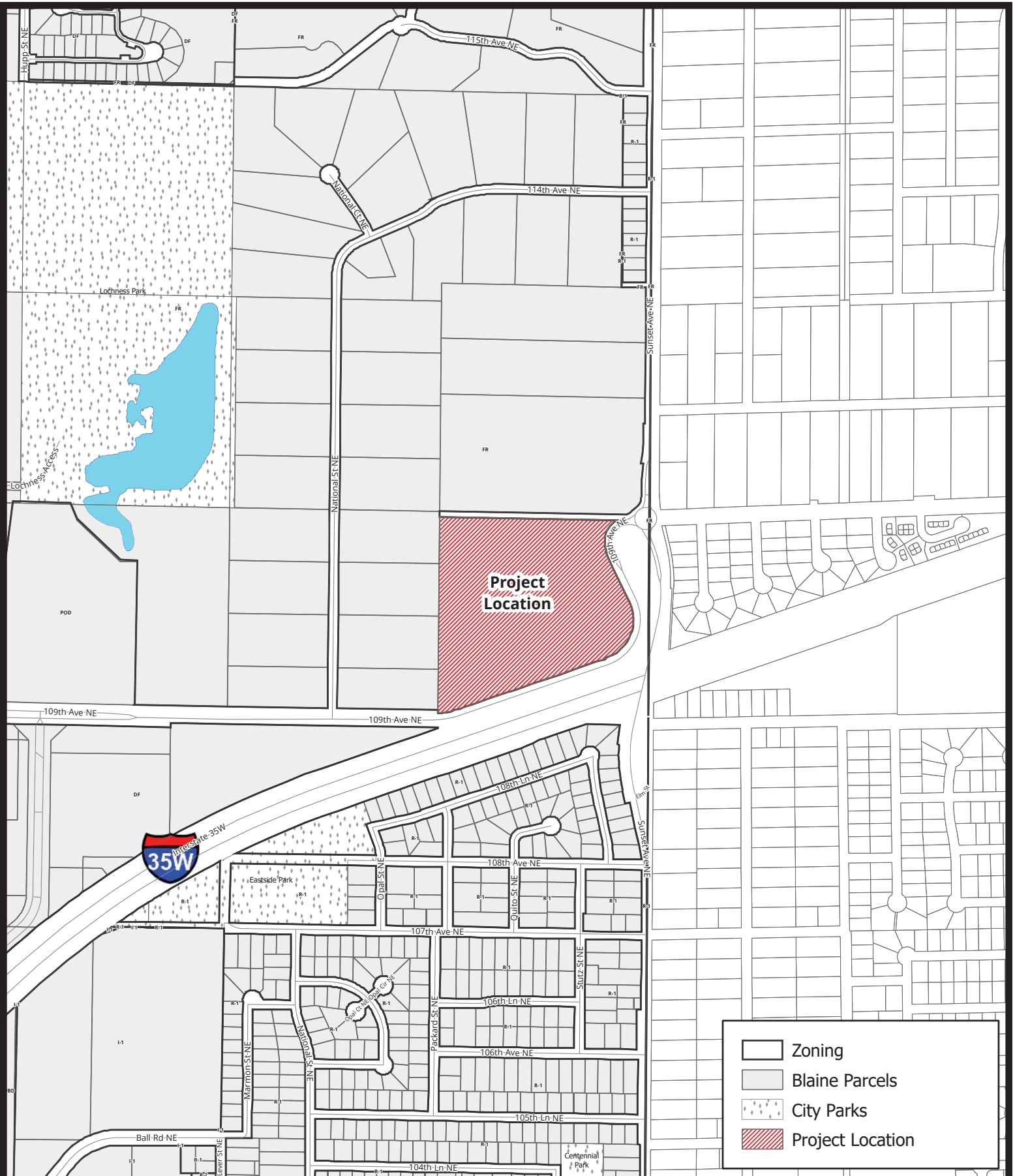
to

Development Flex (DF)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 2nd day of February, 2026.

PASSED by the City Council of the City of Blaine this day of 20__.



Case File No. 25-0056 Sunset Woods

0 0.05 0.1 0.2 Miles

Scale: 1:9,397

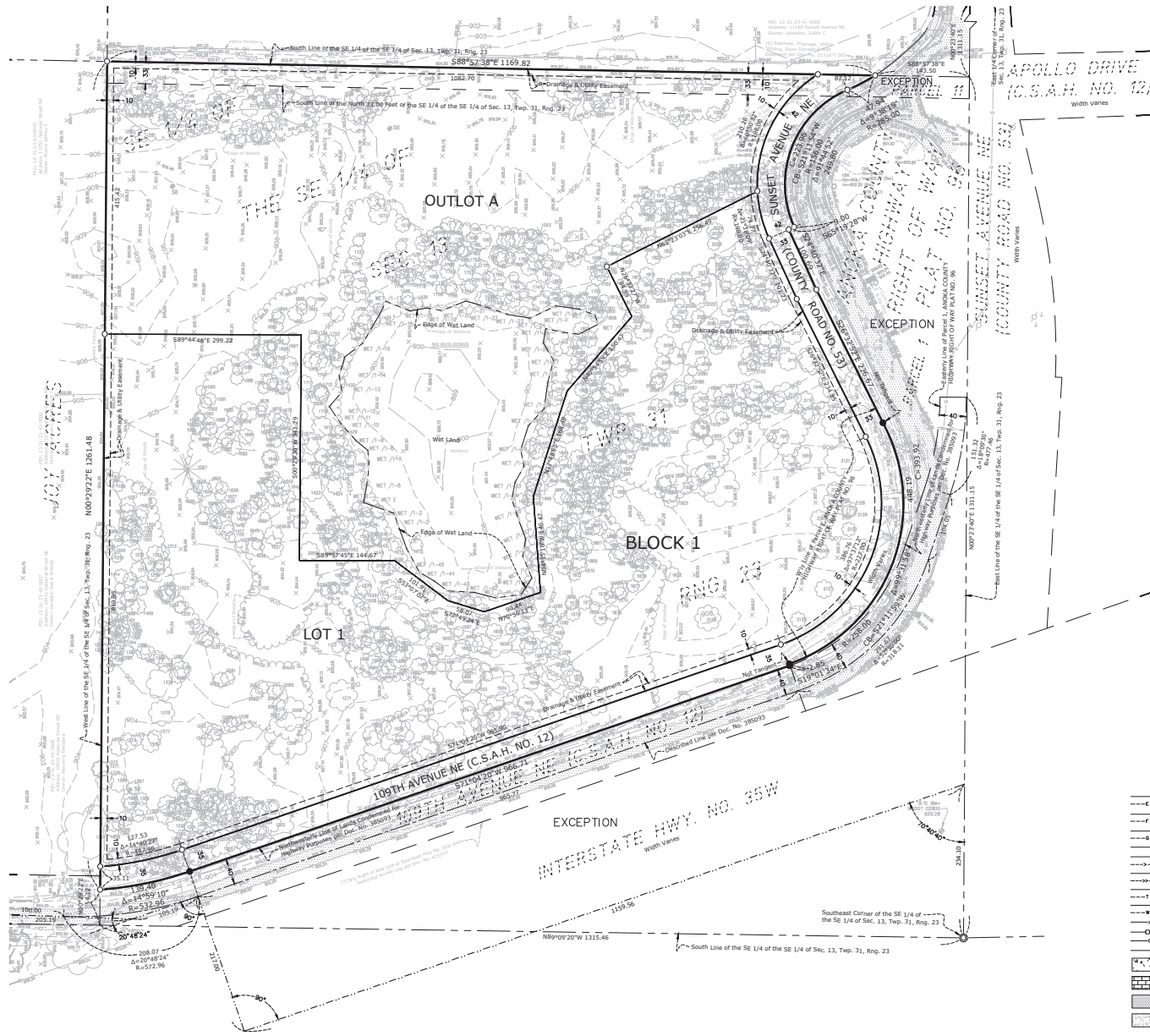


BlaineMN.gov

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



PRELIMINARY PLAT: SUNSET WOODS



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1:
The East Half of the South Half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof, Anoka County, Minnesota. Except that part thereof condemned for highway purposes, which part is more particularly described as Parcel 42 in Final Certificate dated March 9, 1973, filed March 9, 1973, as Document No. 385093.
AND
Except the North 33 feet of the East Half of the South Half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof, Anoka County, Minnesota, described in Quit Claim Deed dated June 14, 1978, filed June 29, 1978, as Document No. 500576.
AND
Except Parcel 1, shown on Anoka County Highway Right-of-Way Plat No. 96 filed March 14, 2016, as Document No. 2131877.001, and described in Final Certificate dated November 14, 2019, filed February 18, 2020, as Document No. 2323386.001.
Anoka County, Minnesota
Abstract Property

Parcel 2:
The North 33 feet of the East Half of the South Half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof, Anoka County, Minnesota. Except Parcel 11, shown on Anoka County Highway Right-Of-Way Plat No. 96 filed March 14, 2016, as Document No. 2131877.001.
Anoka County, Minnesota
Abstract Property

For Parcel 1: This preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Guaranty Commercial Title, Inc. as agent for Old Republic National Title Insurance Company, File No. 70027, dated August 4, 2025.

For Parcel 2: This preliminary plat was prepared without the benefit of a Commitment for Title Insurance. The property description was obtained from a previous survey by us dated 6-29-2023. There may be easements or other matters of record we are unaware of and thus not shown hereon.

DATE OF PREPARATION:

12-4-2025
Please note that the background survey information is per a survey performed by us dated 12-3-2025.

APPLICANT:

Measure Group
Josh McKinney, P.L.A.
P.O. Box 10, Wayzata, MN 55391
612-440-0934
jcmckinney@measuregroup.com

BENCHMARKS:

Elevations are based on the NGVD 29 Datum. Site Benchmark is MNDOT Monument 02805 located on the SE Corner of the bridge approximately 350 feet southeasterly of the subject property.
Elevation = 929.28

AREAS:

Proposed Lot 1 = 619,649 Sq. Ft. or 14.225 Acres
Proposed Outlot A = 519,618 Sq. Ft. or 11.929 Acres
Proposed Dedicated Right of Way = 75,833 Sq. Ft. or 1.734 Acres
Total Property Area = 1,214,800 Sq. Ft. or 27.888 Acres

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27002C3436, effective date of December 16, 2015.

Rory L. Systeller
rory@civilsitegroup.com
Minnesota License No. 44565

Linetype & Symbol Legend

	ELECTRIC LINE		AIR CONDITIONER		UTILITY VAULT
	ELECTRIC LINE (RECORD)		CABLE TV BOX		UTILITY MANHOLE
	FIBER/COMM. LINE		ELECTRIC MANHOLE		ELECTRICAL OUTLET
	FIBER/COMM. LINE (RECORD)		ELECTRIC TRANSFORMER		HAND HOLE
	GASMAIN		ELECTRICAL METER		BOLLARD
	GASMAIN (RECORD)		FIBER/COMM. MANHOLE		FLAG POLE
	OVERHEAD UTILITIES		POWER POLE		FUEL TANK
	SANITARY SEWER		QUIP WIRE		HANDICAP SYMBOL
	SANITARY SEWER (RECORD)		GAS METER		LIGHT POLE
	STORM SEWER		GAS MANHOLE		MAIL BOX
	STORM SEWER (RECORD)		GAS VALVE		SIGN
	TELEPHONE LINE		ROOF DRAIN		CONIFEROUS TREE
	TELEPHONE LINE (RECORD)		SEWER CLEAN OUT		DECIDUOUS TREE
	WATERMAIN		SANITARY MANHOLE		SOIL BORING
	WATERMAIN (RECORD)		STORM MANHOLE		FOUND IRON MONUMENT
	CHAINLINE FENCELINE		CATCH BASIN		SET OR TO BE SET IRON MONUMENT
	WOODEN FENCELINE		FLARED END SECTION		CAST IRON MONUMENT
	GUARDRAIL		TELEPHONE MANHOLE		
	ACCESS RESTRICTION		HYDRANT		
	CONCRETE SURFACE		FIRE CONNECTION		
	PAVER SURFACE		POST INDICATOR VALVE		
	BITUMINOUS SURFACE		WATER MANHOLE		
	GRAVEL/LANDSCAPE SURFACE		WATER VALVE		
			WELL		

11008 Sunset Avenue NE
Blaine, Anoka County, Minnesota 55014

Measure Group
P.O. Box 10, Wayzata, MN 55391

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.

