



# City of Blaine

## Planning Commission

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April 14, 2026 | 7:00 PM  
Blaine City Hall  
10801 Town Square Drive NE  
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by noon on the Monday prior to the meeting date. Email comments to: [Planning@BlaineMN.gov](mailto:Planning@BlaineMN.gov) or phone 763-785-6180.

### AGENDA

- 1. Call to Order**
- 2. Administration of Oaths of Office - Olson, Geiselhart, Freeman**
- 3. Election of Chair and Vice Chair**
- 4. Roll Call**
- 5. Approval of Minutes**
  - 5.1.** 2026-52 Approval of the March 10, 2026 Planning Commission Minutes  
*Sponsors:*
- 6. Public Hearing**
  - 6.1.** 2026-152 Case File No. 26-0010 // James and Robin Obraske // 2808 93rd Lane NE and 2811 93rd Avenue NE  
The applicant is requesting preliminary plat approval to subdivide .69 acres into two lots, to be known as JJ Graham Addition.  
*Sponsors: Alex Koberoski, Assistant Planner*
  - 6.2.** 2026-142 Case File No. 26-0011 // CAVA // 12351 Ulysses Street NE, #100  
The applicant is requesting a conditional use permit to allow outdoor dining with 10 seats in the Regional Commercial (B-3) zoning district.  
*Sponsors: Shawn Kaye, Planner*
  - 6.3.** 2026-143 Case File No. 26-0013 // Dart Portable Storage // 8600 Rendova Street NE  
The applicant is requesting a conditional use permit to allow the outside

storage of portable storage containers in a Heavy Industrial (I-2A) zoning district.

*Sponsors: Shawn Kaye, Planner*

## **7. Adjournment**



# City of Blaine

## Planning Commission

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March 10, 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, March 10, 2026. Chair Goracke called the meeting to order at 7:00PM.

#### 2. Roll Call

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

Members Absent: None.

Staff Present: Shawn Kaye, Planner

Elizabeth Showalter, Community Development Specialist

Alex Koberoski, Assistant Planner

Teresa Barnes, Project Engineer

#### 3. Approval of Minutes

- 3.1. 2026-51 Approval of the February 10, 2026 Planning Commission Minutes  
*Sponsors:*

**Motion by Commissioner Olson to approve the minutes of February 10, 2026, as presented. Motion seconded by Commissioner Halpern. The motion passed 7-0.**

#### 4. Public Hearing

- 4.1. 2026-74 Case File No. 26-0004 // Dan Hennum // 2791 93rd Avenue NE  
The applicant is requesting preliminary plat approval to subdivide a 3.61 acre parcel into seven single family lots to be known as Elizabeth Marie Estates.  
*Sponsors: Elizabeth Showalter, Community Development Specialist*

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 26-0004 was opened at 7:10PM.

Travis Rosinger, 9340 Bataan Street NE, explained he was a direct neighbor to the proposed plat. He noted he has lived in his home for past six and a half years. He stated this property seemed very neglected as there were trees leaning into neighboring properties and were falling onto the city's streets. He discussed how a tree recently fell onto his roof and caused damage. He indicated there was another limb that was a danger to his property. He asked if there were any requirements for property owners to take care of their property in order to address dangerous trees. He indicated he had concerns with the financial viability of the developer and expressed concern that all trees on this property could be lost. He commented he was curious about the type of homes and square footage of the homes that would be built within this development. He explained his last concern had to do with how the water on this plat would be addressed, noting he did not want any water running into his backyard.

Kristi Jacobson, 9339 Bataan Street NE, reported her home directly faced the proposed plat. She explained she moved into her home in 2004 and she has had the pleasure of raising her family in Blaine over the past 22 years. She noted she submitted a message to the planning commission and she appreciated the thoughtful response she received from Commissioner Halpern. She indicated she was not opposed to growth in the community, but stated her main concerns were with the loss of 80% of the trees and damage that could occur to her home due to water runoff. She stated she currently has two sump pumps and these pumps had to be monitored closely due to the water that was running from the church property onto her property. She commented further on how the loss of over 300 trees from this property would increase the noise from the airport, which would be a negative for the existing homes in this area. She indicated she did not want to see this entire property cleared and then the development not occur. She respectfully asked that the planning commission consider how the drainage from this property will be managed so as not to adversely impact the existing neighbors.

Carissa Christenson, 2720 93rd Avenue NE, stated she and her husband purchased their home last June and they have enjoyed living in this neighborhood. She explained she had concerns with the proposed development and the tremendous amount of trees and wildlife that would be lost. She indicated she has enjoyed the natural beauty in her neighborhood and appreciated how the existing trees assist with buffering the sound from the airport.

Dustin Brech, 2371 93rd Avenue, explained he has lived in his home since 2015. He reported he purchased this home because of the property and privacy. He indicated his main concern with the proposed project was with water runoff, noting his property and the proposed property floods every year. He stated he was curious what kind of studies have been done to address the water concerns on this property. He recommended the city take a close look into how the water runoff was managed for this development so as not to adversely impact

the adjacent homes. He then provided city staff with photos of his property and the adjacent property that showed the areas that were flooding.

Dawn Rosinger, 9340 Bataan Street NE, indicated she had concerns regarding the standing water on the subject property as well. She discussed how the pond behind her home rose and was only several feet from her home. She explained she had five grandchildren and she did not want to have to worry about them drowning in the pond. She questioned how long it would take to build the seven homes and asked why the plan from 2019 did not move forward. She inquired how long her utilities would be shut off for the construction of the new homes.

Mr. Rosinger reported he reviewed the staff report that was provided by the city and explained he was startled by how close the water was to his home. He feared how the new development would impact this water level and noted he did not want water in his basement.

Ted Ward, 9396 Alamo Court NE, reported he has been a resident in this neighborhood since the 1980's. He explained he demolished his original home and rebuilt. He commented he was knowledgeable about the water tables, tree studies and airport commission. He indicated he always wondered why these lots never developed, but after seeing the water table concerns, he understood. He stated he did not object to the proposed development, but explained he did not want any of the existing neighbors to be impacted by water runoff. He questioned if there were assurances that the water table would not be impacted.

Luka Jacobson, 9339 Bataan Street NE, stated she had two different neighbors move out several years ago and she did not want to see more of her neighbors moving because of this development. She believed there were other areas in Blaine that could support additional housing. She commented she enjoyed the wildlife in her neighborhood and wanted to see this wildlife protected.

Mr. Breck reported his house was a little lower than his neighbors and explained his home has flooded. He commented on how his sump pump runs non stop in the spring. He explained he did not want his home to flood again due to changes in the water table that could occur from the proposed development.

The public hearing was closed at 7:45PM.

Dan Hennem, applicant, introduced himself to the commission and stated the proposed development meets all city requirements. He reported the Rice Creek Watershed District has approved of the project as well. He commented the pond was designed by Rud & Plow who designed many subdivisions in Blaine. He reported this project did not move forward in 2019 because he had two other projects going at that time and COVID occurred. He stated he did not want to own this land any longer, and therefore he was bringing forward a development. He explained he would be cleaning up the trees when this property develops. He understood the concerns of the neighbors and knew it would be hard to see this property develop. He was of the opinion the proposed pond would assist with lowering the water table, noting there would be emergency overflows, which would help the neighbors.

Chair Goracke asked how long it would take to construct the proposed seven homes.

Mr. Hennem stated he anticipated grading would begin this spring, and then he would be constructing homes over the next two years.

Chair Goracke requested staff speak to how the grading and water run off for this project would be addressed.

Project Engineer Barnes commented on the portion of property that was delineated as wetland by the watershed district. She indicated this wetland would not be disturbed by the development. She explained there was a higher groundwater table which meant water was only five feet in the ground. She indicated the developer was proposing to build homes that could accommodate the high water table. She discussed how the proposed ponds would address the water runoff from the new homes. She noted the goal would be to have the existing hydrology maintained.

Chair Goracke stated he understood the loss this neighborhood would feel due to the loss of the woods but noted the property owner also had the right to develop the land.

Commissioner Halpern questioned if the wooded areas owned by the airport would remain undisturbed.

Community Development Specialist Showalter reported this was the case, noting these properties were zoned for airport use exclusively.

Chair Goracke inquired how the city addressed tree loss within city code.

Community Development Specialist Showalter stated the city does not have any special tree preservation ordinances in the zoning code related to the airport or noise mitigation. She commented the code only speaks to how homes are constructed near the airport in order to assist with mitigating noise. She reported staff did not have the expertise to comment on the impact of tree removal on airport noise noted the city does not put a priority on trees based on their proximity to the airport.

