



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

3. Approval of Minutes

3.1. 2026-3 Approval of the December 9, 2025 Planning Commission Minutes.
Sponsors:

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

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.

- 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.

- 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.

5. Adjournment

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

Adjournment time was 8:12PM.