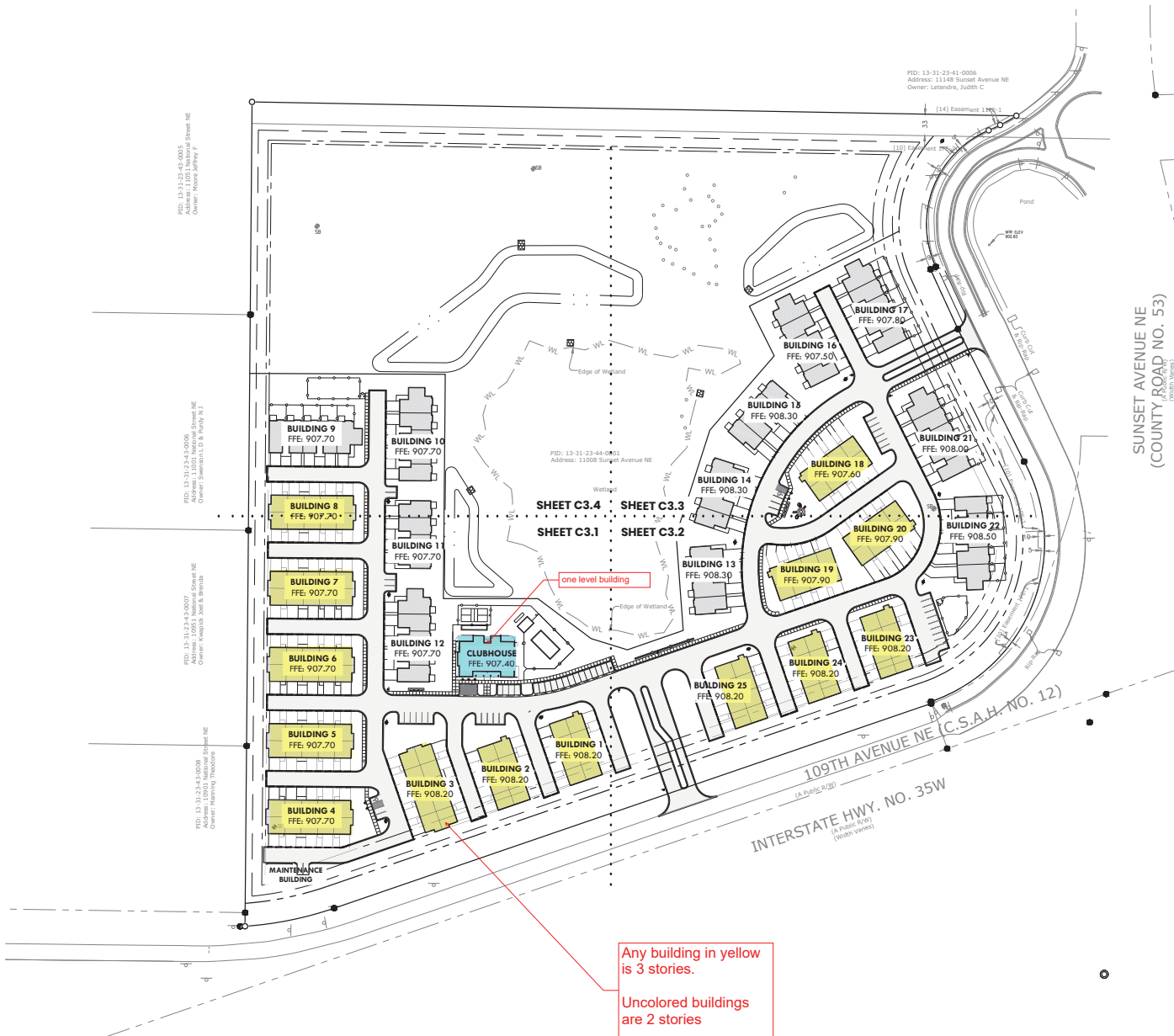
RORY L. SYSTELLER
DATE 12-4-2025 LICENSE NO. 44565

QA/QC
FIELD CREW
DRAWN BY
REVIEWED BY
UPDATED BY

VICINITY MAP
REVISION SUMMARY
DATE DESCRIPTION

PROJECT NO. 23115.01
PRELIMINARY PLAT

V2.0



LEGEND

PROPOSED	
PROPERTY BOUNDARY	
SETBACK LINE	
RIGHT OF WAY LINE	
EASEMENT	
STANDARD CURB AND GUTTER	
HEAVY DUTY BITUMINOUS PAVEMENT	
LIGHT DUTY BITUMINOUS PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY CONCRETE PAVEMENT	
FENCE	
RETAINING WALL (BY OTHERS)	
TRAFFIC SIGN	
LIGHT POLE	

DEVELOPMENT SUMMARY

ZONING INFORMATION
 EXISTING LAND USE(S): INDUSTRIAL HIGH DENSITY RESIDENTIAL
 PROPOSED LAND USE(S): HIGH DENSITY RESIDENTIAL

CURRENT SITE ZONING: FARM RESIDENTIAL (FR)
 PROPOSED ZONING: DEVELOPMENT FLEX

SITE DATA	EXISTING	PROPOSED
TOTAL SITE AREA:	27.88 ACRES	1.69 ACRES
ROW DEDICATION:		26.19 ACRES
NET SITE AREA:		14.22 ACRES
LOT 1, BLOCK 1		11.97 ACRES BETWEEN
OUTLOT A		
OUTLOT B		
TOWNHOME UNITS	REQUIRED	PROPOSED
2 BEDROOM TOWNHOMES		175 UNITS
3 BEDROOM TOWNHOMES		74 UNITS
4 BEDROOM TOWNHOMES		94 UNITS
		7 UNITS
DENSITY	12-25 UNITS/ACRE	12.30 UNITS/ACRE
PARKING		
COVERED SURFACE	175 (1 PER UNIT)	350 (2 PER UNIT)
GUEST PARKING	175 (1 PER UNIT)	350 (5 PER 1000SF)
TOTAL:	59 (1 PER 3 UNITS)	62 SPACES
PARKING RATIO	2.34 / UNIT	4.35 / UNIT
BUILDING SETBACKS		
FRONT:	40'	25'
SIDE:	30'	30'
REAR:	30'	30'
* ALL BUILDINGS MEET 40' SETBACK WITH THE EXCEPTION OF BUILDINGS 1,2,3,23,24,25. SEE NARRATIVE FOR DESCRIPTION		
PARKING SETBACKS		
FRONT:	25'	25'
SIDE:	10'	25'
REAR:	10'	25'
*EXCEEDS CODE		
IMPERVIOUS AREA:	(80% MAX.)	9.03 ACRES (63.5%)

measure



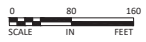
SUNSET TOWNHOMES
BLAINE, MINNESOTA

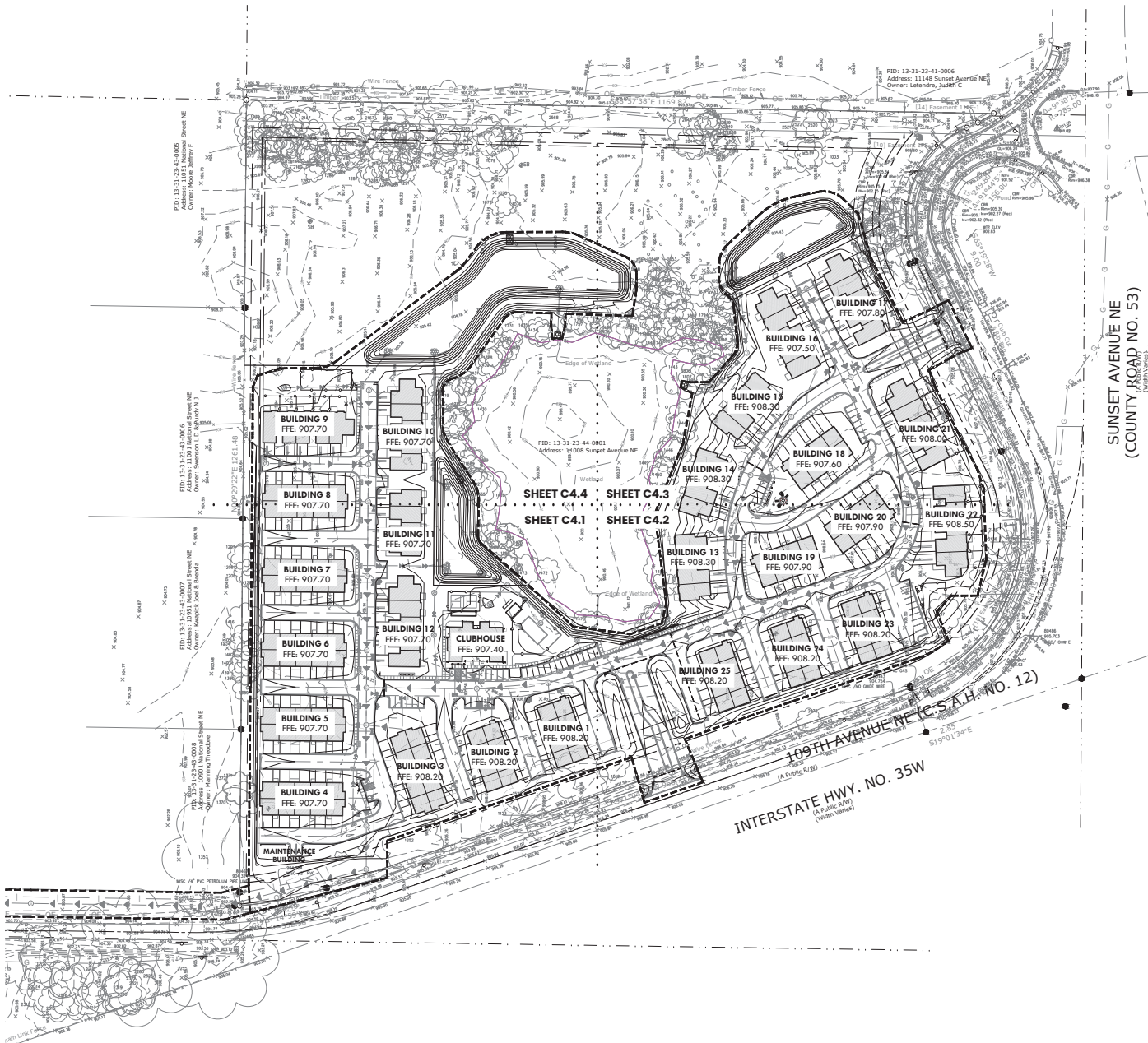
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Project No. 25-111
 Date: 12.05.25
 Lic. No.: 53735

Rev.	Date	Description
12.05.25		CITY SUBMITTAL

Project #: 25-111
 Drawn By: PM
 Checked By: JM
 Issue Date: 12.05.25
 Sheet Title:

OVERALL SITE PLAN
 Sheet:
C3.0





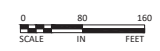
LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAINILE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- E.O.
- EMERGENCY OVERTAKE

SPOT ELEV. LABELS
ME= MATCH EXISTING
TW= TOP OF WALL
BW= BOTTOM OF WALL
TC= TOP OF CURB

GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOO OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL AT MINIMUM WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEN-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