Commissioner Olson asked if the developer was meeting the tree replacement requirements of the city.

Community Development Specialist Showalter explained the developer would be meeting the city's tree replacement requirements. She commented further on the city's hazardous tree ordinance and encouraged the residents with concerns to contact herself or the city forester.

Commissioner Olson questioned if the financial viability of this development was under consideration by the planning commission.

Community Development Specialist Showalter reported the city does require financial guarantees for any development to guarantee completion of work that was started. She indicated this was done typically in the form of a cash escrow and letter of credit or bond and a development agreement which allows the City to complete any necessary work.

Mr. Hennem stated this property already has four sewer services on this property and he would require seven. He explained he was a good developer and he would work to minimize the utility impact on the neighbors.

Commissioner Olson explained she was familiar with this neighborhood and she understood the water table was very high. She indicated this neighborhood had great trees and yards. She stated this project met all city requirements and she would be offering her support.

**Motion by Commissioner Olson to recommend approval of Planning Case 26-0004 based on the following conditions:**

**Case 26-0004:**

- 1. Park dedication is required for the 7 new lots being proposed within the plat prior to release of plat mylars for recording at the rate in effect at the time of payment.**
- 2. Outlot A, which is intended to be sold and deeded to the adjacent property owner, shall be combined with the adjacent property parcel through a lot combination request at Anoka County within 60 days after the plat is recorded at Anoka County, and prior to issuance of any building permits for homes within the plat.**
- 3. Three trees shall be planted on each lot, including two front yard trees. Trees must be 6-foot high conifers or 2.5 caliper inch overstory trees. Landscaping trees may not be planted in the boulevard. A landscape plan conforming with this standard must be submitted prior to issuance of a notice to proceed with grading.**
- 4. 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.**
- 5. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.**
- 6. The developer must meet the City's tree preservation requirements by planting 20 replacement trees for the lots that were preliminary platted (2.5 disturbed acres). The developer is required to plant three trees per lot to meet this requirement.**
- 7. Foundation located on site must be removed prior to issuance of building permits for lots 3 and 4. A demolition permit is required for removal of the foundation.**
- 8. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
- 9. Plans and specifications must be approved by the City prior to the start of construction.**
- 10. A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
- 11. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for construction activity from the**

Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

12. Construction contract documents shall 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.
13. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
14. 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.
15. 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 easement.
16. The developer will be responsible for the creation of 5 additional lots per the southeast area. The current southeast area rate is \$33,128.80 per lot. Credit will be given for the sewer and water services that need to be installed to serve the additional lots. The total amount due after the credit is \$157,929.23 and becomes due with platting.
17. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
18. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
19. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
20. BMPs not accepting street water shall be maintained privately. The developer shall establish a homeowners' association for maintenance of any privately maintained BMPs that span property boundaries.

**Motion seconded by Commissioner Gorzycki. The motion passed 7-0.**

Chair Goracke noted this would be on the agenda of the April 6, 2026 city council meeting.

- 4.2.** 2026-64 Case File No. 26-0006 // Kenjoh Outdoor Advertising // 8500 Naples Street NE  
The applicant is requesting a conditional use permit for a billboard up to 65 feet in height in a Heavy Industrial (I-2A) 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 26-0006 was opened at 8:09PM.

John Travetta, Kenjoh Outdoor Advertising representative, explained he was available to

answer questions from the planning commission. He reported the 50-foot billboard height was already approved by the city and state. He noted the sign was so close to the bridge, which led him to request an increased height which would closely align with the sign on the opposite side of the freeway. He was of the opinion the bridge was providing a hardship and asked that the height variance be approved.

The public hearing was closed at 8:11PM.

Commissioner Gorzycki asked if this would be a traditional or digital billboard.

Mr. Travetta reported this would be a digital billboard.

**Motion by Commissioner Howard to recommend approval of Planning Case 26-0006 based on the following conditions:**

**Case 26-0006:**

- 1. The installation of the support for the proposed billboard will not alter existing drainage patterns.**
- 2. Conformance with the standards under 133-8 of the zoning code shall be demonstrated prior to issuance of a permit for the 65-foot tall billboard.**

**Motion seconded by Commissioner Swanson. The motion passed 7-0.**

Chair Goracke noted this would be on the agenda of the April 6, 2026 city council meeting.

- 4.3.** 2026-73 Case File No. 26-0007 // Superior Molecular // 2161 107th Lane NE  
The applicant is requesting a conditional use permit to operate a cannabis/hemp manufacturing facility in a Heavy Industrial (I-2) zoning district.  
*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0007 was opened at 8:14PM.

Tanner Barris, Superior Molecular, discussed the work his company does in the hemp edible space. He reported his company was looking to move into the adult use cannabis space and noted the proposed facility would not have any retail space. He indicated the space would have five employees. He was committed to operating responsibly and complying with all state and local regulations.

The public hearing was closed at 8:16PM.

Chair Goracke asked if the facility would have something installed to capture odor.

Mr. Barris described the close-looped process that would be followed, noting he did not

want there to be any smell emitted from the facility. He explained he has been operating in White Bear Lake, conducting the same type of processing, for the past eight years, and he has not had any odor complaints.

**Motion by Commissioner Gorzycki to recommend approval of Planning Case 26-0007 based on the following conditions:**

**Case 26-0007:**

- 1. A state license for cannabis manufacturing is required prior to occupying the site.**
- 2. The retail sale of cannabis/hemp products is prohibited on site.**
- 3. No outside storage is permitted on site without a Conditional Use Permit (CUP) amendment.**
- 4. A building permit will be required prior to work on site.**
- 5. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.**
- 6. If five (5) odor complaints are received by the City within any given calendar year, an odor mitigation plan must be submitted to the City within 30 days from written notice by the City. The mitigation plan must be approved by the City Council.**

**Motion seconded by Commissioner Geiselhart. The motion passed 7-0.**

Chair Goracke noted this would be on the agenda of the April 6, 2026 city council meeting.

**5. Adjournment**

**Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting. Motion seconded by Commissioner Howard. The motion passed 7-0.**

Adjournment time was 8:20PM.



# City of Blaine Staff Report

File Number: 2026-152

Agenda Date	Status
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April 14, 2026

In Control	File Type
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Planning Commission

Report

**Public Hearing** - Alex Koberoski, Assistant Planner

## Agenda Item # 6.1

Case File No. 26-0010 // James and Robin Obraske // 2808 93rd Lane NE and 2811 93rd Avenue NE  
The applicant is requesting preliminary plat approval to subdivide .69 acres into two lots, to be known as JJ Graham Addition.

## Background

Zoning	Single Family Residential (R-1)
Land Use	Low Density Residential (LDR)
Area	.69 Acres
Applicable Regulations	Chapter 109, Article V. Chapter 74 Section 129-9
Attachments	Zoning and Location Map Narrative Preliminary Plat
Schedule	Planning Commission: April 14, 2026 City Council: May 4, 2026

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

### Preliminary Plat Standards of Review

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

### Evaluation of Request

#### Planning Analysis

##### Current Zoning

The property is currently zoned Single Family Residential (R-1), and this district is intended for single family units in developing areas of the city with access to sewer and water.

### Surrounding Zoning and Uses

Surrounding properties are all zoned R-1 and consist of single family homes. The airport is located west of the property.

### Land Use Designation

The property is guided Low Density Residential (LDR), which requires a minimum of 2.5 units per acre. The proposed plat has a net density of 2.89 units per acre.

### Existing Conditions

The property is currently a vacant outlot with trees.

### History

There are no previous approvals recorded for the property. When 93rd Avenue was originally constructed, a row of outlots were created. These outlots were expected to be platted and combined with properties to the south.

### Plat

The applicant proposes to subdivide Outlot A into a platted lot and block, and to combine it with a portion of the adjacent southern parcel in order to meet the minimum R-1 lot size requirements, including the 125-foot depth and 10,000 square foot minimum area. The proposed subdivision meets all R-1 zoning standards. The resulting north lot will be approximately 15,161 square feet, and the south lot will be approximately 14,733 square feet. A site plan has been provided showing an approximate 50-by-50-foot building pad that meets all required R-1 setbacks.

### Tree Preservation

The location and size of the 50-by-50-foot building pad indicates that up to six trees may be removed from the property. Of these, three qualify as "significant trees" under the City's definition, which includes any healthy, living tree with a diameter of at least 8 inches measured at 4.5 feet above ground level.

Two significant trees are allowed to be removed from residential properties each year without requiring replacement. The proposed location and size of the building pad as shown on the preliminary plat would result in the replacement of one tree on the property. These plans are subject to change, and any tree removal will be reviewed as part of the building permit for conformance with tree preservation and replacement requirements as stated in Section 129-9.Park Dedication. Park dedication is due for one residential unit. Park dedication will be charged at the rate in effect at the time of payment. The 2026 rate is \$5,800 per unit for residential lots.

### **Engineering Analysis**

#### Grading/Storm Drainage

The proposed plat will require some minor grading of the lot prior to house construction.

A Certificate of Survey will be required to be provided to obtain a building permit for the house construction. The Certificate of Survey shall include items including, but not limited to, elevation at all property corners, low floor elevation, low opening elevation, top of foundation elevation, adjacent

grade elevations, grade 10-ft from the structure, garage floor elevations and proposed driveway location and slope.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

#### Utilities

The property was subject to a deferred utility assessment charge of \$25,100.30 (2026 rate). As of April 1, 2026, this has been paid in full.

There are existing water and sanitary sewer service laterals stubbed to the front of the property; these will be required to be connected to.

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.

#### Wetlands/Watershed/FEMA

There are no known wetland or flood plain areas on the property.

The property owner will need to submit the project to Rice Creek Watershed District (RCWD) to determine if a permit is required. Review, approval and permits are required prior to city plan approval and start of site work.

#### Access/Street Design/Sidewalks/Trails

The lot is within an existing residential area. The house will construct a standard driveway access that connects to the public street. No additional street design, sidewalk or trail installation will be required.

#### Easements/Right-of-way/Permits

The property owner 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.

### **Recommendation**

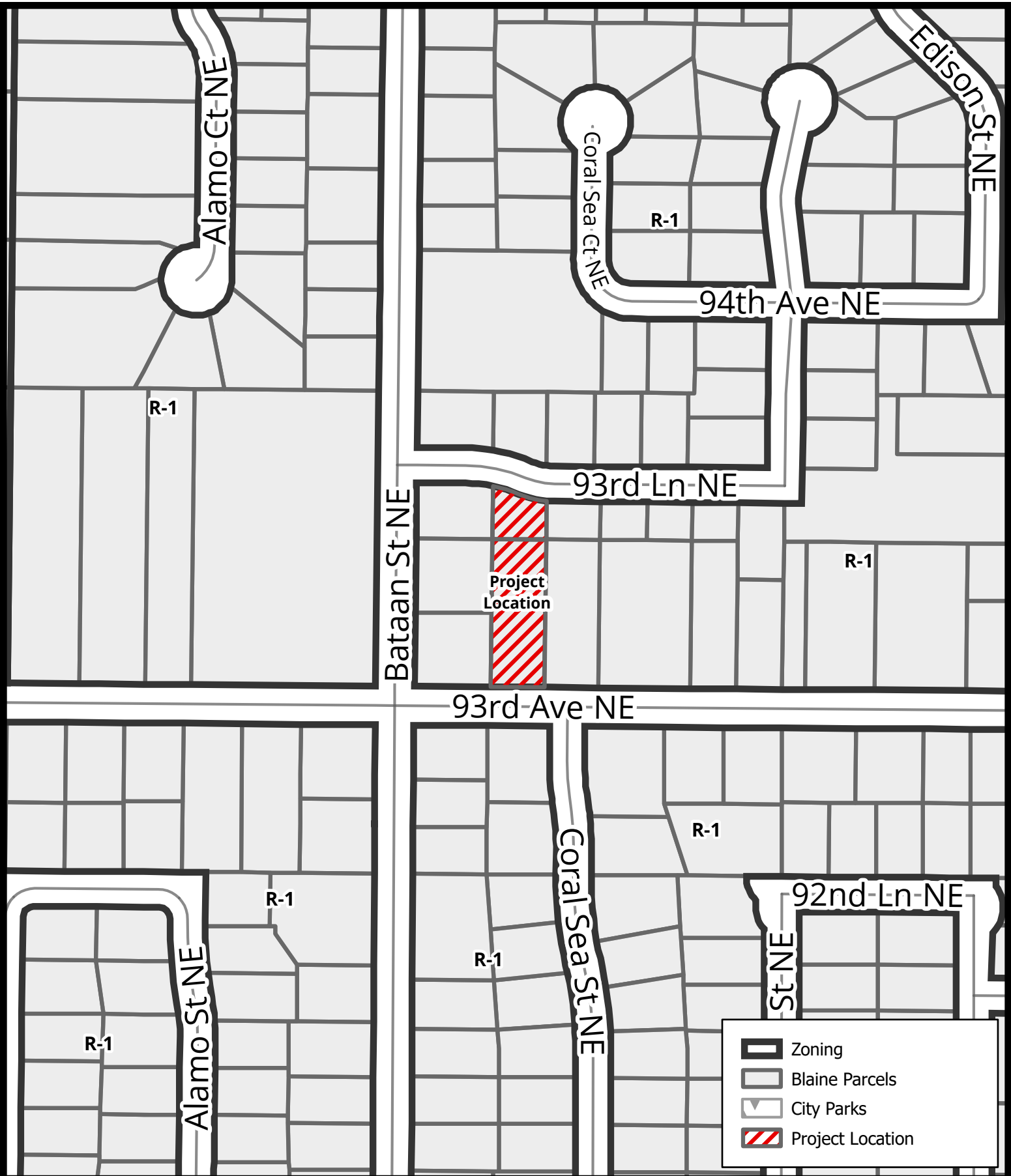
In Planning Case File No. 26-0010, it is recommended that the Planning Commission recommend approval of a preliminary plat to subdivide .69 acres into two lots, to be known as JJ Graham Addition with the following conditions:

1. Park dedication for one residential unit is required prior to release of final plat mylars, at the rate in effect at the time of payment.
2. Developer must meet the City's tree preservation requirements as outlined in Section 129-9.
3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
4. 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.

5. The property owner will need to submit the project to Rice Creek Watershed District (RCWD) to determine if a permit is required. Review, approval and permits are required prior to city plan approval and start of site work.

## Attachment List

1. Attachments



	Zoning
	Blaine Parcels
	City Parks
	Project Location

**Case File No. 26-0010**  
**JJ Graham Addition**

0 0.01 0.03 0.06 Miles

Scale: 1:2,552



BlaineMN.gov

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

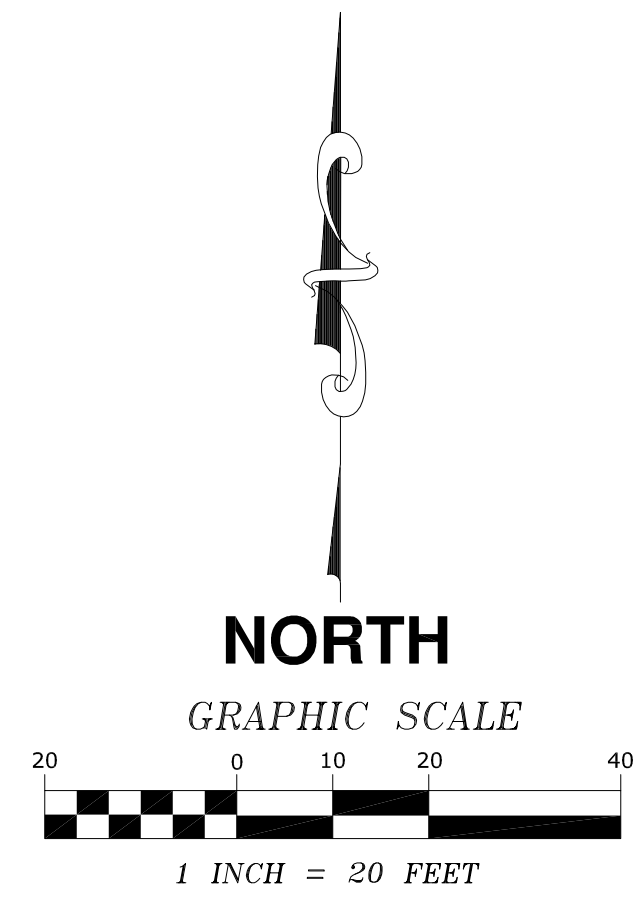
This map is for general reference only. It is not for legal, engineering, or surveying use.

This preliminary plat application proposes to combine an existing outlot with a portion of an adjacent platted lot to create one conforming, buildable residential lot. The purpose of the plat is to reconfigure existing property boundaries to eliminate an unbuildable outlot and establish a single lot that meets the City of Blaine's zoning, subdivision, and dimensional requirements for development. No new streets or public infrastructure are proposed as part of this request, and access, utilities, and drainage will be provided consistent with City standards. The proposed lot configuration is compatible with the surrounding neighborhood and is intended to allow for future residential home for James and Robin Obraske, consistent with the City's Comprehensive Plan and applicable ordinances.