SUNSET TOWNHOMES
BLAINE, MINNESOTA

Project Title: **SUNSET TOWNHOMES**

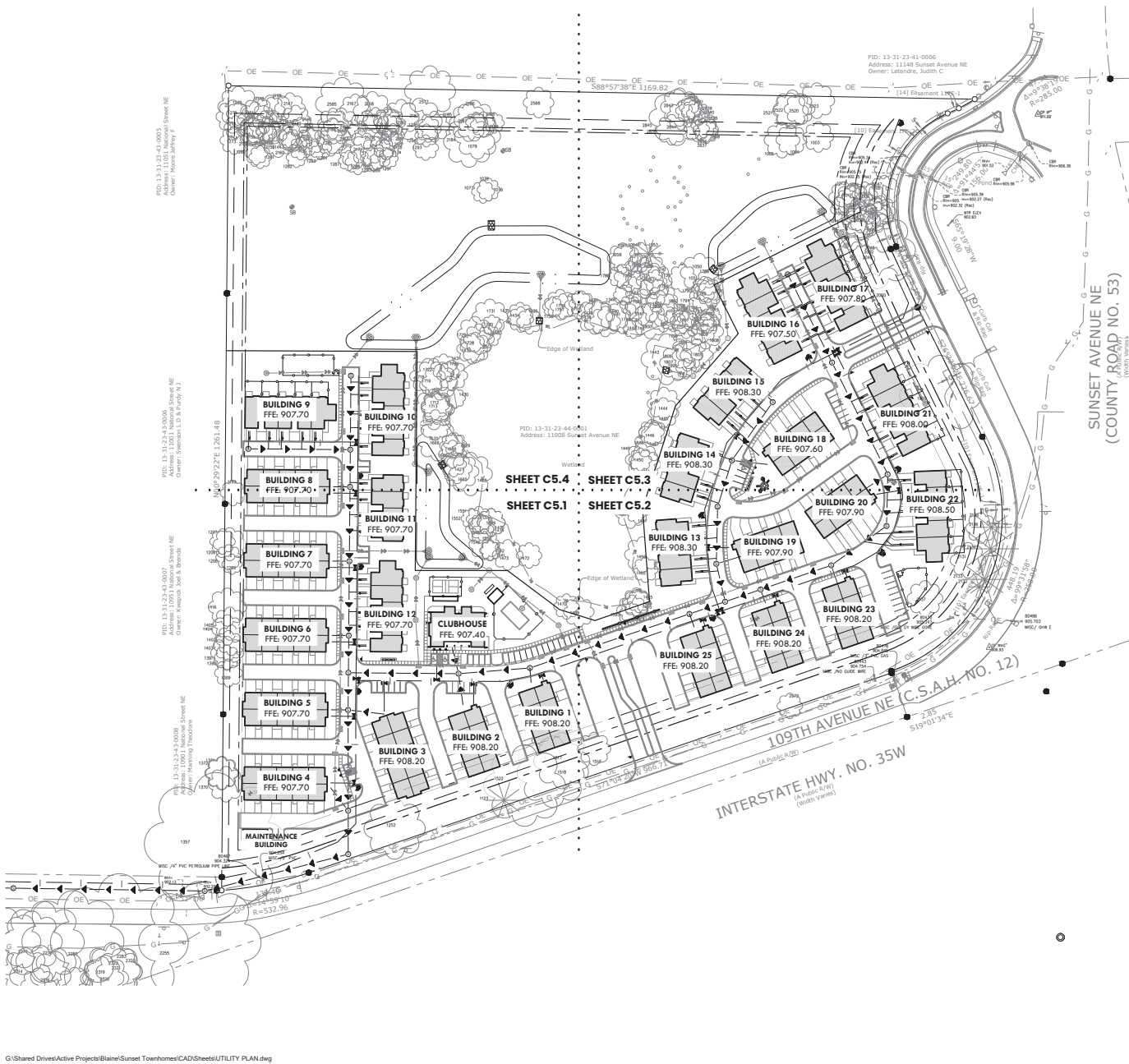
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
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Rev.	Date	Description
1	12.05.25	CITY SUBMITTAL

Project #:	25-111
Drawn By:	PM
Checked By:	JM
Issue Date:	12.05.25

Sheet Title: **OVERALL GRADING PLAN**

Sheet: **C4.0**



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAIN TILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD UTILITIES SPECIFICATION AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM).
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- WATERMAIN PIPE SHALL EITHER BE AWWA C900 PVC WITH DUCTILE IRON FITTINGS AND RISERS, OR DIP CLASS 52.
- ALL WATER LINES SHALL HAVE 8' MINIMUM COVER (TOP OF PIPE TO FINISH GRADE). INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI RIM 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE THAT IS 8' OR GREATER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26, SCHEDULE 40 PIPE PER ASTM D2685. IF 6' OR SMALLER, C900 IS REQUIRED FOR DEPTHS GREATER THAN 20 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2685. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED COMPLIANT TO CURRENT MINNESOTA PLUMBING CODE.
- STORM SEWER PIPE
- HOPE OR POLYPROPYLENE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCIES.
- HOPE STORM PIPE 4" TO 60" INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2848. FITTINGS SHALL BE PER ASTM F2306 AND INSTALLED PER ASTM D2321.
- POLYPROPYLENE STORM PIPE 12" TO 60" INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2848. APPROVED FITTINGS SHALL MEET JOINT PERFORMANCE REQUIREMENTS OF ASTM D3212. AT PIPE JOINTS, THE SPOOT SHALL UTILIZE TWO GASKETS MEETING THE REQUIREMENTS OF ASTM F477. INSTALL IN ACCORDANCE WITH ASTM D3231.
- PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2685 AND INSTALLED PER ASTM D2321.
- IF REQUIRED BY A.H.J. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER AND CLASS 3 FOR PIPE DIAMETERS 24" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
- ALL PORTIONS OF SANITARY & STORM SEWER SYSTEMS INCLUDING STRUCTURES, LOCATED WITHIN 10'-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4714 AND CURRENT MINNESOTA PLUMBING CODE.

measure



SUNSET TOWNHOMES
BLAINE, MINNESOTA

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Project Title: **FOR CONSTRUCTION**
Rev. Date Description
12.05.25 CITY SUBMITTAL

Project #: 25-111
Drawn By: PM
Checked By: JM
Issue Date: 12.05.25
Sheet Title:

OVERALL UTILITY PLAN

Sheet: **C5.0**



LEGEND

PROPOSED	
PROPERTY BOUNDARY	
SETBACK LINE	
RIGHT OF WAY LINE	
EASEMENT	
STANDARD CURB AND GUTTER	
HEAVY DUTY BITUMINOUS PAVEMENT	
LIGHT DUTY BITUMINOUS PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY CONCRETE PAVEMENT	
FENCE	
RETAINING WALL (BY OTHERS)	
TRAFFIC SIGN	
LIGHT POLE	

LANDSCAPE REQUIREMENTS

Sec 129-7(c)(6)	REQUIRED	PROPOSED
1 OVERSTORY TREE PER UNIT	175	98
1 CONIFEROUS TREE PER UNIT	175	154
1 ORNAMENTAL TREE PER UNIT	175	116
CREDIT FROM TREE PRESERVATION	285 TREES (3,749 INCHES)	
SHRUBS		822
PERENNIALS		1,409

ALL DISTURBED AREAS NOT SHOWN WITH GROUND COVER HATCH TO BE FINISHED WITH SOD

measure



Client:

SUNSET TOWNHOMES
BLAINE, MINNESOTA

Project Title:

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

John J. McKinney, P.L.A.
Date: XX.XX.XX Lic. No.: 53234

Rev.	Date	Description
12.05.25		CITY SUBMITTAL

Project #: 25-111
Drawn By: PM
Checked By: JM
Issue Date: 12.05.25

Sheet Title:

**OVERALL
LANDSCAPE
PLAN**

Sheet:

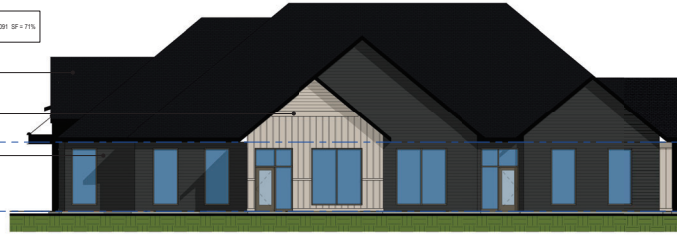
L1.0

0 80 160
SCALE IN FEET



EXTERIOR MATERIALS
FIBER CEMENT SIDING = 1091 SF = 71%
GLAZING = 444 SF = 29%

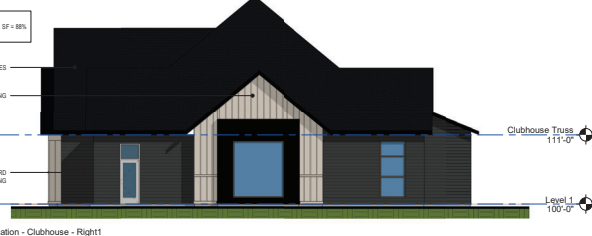
ASPHALT SHINGLES
FIBER CEMENT BOARD
& BATTEN SIDING
FIBER CEMENT LAP SIDING



⑥ Exterior Elevation - Clubhouse - East
1/8" = 1'-0"

EXTERIOR MATERIALS
FIBER CEMENT SIDING = 722 SF = 81%
GLAZING = 139 SF = 15%

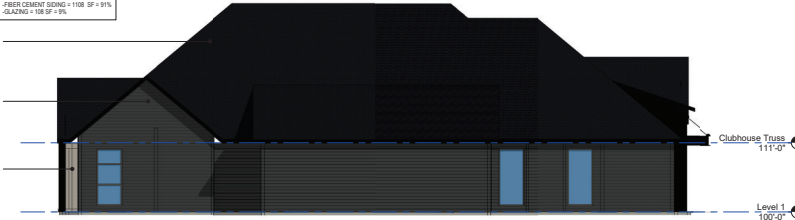
ASPHALT SHINGLES
FIBER CEMENT LAP SIDING
FIBER CEMENT BOARD
& BATTEN SIDING



⑦ Exterior Elevation - Clubhouse - Right
1/8" = 1'-0"

EXTERIOR MATERIALS
FIBER CEMENT SIDING = 1108 SF = 91%
GLAZING = 108 SF = 9%

ASPHALT SHINGLES
FIBER CEMENT BOARD
& BATTEN SIDING
FIBER CEMENT LAP SIDING



⑧ Exterior Elevation - Clubhouse - Rear
1/8" = 1'-0"

EXTERIOR MATERIALS
FIBER CEMENT SIDING = 712 SF = 73%
GLAZING = 130 SF = 17%

ASPHALT SHINGLES
FIBER CEMENT BOARD
& BATTEN SIDING
FIBER CEMENT LAP SIDING

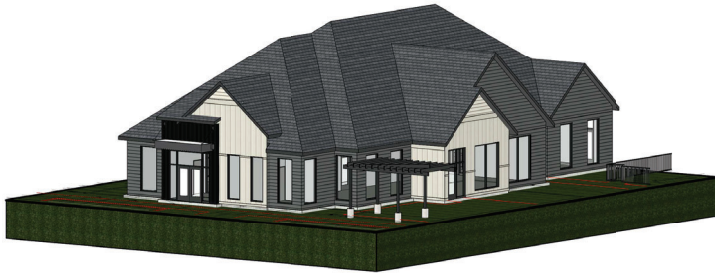


⑨ Exterior Elevation - Clubhouse - South
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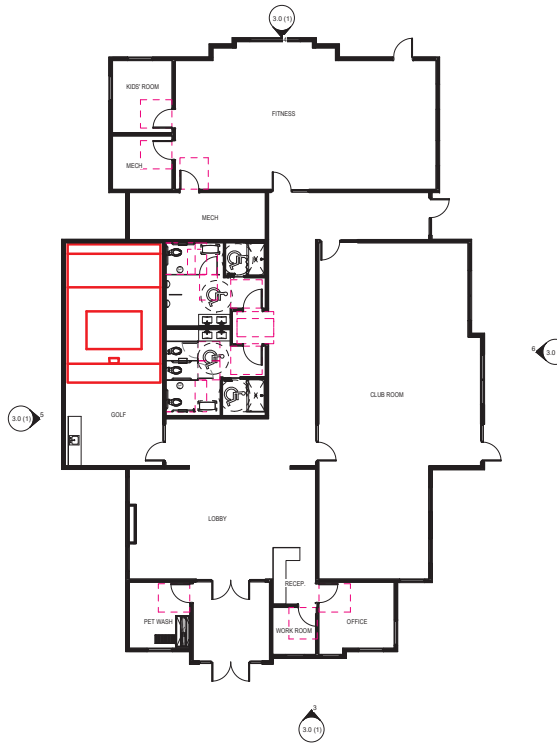
WETLANDS



⑩ Clubhouse - Front 2



⑪ Clubhouse - Back 2



⑫ Level 1 - Clubhouse Copy 1
1/8" = 1'-0"

Sunset Townhomes

109th Ave NE Blaine, MN

12/5/2025

#25140

Residential Unit Mix									
Name	Count	Main Floor Area	Garage Area	Unit Gross Area	Second Floor Area	Third Floor Area	Total Area w/o Garage	Unit Gross Area Total	Rooms
Unit 2-1	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-2	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-3	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-4	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-5	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-6	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-7	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-8	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-9	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-10	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-11	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-12	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-13	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-14	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Unit 2-15	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/4 Bath
Grand Total	175								

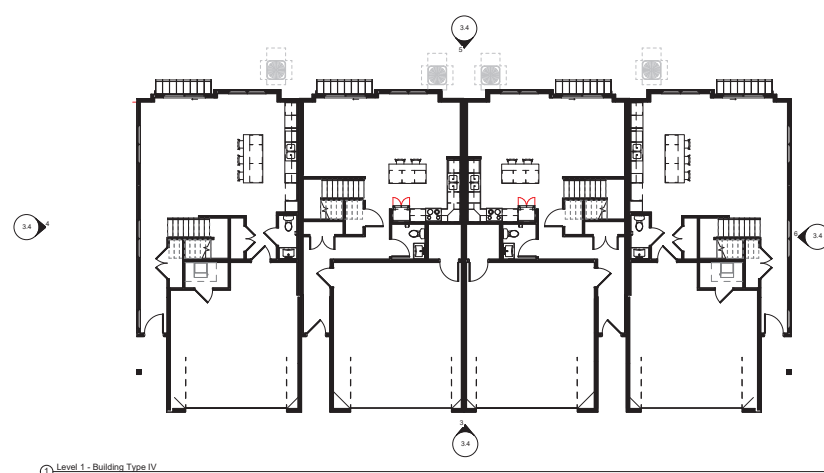
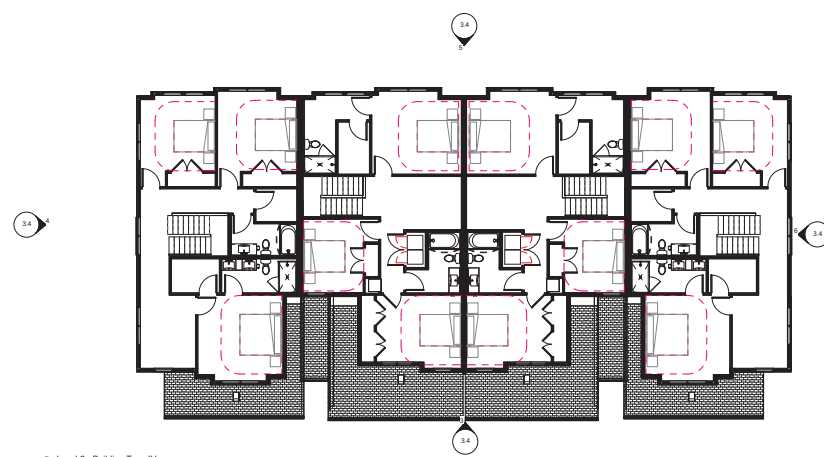
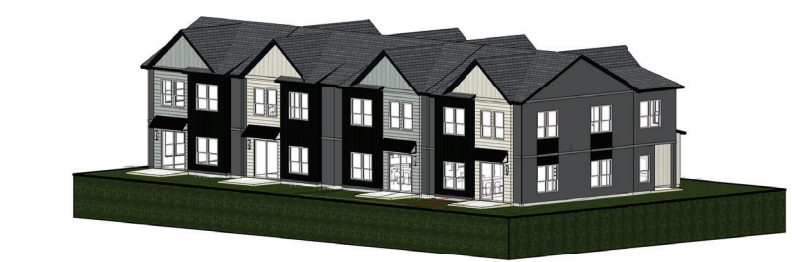
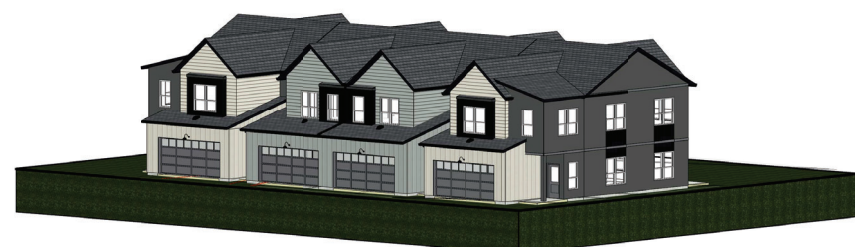
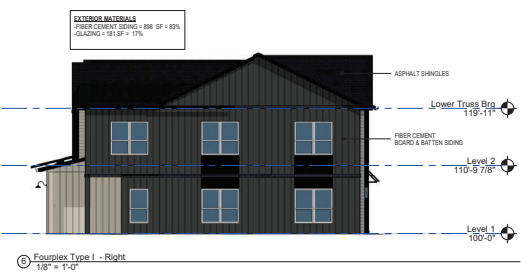
GROSS AREA - TOTAL	
Level	Area
Level 1	88,852 SF
Level 2	141,458 SF
Level 3	158,542 SF
Grand Total	388,852 SF

Clubhouse Area		
Name	Count	Area
Clubhouse	1	5,368 SF
Masterpiece Building	1	25,140 SF
Pool Building	1	149 SF
Grand Total	3	

Clubhouse
3.0 (1)

Sunset Townhomes

109th Ave NE Blaine, MN 12/5/2025 25140



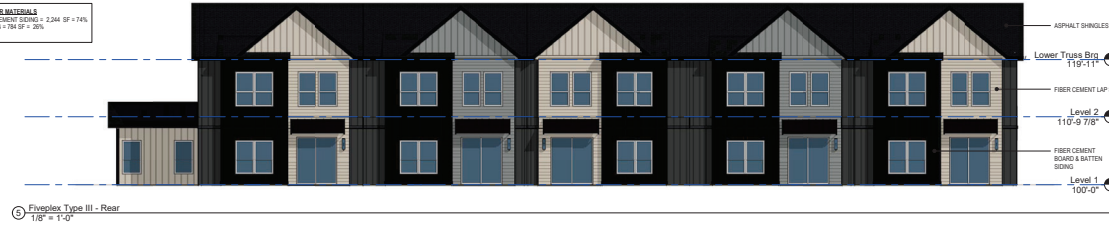
EXTERIOR MATERIALS
 FIBER CEMENT SIDING = 1,750 SF = 85%
 GLAZING = 336 SF = 15%



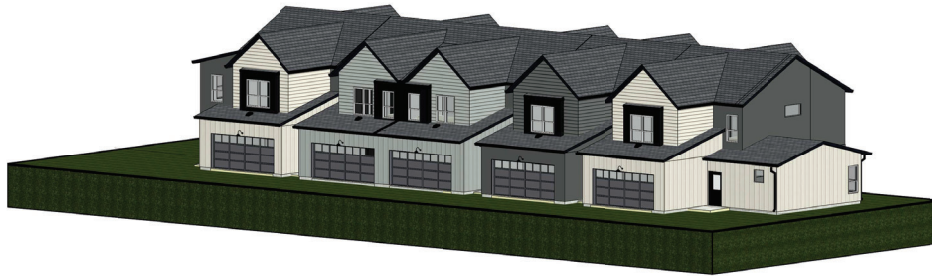
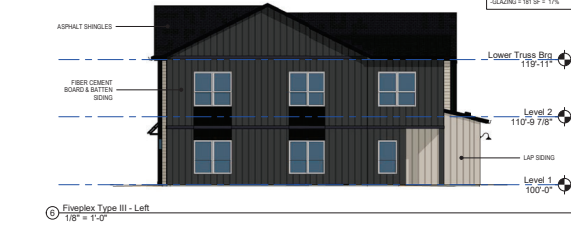
EXTERIOR MATERIALS
 FIBER CEMENT SIDING = 1,050 SF = 87%
 GLAZING = 28 SF = 3%



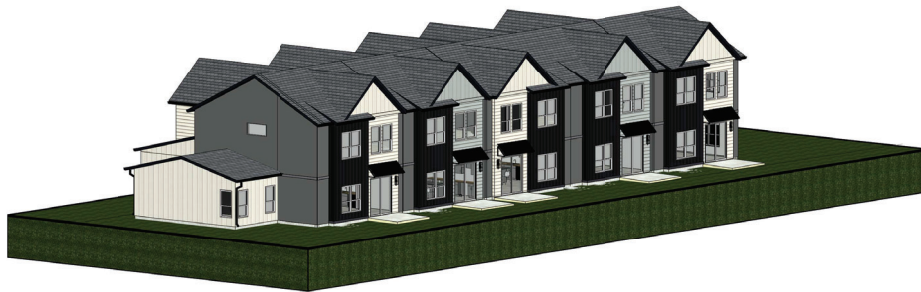
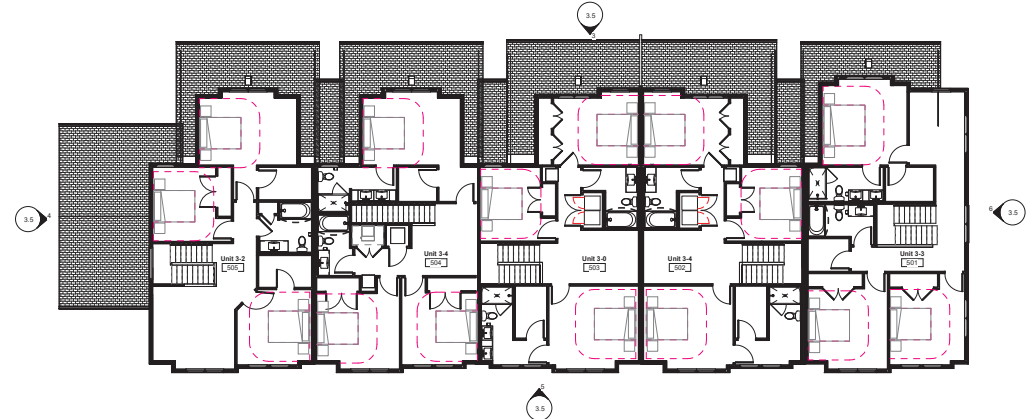
EXTERIOR MATERIALS
 FIBER CEMENT SIDING = 2,244 SF = 74%
 GLAZING = 734 SF = 36%



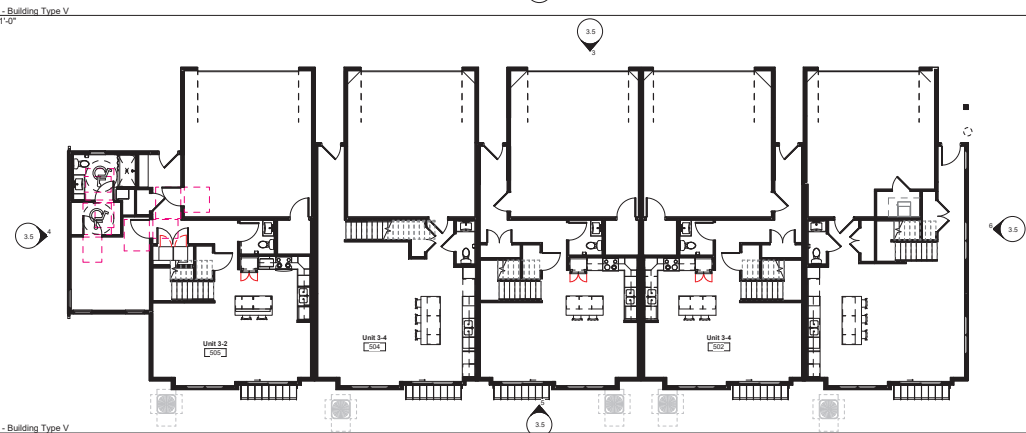
EXTERIOR MATERIALS
 FIBER CEMENT SIDING = 896 SF = 83%
 GLAZING = 161 SF = 17%



⑦ Simplex Type II - Front



⑧ Simplex Type II - Back



Building Type V (Fiveplex with First Floor Living)

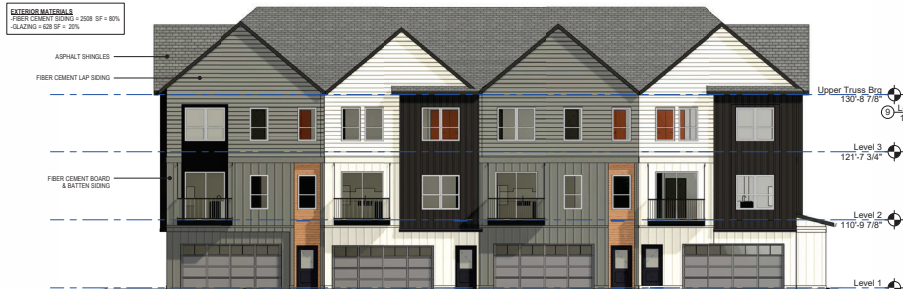
3.5

Sunset Townhomes

109th Ave NE Blaine, MN 12/5/2025 25140



DL 8-plex - Front
1/8" = 1'-0"



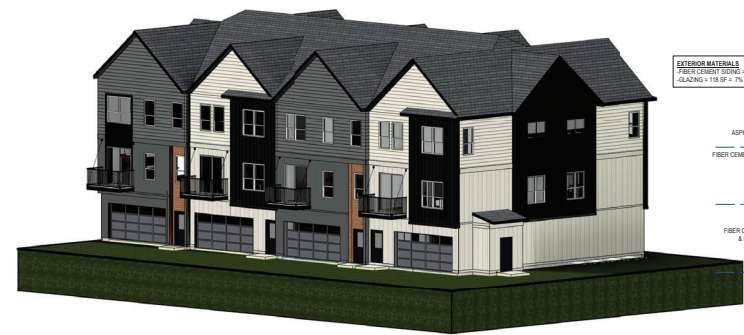
DL 8-plex - Rear
1/8" = 1'-0"