EXISTING CONDITIONS/PRELIMINARY PLAT/DEVELOPMENT PLAN OF:

# J J GRAHAM ADDITION

**APPLICANT**  
**JAMES OBRASKE**  
 2808 93RD LANE NE AND  
 2811 93RD AVENUE NE  
 BLAINE, MN 55449



## PROPERTY DESCRIPTION

**PARCEL A:**  
 Outlot A, ST. CLAIR PARK 2ND ADDITION, Anoka County, Minnesota.

**PARCEL B:**  
 The West Half of all that part of the West Half of Lot 37, SPRING LAKE PARK WOODLAND, Anoka County, Minnesota, lying east of the west 130 feet of said West Half of Lot 37.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/14/2025.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 27-31-23-34-0053 (Parcel A) and 27-31-23-34-0022 (Parcel B).
- Total parcel area = 29,893 sq. ft. (0.69 acres)
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ☐ DENOTES AIR CONDITIONING UNIT
- ☐ DENOTES ELECTRIC METER
- ☐ DENOTES GAS METER
- ☐ DENOTES FIBER OPTIC BOX
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES CURB STOP
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES WATER VALVE
- ⊙ DENOTES CATCH BASIN
- ⊙ DENOTES SOIL BORING. (BY OTHERS)
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES EXISTING CONTOURS
- ⊙ DENOTES EXISTING SANITARY SEWER
- ⊙ DENOTES EXISTING WATER MAIN
- ⊙ DENOTES PROPOSED SPOT ELEVATION
- x — x — DENOTES FENCE
- ⊙ DENOTES RETAINING WALL
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES CONCRETE SURFACE
- ⊙ DENOTES PAVER SURFACE
- ⊙ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES DRAINAGE ARROW

## TREE DETAIL

- ⊙ DENOTES ELEVATION
- ⊙ DENOTES TREE QUANTITY
- ⊙ DENOTES TREE SIZE IN INCHES
- ⊙ DENOTES TREE TYPE

## ZONING AND SETBACKS

EXISTING: R-1 SINGLE FAMILY  
 SURROUNDING: R-1

### BUILDING SETBACKS:

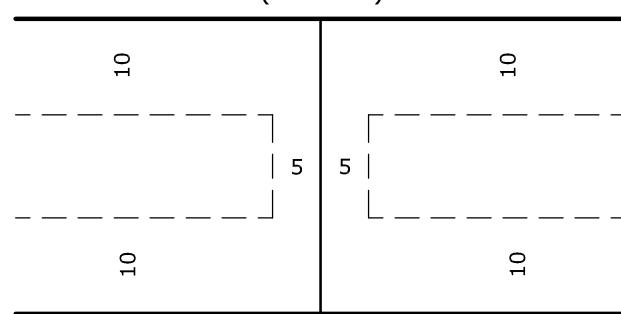
FRONT SETBACK: 30 FEET  
 SIDE SETBACK: 10 FEET  
 CORNER SIDE SETBACK: 20 FEET  
 REAR SETBACK: 30 FEET

### R-1 LOT STANDARDS:

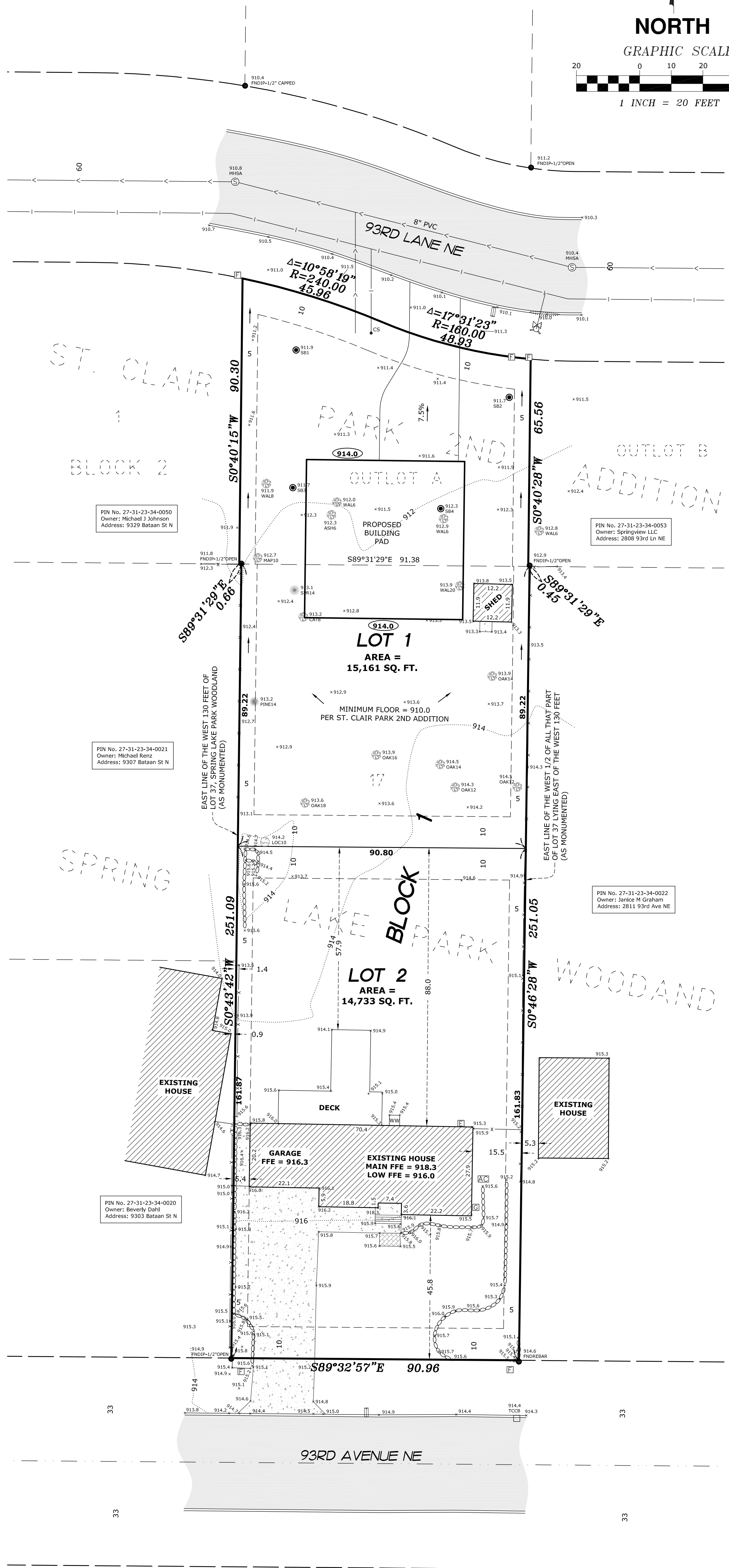
MINIMUM LOT AREA: 10,000 SQ. FT.  
 MINIMUM LOT WIDTH: 80 FEET  
 MINIMUM LOT DEPTH: 125 FEET

## DRAINAGE AND UTILITY EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
 (STREET)



BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES AND BEING 5 FEET IN WIDTH AND ADJOINING ALL OTHER LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.



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

JASON E. RUD  
 Date: 3/5/2026 License No. 41578

## BENCHMARK

MNDOT GEODETIC STATION NO. 101670  
 STATION NAME: 0280 Z  
 ELEVATION = 908.07 (NAVD 88 DATUM)

DRAWN BY: BAB	JOB NO: 251121PP	DATE: 10/22/2025	
CHECK BY: JER	FIELD CREW: BH		
1	2/12/2026	CITY COMMENTS	BAB
2	3/5/2026	REVISED ZONING DISTRICT	BAB
3			
NO.	DATE	DESCRIPTION	BY

**E. G. RUD & SONS, INC.**  
 EST. 1977  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701



# City of Blaine Staff Report

File Number: 2026-142

Agenda Date	Status
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April 14, 2026

In Control	File Type
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Planning Commission

Report

**Public Hearing** - Shawn Kaye, Planner

## Agenda Item # 6.2

Case File No. 26-0011 // CAVA // 12351 Ulysses Street NE, #100

The applicant is requesting a conditional use permit to allow outdoor dining with 10 seats in the Regional Commercial (B-3) zoning district.

## Background

Zoning	Regional Commercial (B-3)
Land Use	Community Commercial (CC)
Area	1.65 Acre
Applicable Regulations	Sections 101-4 and 113-100
Attachments	Zoning and Location Map Site Plan Narrative
Schedule	Planning Commission: April 14, 2026 City Council: May 4, 2026

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

## Executive Summary

CAVA, a Mediterranean-inspired restaurant, is proposing to be located in Blaine Square 3rd Development in an existing multi-tenant building (Noodles is currently in the other half of the building). They are requesting a conditional use permit to allow 10 seats for outdoor dining on a patio adjacent to their building.

## Evaluation of Request

### Planning Analysis

#### Zoning

The property is zoned Regional Commercial (B-3).

### Land Use Designation

The property has a land use designation of Community Commercial (CC) which is used for the provision of goods and services.

### Surrounding Zoning and Uses

The properties to the north and south are zoned B-3 and have a land use of CC. A Noodles restaurant is located to the north and Chick-fil-A is located to the south. The townhomes west of Ulysses Street are zoned Development Flex (DF) and have a land use of Medium Density Residential (MDR). State Highway 65 is adjacent to the east.

### Existing Conditions

The property has a two-tenant building and a freestanding dental building.

### History

This parcel received a CUP for two buildings on one lot and shared access/parking on July 6, 2022.

### Site Plan

CAVA is proposing an outdoor dining area located on the southwest corner of the building. It consists of three tables and 10 seats as shown on the attached drawing. The outdoor dining area will have a decorative and maintenance-free fence surrounding three sides of the seating area.

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

### Landscaping

The submitted landscape plan for the construction of the building meets zoning ordinance requirements.

### **Engineering Analysis**

#### Grading/Storm Drainage

This development is already constructed and the grading and storm drainage were accounted for at the time of development. The addition of the outdoor seating area will not require additional grading or storm water requirements.

#### Wetlands/Watershed

This development is already constructed. There are no wetlands on this property and the watershed requirements were accounted for at the time of development. The addition of the outdoor seating area will not require additional watershed review or requirements.

#### Access/Street Design/Sidewalks/Trails

This development is already constructed and no additional access or street design required. The addition of the outdoor seating area will not require additional sidewalks or trails to be constructed. Consideration should be given to the placement of the tables to ensure that a safe sight-distance is provided for vehicles pulling out of the drive-thru lanes.

### Easements/Right-of-way/Permits

This development is already constructed. The addition of the outdoor seating area will not require additional easements or right-of-way.

### 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. (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.
  - o An outdoor dining area including 10 seats, does not create an excessive burden.
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)
  - o The B-3 district is intended to provide retailing and services of both a convenience and durable nature for shoppers, such as apparel, furniture, food, banking and financial services for a regional trade area. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
  - o The existing building and outdoor dining will meet all setbacks and landscape requirements. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
  - o The use meets the purpose of the B-3 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
  - o The comprehensive plan designation is CC (Community Commercial), which is for retailing and services that serve larger areas from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
  - o The addition of outdoor seating will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
  - o The addition of outdoor seating does not alter the existing utility services, roadways or associated drainage facilities.

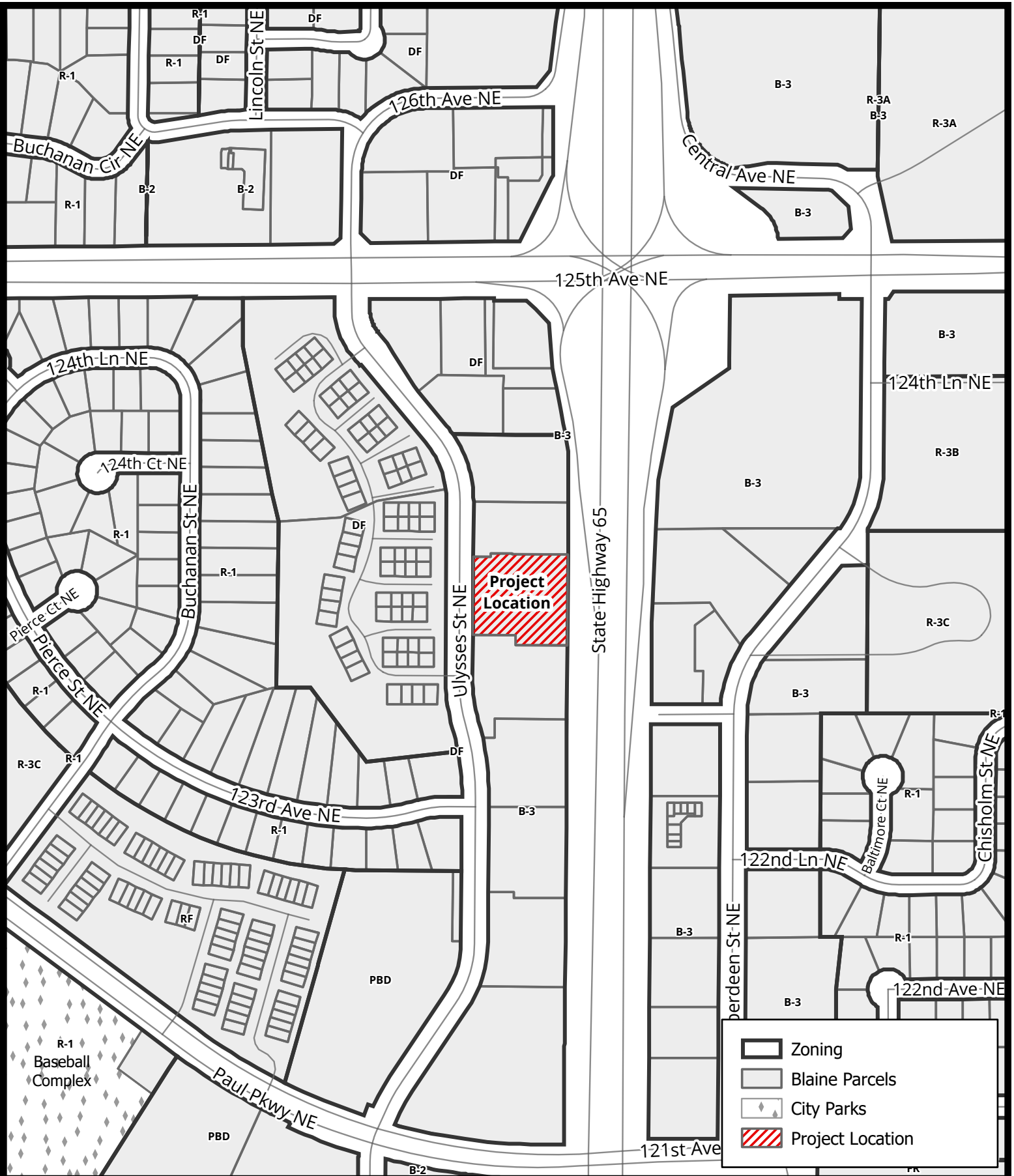
## Recommendation

In Planning Case File No. 26-0011, it is recommended that the Planning Commission recommend approval of a conditional use permit for outdoor dining with 10 seats in the Regional Commercial (B-3) zoning district with the following conditions:

1. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use.
2. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit is allowed.
3. The outdoor dining area is limited to no more than 10 seats in the outdoor dining area.
4. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
5. No amplified outdoor music system is allowed.
6. Per the Minnesota Building Code, exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort.
7. The fence surrounding the outdoor dining area is required to be decorative and maintenance-free.
8. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.

## Attachment List

1. Attachments

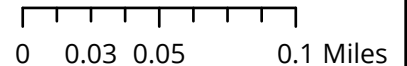


**Case File No. 26-0011**

**CAVA**

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

This map is for general reference only. It is not for legal, engineering, or surveying use.



Scale: 1:4,456



BlaineMN.gov



# CAVA Restaurant – Project Narrative

## Tenant Build-Out & Outdoor Dining Patio Improvements

Store No. 10704-001 | 12351 Ulysses St NE, Blaine, MN 55434

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### Project Overview

CAVA, a fast-casual Mediterranean restaurant, is proposing a full interior tenant build-out within an existing single-story retail building located at 12351 Ulysses St NE in Blaine, Minnesota. The project involves the fit-out of approximately 2,932 square feet of existing tenant space, converting it into a new CAVA restaurant operating as an A-2 assembly occupancy. The project is designed by Chipman Design Architecture, Inc., and is subject to the 2020 Minnesota Building Code and all applicable mechanical, electrical, plumbing, energy, and accessibility codes.

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### Interior Scope of Work

The interior build-out includes a new front-of-house dining area, service line and queue, front and back kitchen areas with walk-in cooler, beverage station, restrooms, storage, and office space. Interior improvements include new partition walls, storefront doors, finishes, millwork, fixtures, furniture, equipment, and all associated MEP systems.