DL 8-plex - Front
1/8" = 1'-0"



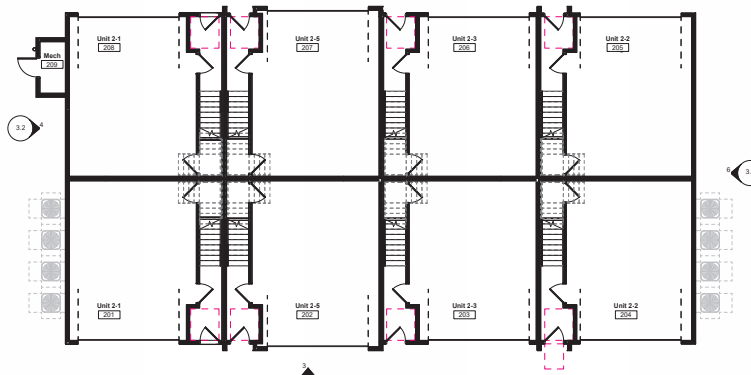
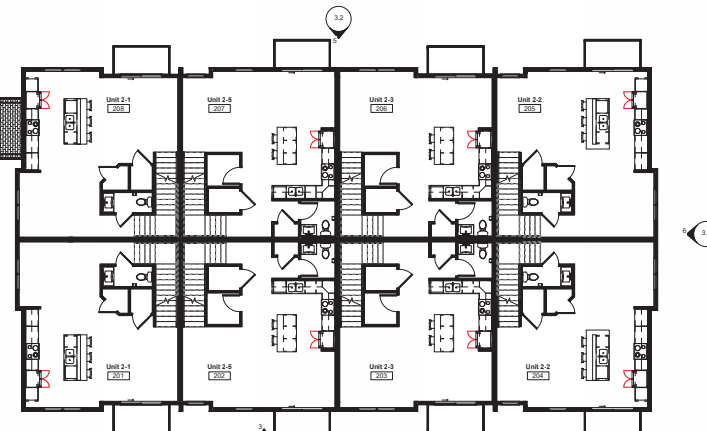
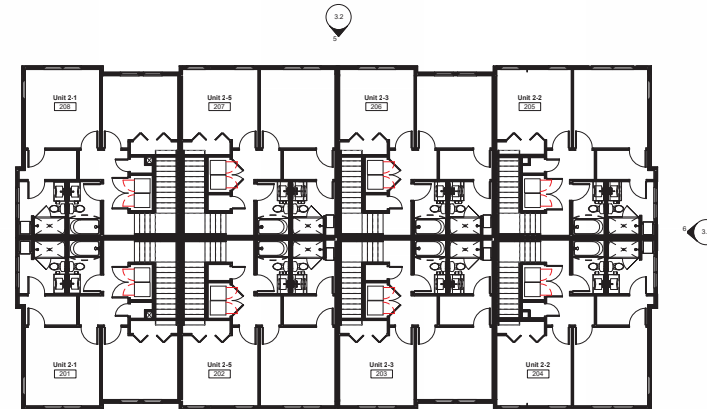
DL 8-plex - Right
1/8" = 1'-0"



DL 8-plex - Back
1/8" = 1'-0"



DL 8-plex - Left
1/8" = 1'-0"



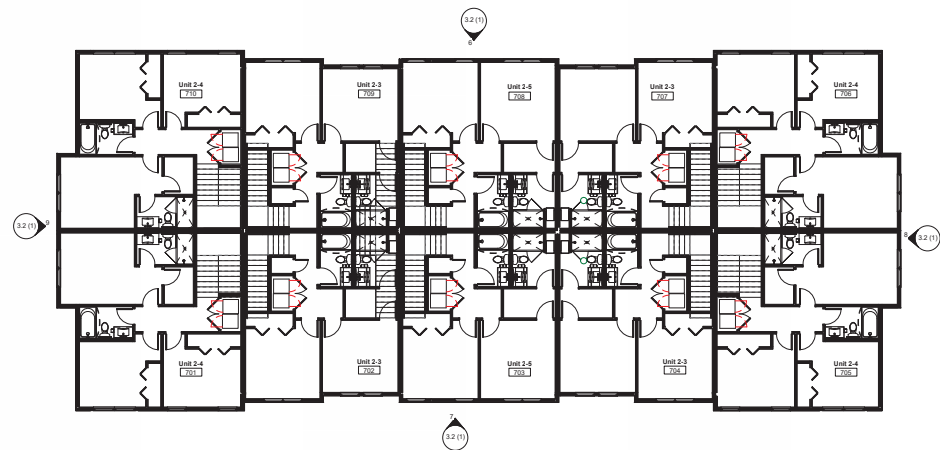
Level 1 - Building Type II
1/8" = 1'-0"

Building Type II (Double Loaded Eightplex)

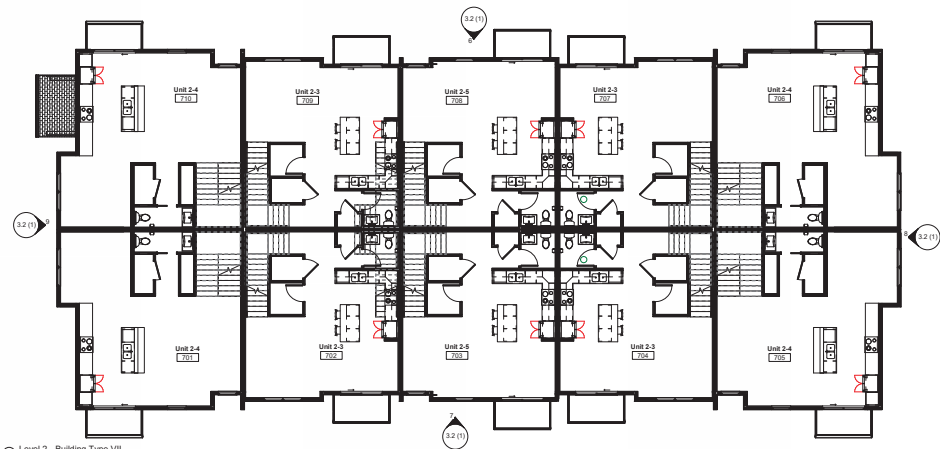
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Sunset Townhomes

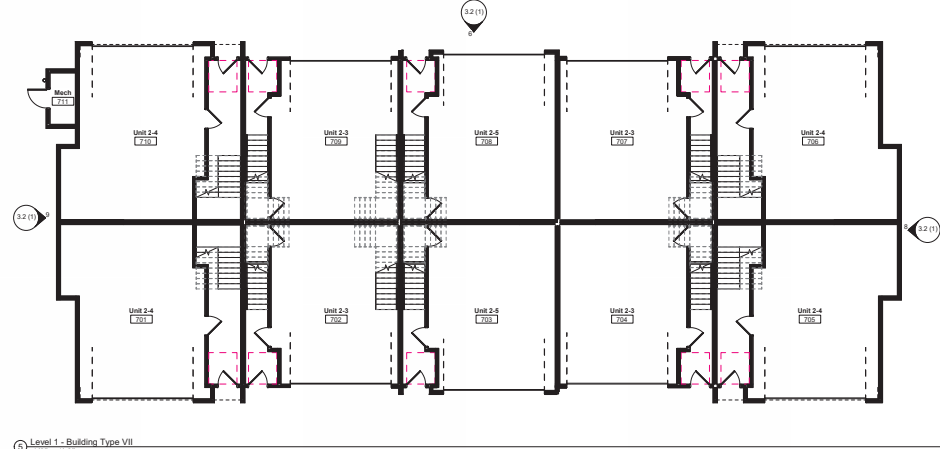
109th Ave NE Blaine, MN 12/5/2025 25140



3 Level 3 - Building Type VII
1/8" = 1'-0"



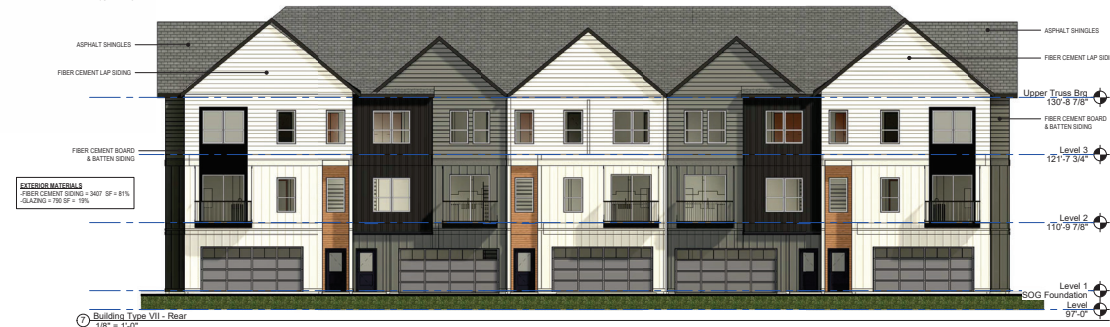
2 Level 2 - Building Type VII
1/8" = 1'-0"



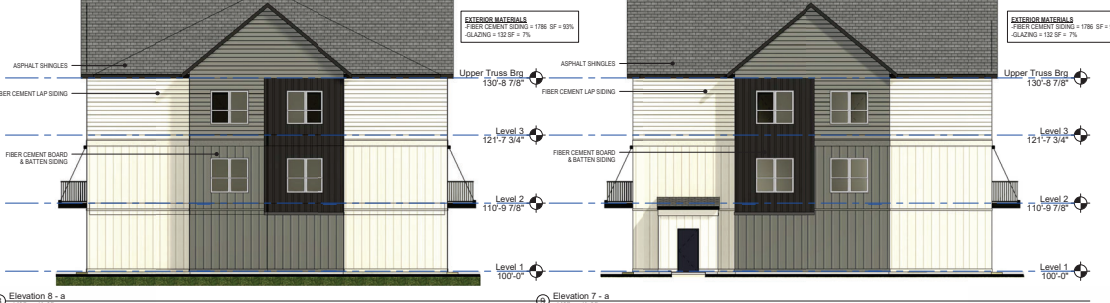
1 Level 1 - Building Type VII
1/8" = 1'-0"



6 Building Type VII - Front
1/8" = 1'-0"



7 Building Type VII - Rear
1/8" = 1'-0"



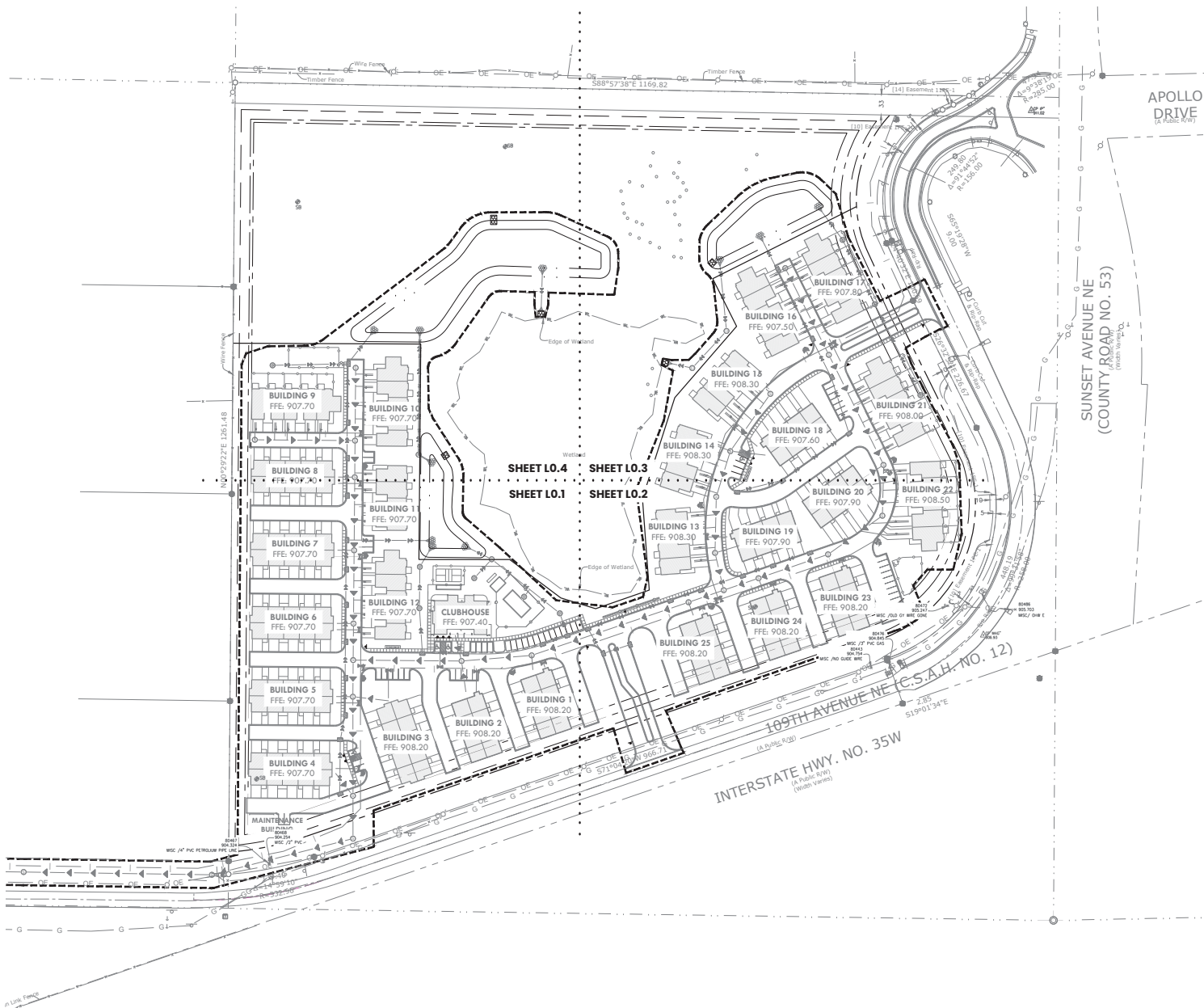
8 Elevation 8 - a
1/8" = 1'-0"

7 Elevation 7 - a
1/8" = 1'-0"



DL 10-plex - Front





TREE PRESERVATION REQUIREMENTS

SEC. 129-9(a)(3)(c)
ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE ACRE IN SIZE, THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT TREES PER ACRE OF UPLAND.