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### Outdoor Dining Patio – Conditional Use Permit Scope

The Conditional Use Permit is specifically required to authorize the activation of an outdoor dining patio along the front exterior of the tenant space. The patio is an existing hardscaped area that will be improved with the following elements:

**Outdoor Dining Furniture:** New weather-resistant tables and chairs will be installed to accommodate approximately 10 outdoor seats, including at least 1 ADA-accessible seat, consistent with applicable accessibility requirements.

**New Perimeter Railing:** A new perimeter railing system will be installed to define the dining space and provide a physical boundary between the seating area and adjacent parking and drive aisle circulation.

**New Bollards:** New bollards will be installed along the patio perimeter to provide a protective barrier between outdoor dining patrons and vehicular traffic, particularly given the proximity of an adjacent drive-thru circulation lane. Bollards will be painted black per project specifications.

Cont....

**Patio Landing & Concrete Work:** A new frost-resistant concrete door landing will be constructed at the entrance connecting the interior to the outdoor patio, ensuring a safe and accessible transition between the two spaces.

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## Summary

CAVA's proposed outdoor dining patio improvements are modest in scale and appropriately designed for the site context. The combination of new dining furniture, a perimeter railing, and protective bollards will create a defined, safe, and inviting outdoor dining environment that complements the interior restaurant operations and is consistent with the City of Blaine's standards for outdoor dining.

*James Kehl*





# City of Blaine Staff Report

File Number: 2026-143

Agenda Date	Status
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April 14, 2026

In Control	File Type
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Planning Commission

Report

**Public Hearing** - Shawn Kaye, Planner

## Agenda Item # 6.3

Case File No. 26-0013 // Dart Portable Storage // 8600 Rendova Street NE

The applicant is requesting a conditional use permit to allow the outside storage of portable storage containers in a Heavy Industrial (I-2A) zoning district.

## Background

Zoning	Heavy Industrial (I-2A)
Land Use	Planned Industrial/Planned Commercial (PI/PC)
Area	Approximately 7.68 Acres
Applicable Regulations	Sections 101-4 and 121-135 (5)
Attachments	Zoning and Location Map Site Plan Photo of Portable Container Narrative Res. 86-354
Schedule	Planning Commission: April 14, 2026 City Council: May 4, 2026

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

## Evaluation of Request Planning Analysis

### Zoning

The subject site is zoned Heavy Industrial (I-2A). The I-2A district is intended to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking oriented businesses.

### Surrounding Zoning and Uses

The properties to the west, east, and south are zoned Heavy Industrial (I-2A) and the property to the

north is zoned I-1 (Light Industrial).

### Existing Conditions

The subject parcel has an existing truck terminal building and accessory maintenance and storage building. The truck terminal use plans to continue to operate. The parking lot and driveway are paved.

### History

In 1986, a Conditional Use Permit (CUP) was approved to allow a transportation/truck terminal.

### Site Plan

The applicant is proposing to store portable storage containers in the side and rear of their site.

The proposed outside storage would include portable storage containers that would be stacked two high. The storage containers are 8 feet 6 inches high. Therefore, the total height of the stacked containers would be 17 feet in height.

The proposed outside storage area will be approximately 1.68 acres on the north and west sides of the site.

The outside storage will meet the required I-2A side yard parking setback of 10 feet on the north and west sides of the site. The outside storage will be located behind the front face of the existing truck terminal building. Therefore, the outside storage will be well beyond the 1-2A front yard building with a setback close to 130 feet.

The storage containers are required to be stored on hard surface (asphalt or concrete).

### Setbacks

Front Building Setback - 40 feet

Rear Parking Setback - 10 feet

Side Parking Setback - 10 feet

All setbacks are met for proposed outside storage.

### Parking

The office and warehouse use on site requires 30 parking stalls. The site has adequate parking on site.

### Landscaping

The applicant is proposing to add four trees to the front of the site.

The existing landscaping on site will remain.

## **Engineering Analysis**

### Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

### Utilities

The proposed development will utilize the existing utilities into the building. No new connections are

proposed.

#### Wetlands/Watershed/FEMA

There is a small amount of flood plain along the south property line. However, the addition of the storage area is not proposed for this area.

A Rice Creek Watershed District review is not required.

#### Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

#### Easements/Right-of-way/Permits

The developer will need to obtain any and 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.

#### 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. (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.
  - o The outside storage of portable containers does not create an excessive burden. The I-2A district is intended to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking oriented businesses.
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)
  - o The I-2A district is intended to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking oriented businesses. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
  - o The use will be in the side and rear of the site and adjacent to other industrially zoned parcels. The surrounding sites are zoned industrial with outside storage and truck parking. The use will not have an adverse effect on other adjacent parcels.

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.
  - o The I-2A district is intended to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking oriented businesses. Outdoor storage is typical in the I-2A district.
6. The use shall not be in conflict with the comprehensive plan of the City.
  - o The use shall not be in conflict with the comprehensive plan of the City. The comprehensive plan designation is Planned Industrial/Planned Commercial (PI/PC) which is for Industrial, office and related services that utilize an overall master development plan with special attention paid to aesthetics and design in a corporate campus style of development. Planned industrial areas are concentrated in areas with convenient access to the airport and interstate highway system.
7. The use will not cause traffic hazards or congestion.
  - o 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.
  - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

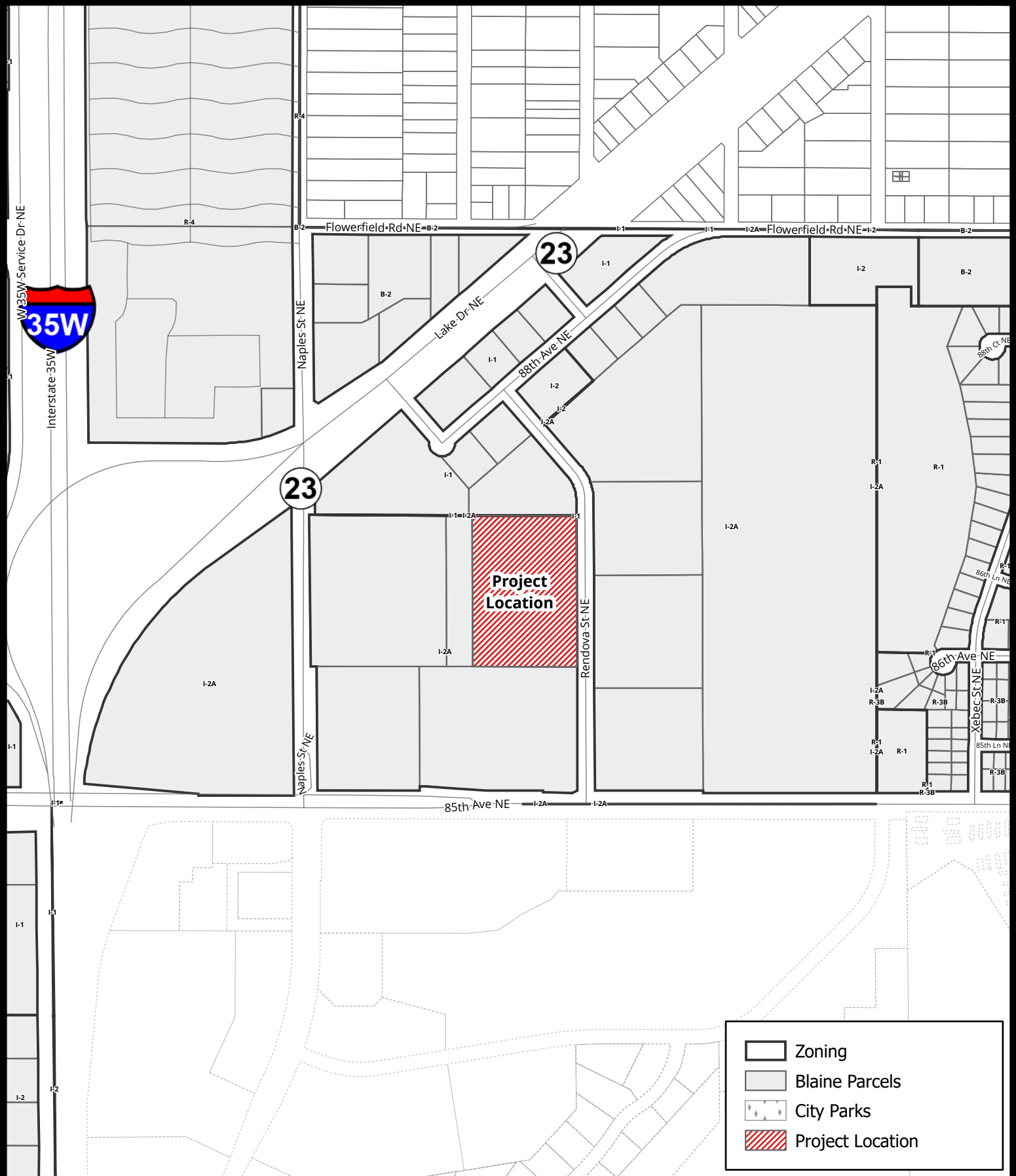
## Recommendation

In Planning Case File No. 26-0013, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow the outside storage of portable storage containers in the Heavy Industrial (I-2A) zoning district with the following conditions:

1. The outside storage area shall be limited to the area identified as outside storage on the west and north sides of the site on the attached site plan. This area is for the storage of portable storage containers.
2. Four overstory or conifer trees are required to be planted in the front yard.
3. The outside storage of portable containers to meet all parking setbacks and containers shall be located on a hard surface (asphalt/concrete).
4. A 20-foot drive aisle must be maintained between containers for emergency vehicle spacing as required by the fire code.