MITIGATION SUMMARY

GROSS AREA:	27.89 AC
MINUS WETLANDS:	2.47 AC
NET UPLAND AREA:	25.42 AC
TOTAL SITE SIGNIFICANT TREES	1,111 TREES
SIGNIFICANT TREE CALIPER INCHES	13,941 CAL. IN.
EXEMPT SIGNIFICANT TREES	93 TREES
EXEMPT TREE CALIPER INCHES	1,079 CAL. IN.
SIGNIFICANT TREES PRESERVED	192 TREES
CALIPER INCHES PRESERVED	2,470 CAL. IN.
SIGNIFICANT TREES REMOVED	826 TREES
CALIPER INCHES REMOVED	10,192 CAL. IN.
REQUIRED TREES:	204 TREES

measure



Client:

SUNSET TOWNHOMES
BLAINE, MINNESOTA

Project Title:

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

John J. McKinney, P.L.A.
Date: XX.XX.XX Lic. No.: 53234

Rev.	Date	Description
12.05.25		CITY SUBMITTAL

Project #: 25-111
Drawn By: PM
Checked By: JM
Issue Date: 12.05.25
Sheet Title:

TREE REMOVAL PLAN

Sheet:
L0.0



To: Brian Bochman
Enclave Development

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

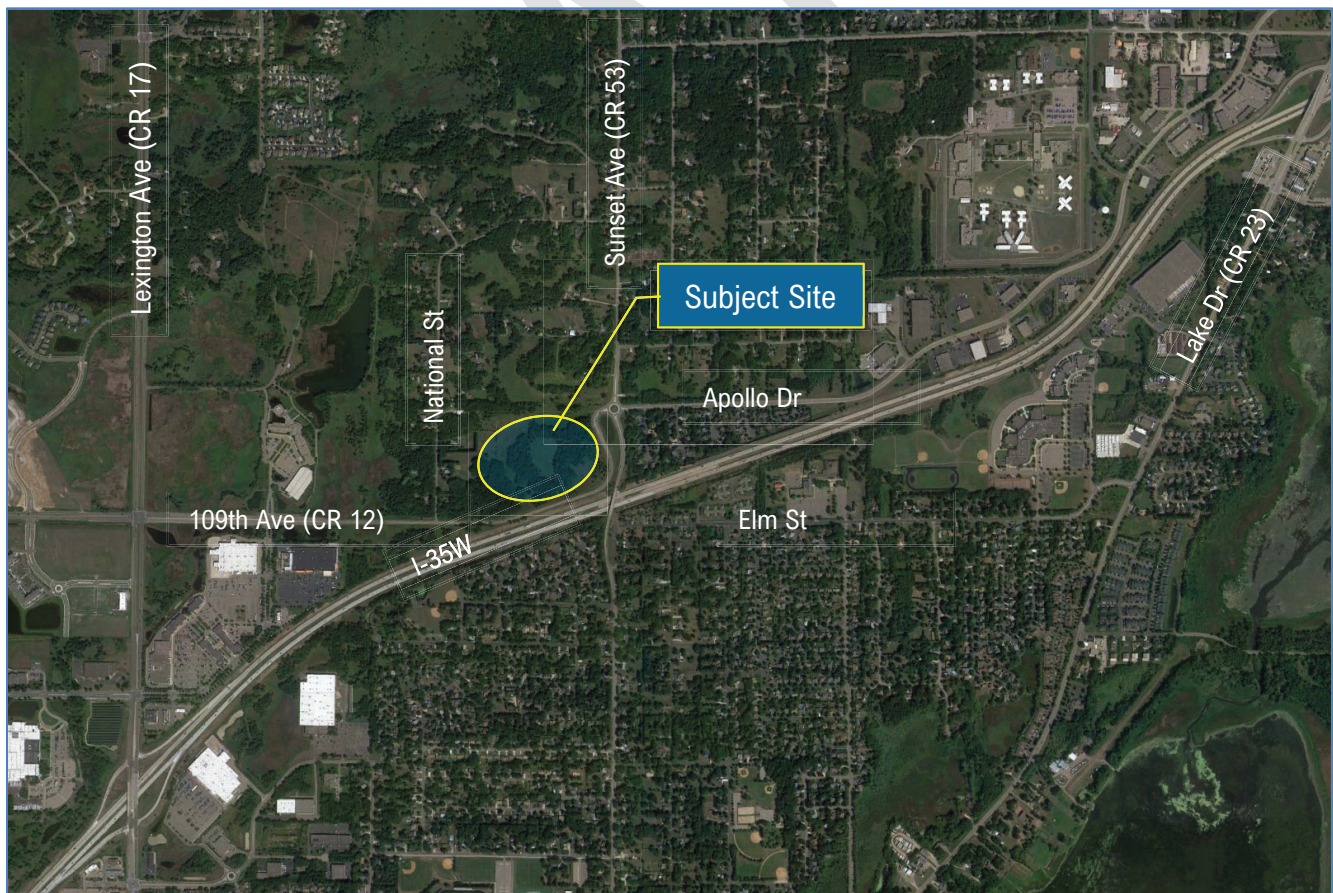
Date: December 4, 2025

Subject: Sunset Townhomes Traffic Study; Blaine, MN

INTRODUCTION

TC2 has completed a traffic study for the proposed Sunset Townhomes development at 11008 Sunset Avenue (CR 12) in the City of Blaine. The subject site, shown in Figure 1, is along the north side of 109th Avenue (CR 12) between National Street and Sunset Avenue (CR 53). The main objectives of this study are to estimate the trip generation of the project, identify potential impacts to the adjacent roadway network, and document any improvement considerations needed to ensure safe and efficient operations for all users. The following information provides a summary of the study approach and findings offered for consideration.

Figure 1 Subject Site



PROPOSED DEVELOPMENT

The proposed Sunset Townhomes development has a total of 175 residential units, which consists of 74 two-bedroom, 94 three-bedroom, and seven (7) four-bedroom townhome styles. The overall site is approximately 27 acres, with approximately two (2) acres dedicated for right-of-way and 11 acres for wetland / habitat. The proposed development represents a density of about 12.5 units per acre and has a parking ratio of approximately four (4) spaces per unit.

Two driveways are proposed along 109th Avenue (CR 12). The east driveway is located approximately 450' west of Sunset Avenue (CR 53); the west driveway is located approximately 1,350' (i.e., ¼-mile) east of National Street (or 1,000' west of the east driveway). Both driveways will provide full-access to the site and are connected via an internal roadway network for circulation purposes. The site is currently vacant and construction was assumed to be completed by 2028. Note that the site was previously evaluated as an industrial warehouse / office land use, which is discussed later in this report.

Figure 2 Proposed Site Plan



TRIP GENERATION

A trip generation estimate for the proposed development, as well as the previously proposed industrial warehouse land use were developed using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition*. A summary of the trip generation estimates, provided in [Table 1](#), indicates that the proposed residential development is estimated to generate approximately 82 a.m. peak hour (21 in / 61 out), 89 p.m. peak hour (51 in / 38 out), and 1,150 daily (575 in / 575 out) vehicular trips. This compares to the previously proposed industrial warehouse land use, which is estimated to have generated 130 a.m. peak hour (111 in / 19 out), 134 p.m. peak hour (27 in / 107 out), and 1,012 daily (506 in / 506 out) vehicular trips. The proposed residential development generates less a.m. and p.m. peak hour trips and a similar level of overall daily trips when compared to the previous industrial warehouse land use.

Table 1 Trip Generation Summary

Land Use (ITE Code)	Size	A.M. Peak Hour		P.M. Peak Hour		Daily
		In	Out	In	Out	
<i>Proposed Development</i>						
Single-Family Attached Housing (215)	175 units	21	61	51	38	1,150
<i>Previously Proposed Land Use</i>						
Warehousing (150)	302,800 SF	28	8	13	32	418
General Office Building (710)	75,700 SF	83	11	14	75	594
<i>Previously Proposed Total Site Trips</i>	<i>378,500 SF</i>	<i>111</i>	<i>19</i>	<i>27</i>	<i>107</i>	<i>1,012</i>

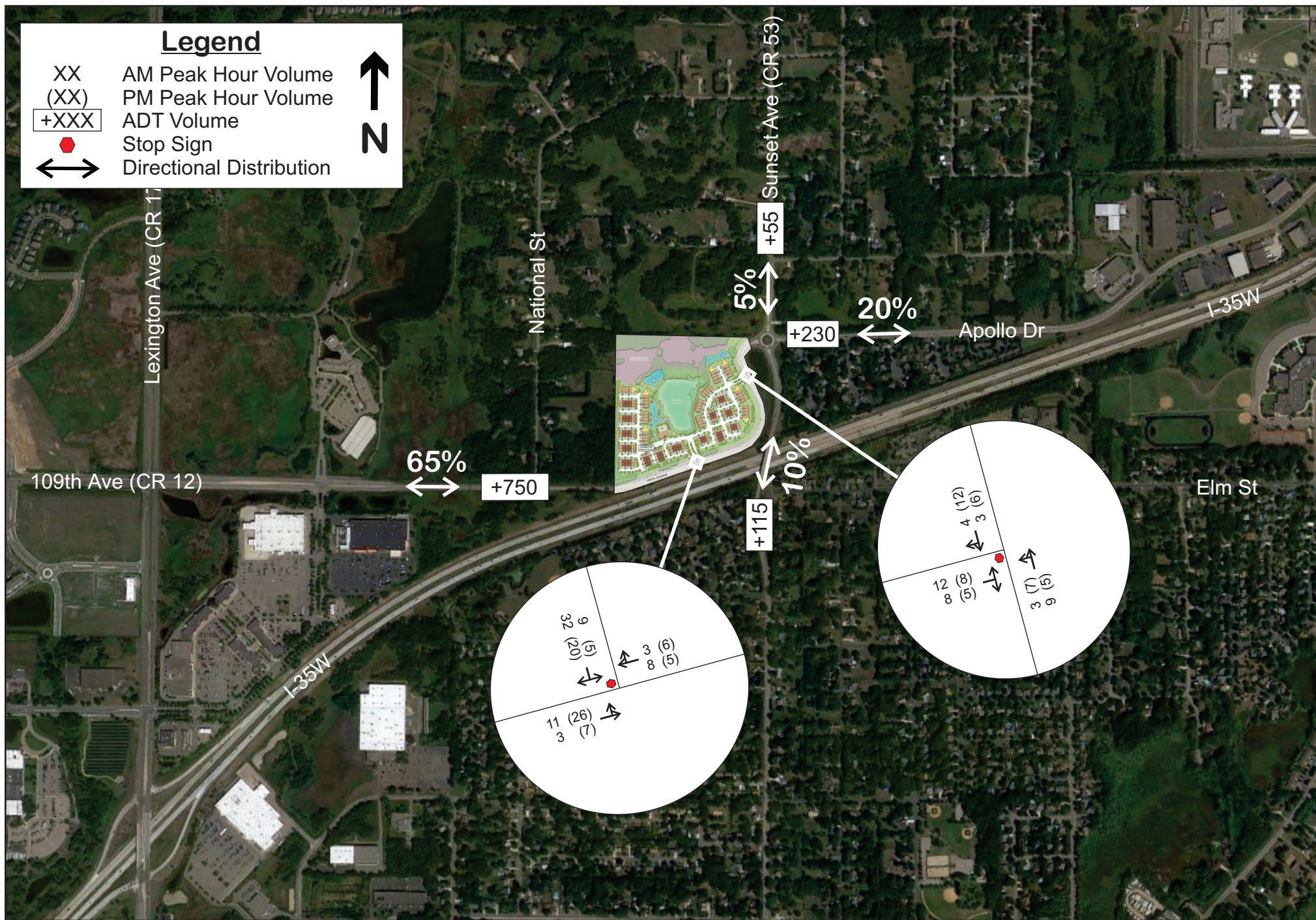
Note that the previously proposed trip generation is based upon an 80% warehouse / 20% office land use assumption, which provides a more conservative estimate as there is office space inherently included as part of the “warehousing” land use.