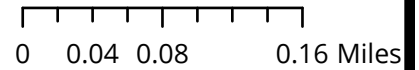
## Attachment List

1. Attachments



# Case File No. 26-0013

## Dart Portable Storage



Scale: 1:6,962



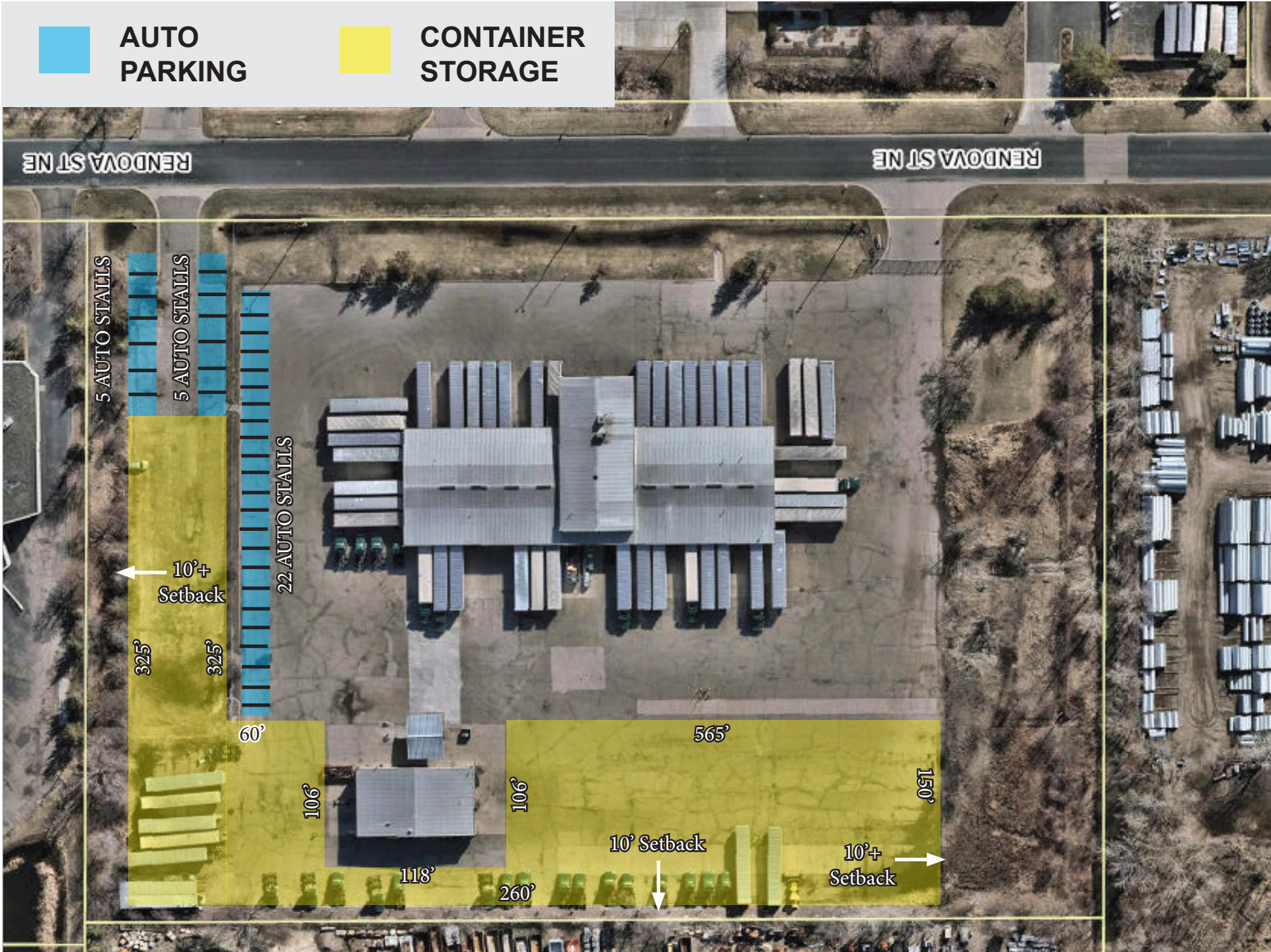
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 **AUTO  
PARKING**

 **CONTAINER  
STORAGE**





## Dan Friedner

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**From:** Dan Friedner  
**Sent:** Thursday, March 12, 2026 2:19 PM  
**To:** Dan Friedner  
**Subject:** CUP APPLICATION - NARRATIVE FOR DART PORTABLE STORAGE CUP APPLICATION 3-12-2026

Dear City of Blaine, Minnesota,

The following is a summary of the use and the user that is applying for the Conditional Use Permit at 8600 Rendova St. NE in Blaine, MN.

The applicant is **Brad Oren, the Owner of Dart Portable Storage**, and also **Bradley Investments Rendova Street LLC**, the entity that is actually purchasing the property.

### **DART PORTABLE STORAGE – SUMMARY OF BUSINESS TO BE OPERATED AT 8600 RENDOVA ST. NE, BLAINE, MN**

The following is Dart Portable Storage's Website. Please review the website and the following below for additional detail:

[Portable Storage Containers for Your Moving Needs | Dart Portable Storage](#)

Additional company and use details are below, under the following three headings:

#### **PORTABLE STORAGE SOLUTIONS - FOR HOMES**

#### **PORTABLE STORAGE SOLUTIONS - FOR BUSINESS**

#### **Dart Portable Storage's Vanz Trailer Leasing division**

#### **A few details on the application:**

- The total building (two buildings) size is 31,600 Sq. Ft., well above the required 20,000 Sq. Ft.
- The applicant is going to use the property as-is, where-is. The applicant is NOT going to make any additions to the building, and is NOT going to add any asphalt, concrete or paving to any areas of the site.
- The applicant is planning to add four to six 2 ½" or larger trees along Rendova Street to provide additional screening.
- The applicant is requesting that Dart Portable Storage is allowed to double-stack his containers in the designated outdoor storage spaces per the attached plan. Attached please find pictures of what the containers look like. They are the following sizes, and described below:

<b>Smallest Units:</b>	<b>10' long by 8' wide by 8'6" high – Residential use - Handles a 1-2 bedroom home</b>
<b>Smaller Units:</b>	<b>15' long by 8' wide by 8' 6" high – Residential use - Handles a 1-2 bedroom home</b>
<b>Medium Units:</b>	<b>20' long by 8' wide by 8' 6" high – Residential use - Handles a 3-4 bedroom home</b>
<b>Large Units:</b>	<b>25' long by 8' wide by 8'6" high Foot – Perfect for storage during a remodel or renovation</b>
<b>Largest Units:</b>	<b>40' long by 8' wide by 8'6" high - Perfect for storage at a construction or retail site</b>

**Business Summary:**

**PORTABLE STORAGE SOLUTIONS - FOR HOMES**

Dart Portable Storage offers a convenient and cost-effective alternative to traditional moving companies. Instead of paying high moving costs and working around tight schedules, our portable moving and storage containers give you complete control over your move.

Our simple, fast, and stress-free process allows you to load your belongings into a secure, ground-level storage container delivered directly to your home. With no truck rental required, packing and loading is safer and easier.

Move on your schedule — not someone else’s. With Dart Portable Storage, you have the flexibility to pack, load, and relocate at your own pace while keeping your belongings secure every step of the way. Moving doesn’t have to be stressful or rushed. With Dart Portable Storage, we bring the storage container directly to your home so you can pack and load on your own schedule.