TRAFFIC ROUTING

To illustrate the traffic volume impact to area roadways associated with the proposed development, the trips generated were routed to the adjacent roadway network and site driveways as illustrated in [Figure 3](#). The routing is based on the directional distribution shown, which was developed using a combination of existing travel patterns, freeway access / market areas, and engineering judgement. The general traffic distribution assumes approximately 65% of motorists to / from the west (i.e., towards Lexington Avenue (CR 17)), with 35% to / from the east (i.e., via Sunset Avenue (53) / Apollo Drive).

TRAFFIC OPERATIONS

109th Avenue (CR 12) within the immediate vicinity of the proposed development is a 2-lane roadway. The roadway has an urban cross-section (i.e., curb) from the Sunset Avenue (CR 53) roundabout to 1,000' to the west; the rest of the roadway has a 2-lane rural cross-section until the roadway expands to a 4-lane facility just east of Pheasant Ridge Drive. The annualized average daily traffic (AADT) volume along 109th Avenue (CR 12) is approximately 6,200 vehicles per day (vpd). The planning level roadway capacity of a 2-lane urban roadway is approximately 10,000 vpd (i.e., a collector in a developing area).



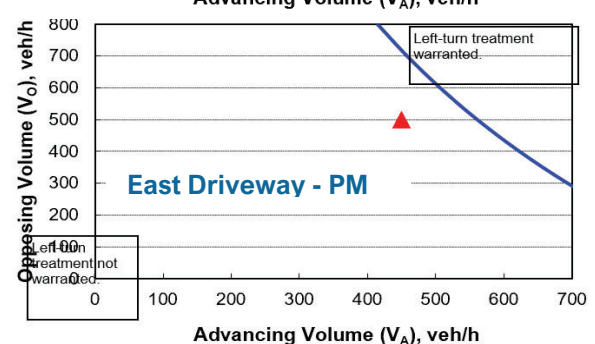
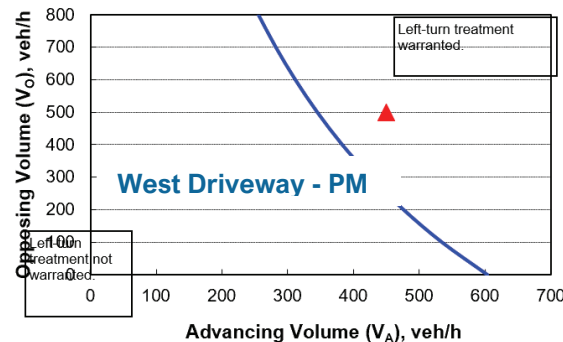
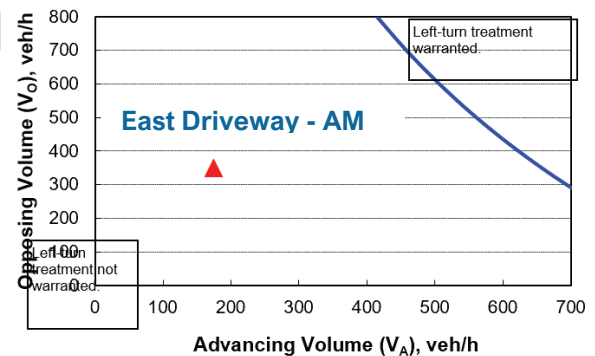
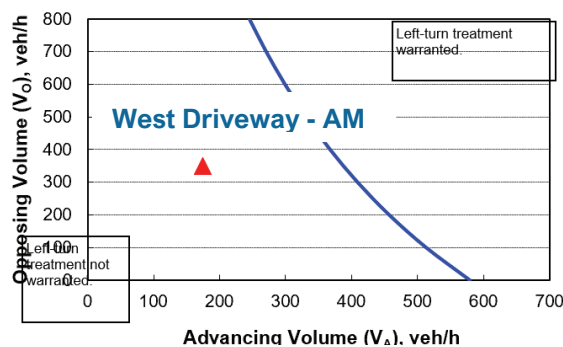
Given the distribution of site generated trips, the proposed development is estimated to add between 400 and 750 daily trips along 109th Avenue (CR 12), depending on the location. This represents a future ADT of approximately 7,000 vpd, which equates to a volume-to-capacity (V/C) ratio of 0.70. Note that a V/C ratio of 1.0 represents a roadway at capacity and a V/C between 0.85 to 1.0 represents a roadway approaching capacity. In addition, the maximum increase in peak hour trips along 109th Avenue (CR 12) is estimated to be approximately 58 vehicles during the p.m. peak hour, which equates to one (1) additional peak hour trip per minute along 109th Avenue (CR 12). Thus, with the addition of the proposed development trips, 109th Avenue (CR 12) is expected to continue to operate under capacity and no significant operational issues are anticipated as a result of the proposed development from a roadway / intersection capacity perspective.

TURN LANE NEEDS

The need for turn lanes and / or geometric modifications at the proposed driveways was reviewed. This assessment included review of various turn lane guidance, including *MnDOT's Access Management Manual*, *AASHTO's Geometric Design of Highways and Streets*, and the *NCHRP Report on Evaluating Intersection Improvements: An Engineering Study Guide*. Each of these studies consider traffic volumes along the corridor, including hourly directional, left- / right-turning, and ADT volumes. The following charts from the NCHRP Report illustrate if a specific turn lane treatment would be warranted based on the expected traffic volumes at each driveway during the a.m. and p.m. peak hours.

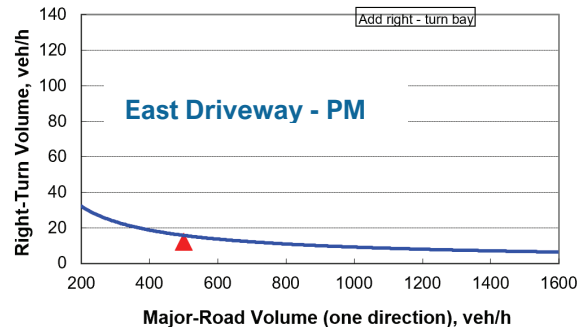
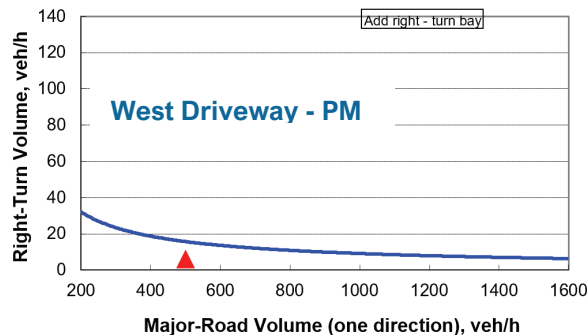
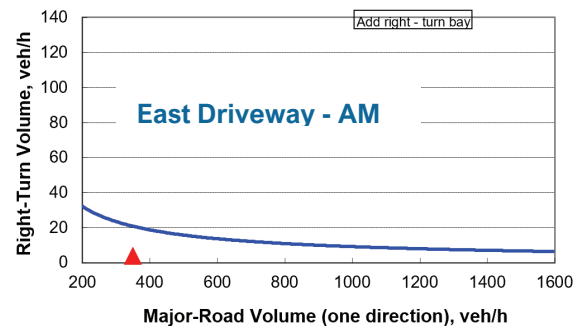
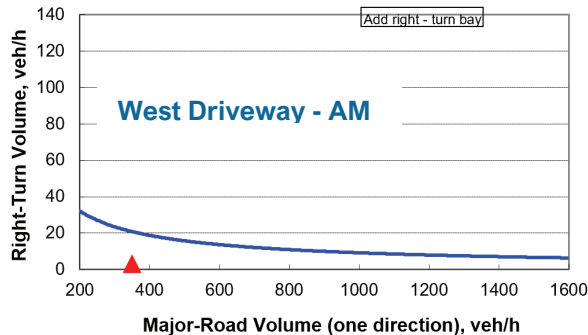
Left-Turn Lane Review

Based on this approach, an eastbound left-turn lane at the west driveway meets the volume criteria for consideration during the p.m. peak hour. However, given the 3-legged T-intersection configuration at the west driveway, an eastbound bypass lane could provide a similar benefit / function. Further discussion with the project team and area agencies should occur to determine if / when an eastbound left-turn lane or eastbound bypass lane should be implemented at the west driveway. The traffic volumes at the east driveway do not meet the criteria for an eastbound left-turn lane.



Right-Turn Lane Review

Based on this approach, the westbound right-turn volumes during the peak hours are anticipated to be approximately 12 vehicles or less. At these levels, the traffic volumes do not meet the criteria to implement westbound right-turn lanes at either of the proposed driveways. However, Anoka County staff have indicated the potential desire to implement these right-turn lanes. Therefore, further discussion with the project team and area agencies should occur to determine if / when the westbound right-turn lanes should be implemented at the driveway locations.



SITE PLAN CONSIDERATIONS

A cursory review of the proposed site plan was completed. The following items are offered for consideration and / or further discussion with the project team.

- 1) The existing access locations are reasonable and in line with Anoka County Access Spacing guidelines for a Minor Arterial (i.e., 1,320' spacing at 50-55 mph; 660' spacing at 40-45 mph; 300' to 660' at <40 mph).
 - a. Note that the east driveway is located approximately 450' west of Sunset Avenue, while the west driveway is located approximately 1,350' east of National Street and 1,000' west of the east driveway. Although the east driveway is less than 1,320' from Sunset Avenue (CR 12), the adjacent roundabout and roadway curvature results in motorists traveling closer to 40-mph near the proposed east driveway. Furthermore, the east driveway is located in the middle of the tangent section of 109th Avenue (CR 12), which maximizes the potential sight-distance for motorists.

- 2) Locate signage / landscaping and remove any obstructions (i.e., trees, shrubs, etc.) to ensure adequate sight distance is provided at each access.
- 3) Provide a multimodal connection along 109th Avenue (CR 12) between existing facilities from Sunset Avenue (CR 53) and the east driveway, at a minimum.
- 4) Preserve / dedicate the right-of-way or extend the existing trail along the north side of 109th Avenue (CR 12) within the project limits of the proposed development to provide future connectivity to the west.
- 5) Review heavy commercial vehicle maneuverability to minimize or eliminate any conflicts with adjacent roadways, each driveway, and internal on site.

CONCLUSIONS

The proposed Sunset Townhomes development has a total of 175 residential units, which consists of 74 two-bedroom, 94 three-bedroom, and seven (7) four-bedroom townhome styles. Once completed, the proposed development is estimated to generate approximately 82 a.m. peak hour (21 in / 61 out), 89 p.m. peak hour (51 in / 38 out), and 1,150 daily (575 in / 575 out) vehicular trips; the majority of which are expected to travel to / from the west along 109th Avenue (CR 12). With the addition of the proposed development trips, 109th Avenue (CR 12) is expected to continue to operate under capacity and no significant operational issues are anticipated as a result of the proposed development from a roadway / intersection capacity perspective.

Further discussion with the project team and area agencies should occur to determine if / when any turn lanes should be considered at the proposed access locations. In particular, the discussion should determine if / when an eastbound left-turn lane or eastbound bypass lane should be implemented at the west driveway, as well as the addition of westbound right-turn lanes along 109th Avenue (CR 12) at each driveway; the traffic volumes do not meet the criteria to implement westbound right-turn lanes at either of the proposed driveways.

The site plan considerations are offered to reduce conflicts and improve safety for all users, which should be discussed further with project staff and incorporated as appropriate.

Project Narrative

The Enclave Companies are excited to present plans for a proposed 175-unit market rate rental townhome development in the northeast area of Blaine.

Our proposal provides a variety of housing options, from 2, 3, and 4 Bedroom Townhomes. This mixture of unit types appeals to a broad range of ages and income levels, in line with the stated goals of the 2040 comprehensive plan and provides a life cycle of housing options within this development.

As proposed, this project strikes a balance between executing the comprehensive plan and providing protection for the environment in the area. Here are some additional project details:

Zoning & Land Use

The site is guided Industrial/ High Density Residential in the 2040 comprehensive plan. High Density Residential identifies a density range for this site between 12-25 units per acre.

The site is currently zoned Farm Residential. Any development proposal on this site would require a re-zoning.

Our project seeks the Development Flex zoning designation (see additional detail herein).

Unit Breakdown

2-Bedroom Units - 74

3-Bedroom Units – 94

4-Bedroom Units – 7

Building Orientation & Screening

The proposed orientation of the buildings has been carefully considered.

Specifically, the three-story buildings are oriented to provide the least visual impact to areas which the public views. We are especially sensitive to the western property boundary where the proposed project abuts Blaine residents with large lots.

An existing vegetated area located both within the project site as well as the adjacent property boundary, tapers off near Buildings 8 & 9. Our landscape plan proposes a coniferous screen in that area. We have also adjusted Building 9 to a 2-story building.

Our team has taken special care to preserve trees located on or near the property boundaries to enhance screening and offer a life cycle of screening while the newly planted trees and shrubs mature.

Site Amenities

This project proposes numerous amenities for its residents, including, but not limited to:

- Fitness Center
- Community Lounge
- Pool
- Coffee Bar
- Pickleball Court
- Pet Spa
- Business Center
- Grilling Stations
- Firepits
- Playground Equipment
- Dog Runs

Traffic

The proposed project generates 1,150 trips per day, with 82 trips in the AM peak hour, and 89 trips in the peak PM hour.

Comparatively to the latest pursuit of this site, a logistics center (see site history section below) this project is anticipated to generate similar trip counts, with fewer trips in the peak hours. Those trips are also passenger vehicles, which are quieter with less emissions than the semi traffic previously planned.

Parking

The proposed project is parked at a ratio of 4.35 stalls per unit. Two stalls are enclosed per unit, with two additional parking spaces in the driveway. Finally, there are 62 guest parking spaces provided throughout the site.

This parking ratio far exceeds typical multifamily buildings and would be the highest parked project in the Enclave portfolio of 7,000+ Units.

Lease language also stipulates that one car must be able to be parked indoors. This prevents the garage space from being used solely for storage.

Site History

This site has a colorful recent history related to land use approvals.

In 2021 Roers Companies has proposed a 157-unit, two-story townhome development which utilized the entire site. Roers dropped the project due to a challenging landscape for financial markets and cost inflation at that time.

In 2023 Capital Partners proposed a 378,466 square foot logistics center, which utilized the entire site. Due to the size of the proposed facility, the project required a mandatory Environmental Assessment Worksheet (EAW). As a part of that effort, a threatened and endangered species survey was required. That survey discovered multiple species of threatened & endangered species located within the site area. The logistics center project was unable to proceed due to the required protection of those species.

Development Flex Request

The project seeks to utilize the Development Flex designation as outlined within the zoning ordinance. There are numerous reasons why our team feels this designation is appropriate.

This site is difficult to develop physically, but also faces numerous regulatory hurdles, some of which are in competition with one another.

- Anoka County has requested a dedication of right-of-way set at 75' off the centerline of 109th. This equates to an average of 35' of property loss along the entire frontage of 109th.
- Minnesota Department of Natural Resources has indicated they would not support impact or relocation to any of the endangered plants located on site.
- Wetland Impacts would not be supported by the Rice Creek Watershed District due to the Wetland Conservation Act provision of protection of endangered species.
- The Blaine 2040 comprehensive plan has designated the residential density of this site at 12-25 units per acre.

This project accomplishes a balance between competing interests, but requests the following flexibilities to do so:

1. A reduced setback along 109th Ave for 7 structures from 40 feet to 25 feet.
2. Reduced internal property setbacks to 10' where the main lot meets the Outlot boundaries.
3. Building to building separation of a 20' minimum.
4. Internal road curb to building dimensions at 9' minimum.

Public Benefit

Housing Stock Diversification

This project type would be a differentiator in Blaine. There are numerous multifamily apartment buildings that have been recently built in the City. This project provides a different option for renters. The larger units, individual access points, and amenities of this project target a different renter pool than a traditional 3-5 story building.

In particular, this product appeals to a young professional that may be saving for a home but needs some additional space, or to an older generation that has sold their home to generate equity but wants to maintain a local presence to be close to family.

Wetland Buffer

The watershed district is not requiring a wetland setback. We have provided a 25' setback to avoid grading impacts to the wetland edge where numerous valuable plant species are found.

Sanitary Sewer Lift Station

Like previous pursuits of this project, this project requires the installation of a sanitary sewer lift station. This lift station has been requested to be oversized to accommodate nearly 194 acres of future development in the area.

Enclave Development and Enclave Construction will coordinate with the City of Blaine Public Works team to finance and construct a lift station with the depth and capacity to serve future development. In fact, the townhome project would contribute less than 8% of the sewer shed to the proposed lift station, with the remainder being constructed for future growth.

Water Extension

Watermain will be extended through the project site and stubbed to the northeast corner of the site. This watermain extension is intended to serve future development to the north of the townhome site area.

About Enclave

The Enclave Companies are a fully integrated real estate company based out of West Fargo, North Dakota and St. Louis Park, MN. We have a full-service in-house construction company, Enclave Construction, and a full-service management company Enclave Property Management to go with our Development arm Enclave Development.

We are also the long-term owner of our projects as we are not a build, stabilize and sell operation. We make investments in communities, and we design, build and manage each project with year 30 in mind not year 3.

Enclave has designed, built and managed projects in 11 states so far with new areas continuing to open up.

- We have over 5,000 Units of Multi-Family Housing built and managed over the past 8 years.
- We have over 2,000 Units of Multi Family Housing currently under construction with many more ready to start in the next 6-9 months

New Minneapolis Metro Projects since October of 2019:

- | | |
|---|--|
| • Shakopee – Mixed Use Downtown Redevelopment | • Maple Grove II – Rental Townhome Project |
| • Savage – Multi-Family | • Bloomington II: Multi-Family |
| • Maple Grove – Multi-Family | • Rosemount - Rental Townhome |
| • Richfield – Mixed Use Redevelopment | • Edina – Mixed Use |
| • Rogers – Multi-Family | • Shoreview - Mixed Use |
| • Brooklyn Park – Multi-Family | • Bloomington III - Mixed Use |
| • Plymouth – Mixed Use | • Eden Prairie – Multi-Family |
| • Bloomington - Multi-Family | • Maple Grove II - Multi-Family |
| • Hopkins - Mixed Use | • Eagan - Multi-Family Redevelopment |
| • Hastings - Multi-Family | • Oakdale Helmo Station Townhomes & Apartments |
| • Cottage Grove – Industrial Warehousing | |

We look forward to becoming a part of the Blaine Community and getting started on this new lifestyle/life cycle project.

Please feel free to reach out to me directly with any questions at brian@enclavecompanies.com or my cell at (701)212-8110.

Thank you!

January 9, 2026

Good Evening Shawn-

Please see below for a summary of our neighborhood meeting:

- Meeting was held at starting at 6 PM on January 8th at City Hall in the Cloverleaf Farms Room on the second floor.
- 4 Total Attendees
- Two neighbors left the meeting at 6:06PM because they did not want to wait for other neighbors to start the meeting. (We waited due to lower attendance than anticipated and the weather impacting roads)
- Two remaining neighbors who live to the NW of the project site had concerns regarding people/ pets walking into their property, either purposefully or inadvertently. We alleviated that concern by discussing the preserved natural area planned adjacent to their property.
 - The residents were also pleased at the quality of the project type and that the project is market rate housing.

Please let me know if you need any clarifications or additional information to satisfy the City requirement for the summary.

Thanks,

Josh

measure

Josh McKinney, PLA

Principal

Phone: 612-440-0934

Mobile: 605-310-9766

jmckinney@measuregrp.com



City of Blaine

Planning Commission

January 13, 2026 | 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, January 13, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart, Halpern and Olson.

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

4. Public Hearing

4.3. 2025-680 Case File No. 25-0055 // Enclave Companies // 11008 Sunset Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 27.89 acres into one lot and one outlot to be known as Sunset Woods.
3. Conditional use permit to allow the construction of 175 townhome units 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 25-0055 was opened at 8:05PM.

Scott Wojciak, 11150 Sunset Avenue, explained he lived just north of the subject property. He reported he has his own well and he did not want his well to be impacted. He explained

he was also concerned about the traffic at 109th Avenue and Sunset Avenue.

The public hearing was closed at 8:07PM.

Chair Goracke requested staff speak to the questions raised by Mr. Wojciak.

Project Engineer Teresa Barnes stated she would have to review Mr. Wojciak's well specifications in order to better address his questions. She reported a traffic study was completed for this project and a few minor adjustments would be made to the project plans based on comments made by Anoka County.

Chair Goracke asked that the applicant come forward at this time. He asked what the rents would be for the new townhome units.

Brian Bochman, Enclave Companies, introduced himself to the commission and stated the rental rates have not yet been determined. He estimated the rates would be \$2,000 to \$3,000 per month.

Chair Goracke inquired if Enclave had any other townhome developments in the metro area.

Mr. Bochman reported he recently completed a project in Maple Grove called Norheim which was a townhome development with 208 units. He stated he had other developments under construction in Rosemount and Oakdale.

Commissioner Gorzycki indicated this property was previously proposed to have an industrial building, which the neighbors did not support. He stated he was pleased to see the developer coming forward with a more fitting use.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0055A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 25-0055A:

- 1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality townhomes with a desired range in appearance, style, density, and construction value and market appeal.**
- 2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0055B a preliminary plat to subdivide 27.89 acres into one lot and one outlot to be

known as Sunset Woods with the following conditions:

Case 25-0055B:

1. Park dedication is required for the 175 units being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$1,015,000. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.
3. The developer must meet the City's tree preservation requirements by planting 138 replacement trees for the 17.25 disturbed acres. This is part of the overall landscape plan that includes 368 trees being planted for the overall preliminary plat, which will account for 138 of the replacement trees.
4. The applicant is required to plant 525 trees. A credit of 192 preserved trees in the developed area of the site can be used for this requirement. 368 trees are required to be planted with a credit of 192 preserved trees to meet the total of required landscape trees.
5. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
6. Site plan approval is required as part of the building permit application. All site improvements shall be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
7. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is \$8,760.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 17.25 acres of upland for a total sewer area charge of \$151,110.
8. The developer to obtain a Rice Creek Watershed District review and permit prior to any site work.
9. The developer to submit a revised traffic memo incorporating Anoka County Highway Department comments to the city prior to site plan approval.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0055C a conditional use permit to allow 175 townhome units in a Development Flex (DF) zoning district with the following conditions:

Case 25-0055C:

1. All exterior elevation materials for the townhomes and accessory buildings, including the maintenance building, pool building, and clubhouse will include cement batten and lap siding, panels and trim or equivalent.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
3. No detached accessory structures are allowed except a maintenance building, a clubhouse and pool building.
4. The applicant is required to plant 525 trees. A credit of 157 preserved trees in the developed area of the site can be used towards this requirement. 368 are required to be planted with a credit of 157 preserved trees.
5. Replace the following trees on the landscape plan:

- 38 Black Hills Spruce with 38 White Fir or similar Fir
 - 9 Red Oak with 9 Horse Chestnut, Honey locust or similar
 - 14 of the 31 Red Maples (keep 17 Red Maples) with American Elm, Linden, Bur Oak, Swamp White Oak, Ginkgo, Kentucky Coffeetree, Horse Chestnut, Honey locust or similar.
6. Underground irrigation is required for all landscaped areas.
 7. Sod shall be required on all disturbed areas.
 8. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking.
 9. Setbacks:
 - Perimeter Setbacks:
 - 109th Avenue and Sunset Avenue Setbacks (South and East): Building - 25 feet; parking - 25 feet.
 - West setback: Building - 30 feet; parking - 25 feet.
 - 10-foot building and parking setback where Lot 1 abuts the Outlot.
 - Internal Private Drive Setbacks:
 - Front yard: Townhomes must be setback at least 22 feet from the private drive.
 - Side Yard: Townhomes must be setback at least 10 feet from the private drive.
 - Building to building separation of a 20-foot minimum.

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

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.