Once your portable storage unit is fully packed, our team returns to pick it up and safely deliver it to your new home, ready for easy unloading. No tight timelines, no multiple truck rentals — just a simple, convenient moving solution designed around you.

Dart Portable Storage offers flexible short-term and long-term rental options to fit your schedule. Whether you need extra time while searching for a new home or require secure storage during a project, remodel, or renovation, we provide convenient solutions designed around your needs.

Keep your portable storage container on-site for easy access, or choose to store it at our secure Eagan, Minnesota facility. Our headquarters location features added protection with monitored security cameras, gated access, and perimeter fencing — giving you peace of mind while your belongings are safely stored.

Reliable, secure, and local — storage made simple with Dart Portable Storage. We move it. It’s moving made easy.

Our units are made out of corten steel, offering the ultimate in security and durability. Our containers are nearly indestructible. All of our storage units have a steel lockbox on the doors; waist-high, back-saver handles, ventilation, with an extra-strong locking bar system. Add a high-grade lock and you’ll rest easy knowing your valuables are well-protected. In addition, some storage units have doors on

both ends for even faster loading and extra convenience. It's like getting a warehouse, garage, or storage vault

MN LOCAL - Local Service You Can Count On — Real Minnesota Customer Care. At Dart Portable Storage, customer service isn't outsourced — it's local. When you work with us, you experience true Minnesota nice backed by knowledgeable, responsive support from a team that understands your order from start to finish. We know exactly what's happening with your delivery and provide clear, accurate answers every time you call. Unlike national competitors that rely on out-of-state call centers and limited information, our local team delivers fast, reliable updates and real solutions when you need them.

From scheduling to delivery status, we're here to provide responsive communication, efficient service, and a customer experience you can trust. delivered to your back door.

**Dart Portable Storage will have between 25 to 125 containers stored at the new 8600 Rendova St. NE location in Blaine, MN.**

### **DPS - Portable Storage Container Sizes & Features:**

Our portable storage containers are built for durability, security, and everyday convenience — making them ideal for residential, commercial, and jobsite storage needs.

Available for rental or purchase: Five container sizes: 10', 15', 20', 25', and 40'

Weatherproof, vented, all-steel construction designed for year-round protection, Heavy-duty reinforced plywood flooring, Easy ground-level access for convenient loading and unloading, Forklift accessible for business and construction use, Ergonomic, waist-high back-saver handles, New containers feature extended, easy-open door handles, Extra-strong locking system for added security, Door configurations available on one or both ends, Fast, reliable delivery options, Additional high-security locks available for purchase, Standard height and high cube container options, and Every storage unit includes a built-in high-security lock box:

### **SIZES:**

**10 Foot – Handles a 1-2 bedroom home**

**15 Foot – Handles a 1-2 bedroom home**

**20 Foot – Handles a 3-4 bedroom home**

**25 Foot – Perfect for storage during a remodel or renovation (not portable)**

**40 Foot - Perfect for storage at a construction or retail site (not portable)**

### **PORTABLE STORAGE SOLUTIONS - FOR BUSINESS**

Dart Portable Storage, Inc. started in 2001, with humble beginnings and a passion for helping customers find flexible storage solutions. Dart Portable Storage is an innovative company committed to continuous improvement and delivering exceptional quality. Our goal is to be the most reliable and trusted portable storage provider in the industry — earning that reputation every single day. We

strive to meet and exceed our customers' expectations while serving as their single-source solution for portable storage needs. When you partner with Dart Portable Storage, you can count on consistent performance, dependable local service, and results that deliver.

Dart Portable Storage provides the ultimate in local, MN based customer service. When you call, we will quickly and efficiently handle your call with the utmost professionalism, offering the best pricing and providing detailed information regarding the containers, trailers, and ground level offices.

We streamline logistics. You streamline operations.

Dart Portable Storage provides the ultimate in local, MN based customer service. When you call, we will quickly and efficiently handle your call with the utmost professionalism, offering the best pricing and providing detailed information regarding the containers, trailers, and ground level offices. No rush, no hassle Smart Storage. Smart Business.

At Dart Portable Storage, our equipment is state-of-the-art, built to the highest standards of quality, and professionally maintained to represent your business well on every job site. We offer premium storage solutions including containers, ground-level offices, and 53' semi-trailer leasing options.

Our Semi Trailer Leasing Division provides high-quality 53' storage trailers at competitive, cost-effective rates. If your warehouse is running out of space, a 53' storage trailer is the perfect solution — a true “warehouse on wheels” that gives you immediate, flexible storage capacity.

We also offer ground-level construction offices designed for convenience and efficiency. Perfect for job sites, our ground-level offices provide easy access, professional appearance, and the functionality Superintendents appreciate every day.

Dart Portable Storage offers high-cube containers with the best features. High cube containers are taller, and have more storage space in the container. Most competitors offer standard height containers with less space. Our containers have easy-to-open extended handles, and are made of high quality steel.

Rent a Ground Level Mobile Office Trailer.

Ground Level Offices: Every inch of the design and functionality of these ground level offices has been thoroughly thought out with a goal of providing construction teams, superintendents, and project managers a place to coordinate and meet. Ground Level Offices (GLO's) are heated and cooled. Each Ground Level office has tons of extra add-on options for you to choose from to meet your needs. Ground Level Offices are a better choice than an office on wheels because you don't need stairs. That means fewer accidents and injuries from people falling off of stairs, and lower costs because there is no need for skirting around the bottom of the office.

WE ARE MN LOCAL - Dart Portable Storage's subsidiary trucking company Vanz Tranzit to deliver safe, flexible, and reliable transportation solutions for our customers. As a premier Minnesota-based trucking company, Vanz Tranzit provides access to a powerful network of experienced drivers and equipment, ensuring efficient, timely delivery and pickup services. We service primarily MN, WI, IA, the entire US.

**Dart Portable Storage will have between 1 to 25 ground level offices stored at the new 8600 Rendova St. NE location in Blaine, MN.**

**Dart Portable Storage's Vanz Trailer Leasing division:**

Warehouse on Wheels. Dart Portable Storage's Vanz Trailer Leasing division offers high quality well maintained 53' trailers for long-term lease or short-term rental. We have cartage, regional, over the road and storage trailers available.

Vanz Trailer Leasing well-maintained 53' trailers are perfect for cartage, regional, over the road and storage rentals. For example, our semi-trailers can help solve your needs with overflow warehouse storage, retail store inventory space, construction site storage, manufacturing, distribution center projects, inventory management, plant-to-plant and other regional cartage moves.

At Vanz Trailer Leasing, we deliver premium, best-in-class service to our customers every day. Whether you need scheduled support or same-day service, our team responds quickly and efficiently to keep your operations moving without interruption. Our experienced customer service professionals and extensive driver network ensure trailers are delivered and picked up on time — exactly when and where you need them. We take pride in providing dependable solutions backed by responsiveness, reliability, and attention to detail.

Our commitment is simple: deliver a world-class customer experience that sets the industry standard.

**Vanz Trailer Leasing/Division of Dart Portable Storage will have 10 to 125 trailers to be stored at the new, 8600 Rendova St. NE, Blaine, MN site.**

Thanks, Brad Oren, Owner, Dart Portable Storage

CITY OF BLAINE

RESOLUTION NO. 86-354

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT  
PER SECTION 31.14(j) OF THE ZONING CODE  
TO Mar - Len Development Corporation  
8600 Rendova Street N.E.

WHEREAS, an application has been filed by Mar - Len Development Corporation as Conditional Use Permit Case 86-104abc and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 12, 1986, and

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

WHEREAS, the Blaine City Council has reviewed said case on December 4, 1986.

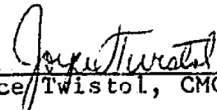
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 31.14(j) of the Zoning Code to Mar - Len Development Corporation to establish a transportation/freight terminal in an I-2 zone, property described as Lot 1, Block 4 Roberts Addition, subject to the following:

1. A formal site plan application be submitted and said site plan (including berming and/or additional landscaping along east and north parking setback areas, and B612 curbing around entire perimeter of employee parking lot), as well as building plans, be approved by City staff.
2. necessary review and approvals by the Rice Creek Watershed District and Blaine Engineering Department.
3. Facility hook up to City sewer and water.
4. That provided an existing drainage swale can be alleviated along the east property line of the site, an underground sprinkler system be installed for purposes of enhancing landscaping plantings and sod within the area.

PASSED by the Blaine City Council this 4th day of December, 1986.

  
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Ron Clark, Mayor

ATTEST:

  
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Joyce Twistol, CMC, City Clerk

Council Action 86-749