



City of Blaine

Planning Commission

April 14, 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, April 14, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Administration of Oaths of Office - Olson, Geiselhart, Freeman

City Clerk Sorensen administered the oath of office to Commissioners Olson, Geiselhart and Freeman. A round of applause was offered by all in attendance.

3. Election of Chair and Vice Chair

City Planner Shawn Kaye requested the commission elect a chair and vice chair.

Motion by Commissioner Olson to elect Al Goracke Chair of the Planning Commission. Motion seconded by Commissioner Howard. The motion passed 6-0.

Motion by Commissioner Swanson to elect Maisa Olson Vice Chair of the Planning Commission. Motion seconded by Commissioner Freeman. The motion passed 6-0.

4. Roll Call

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

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Assistant Planner
Cathy Sorensen, City Clerk
Teresa Barnes, Project Engineer

5. Approval of Minutes

- 5.1. 2026-52 Approval of the March 10, 2026 Planning Commission Minutes
Sponsors:

Motion by Commissioner Swanson to approve the minutes of March 10, 2026, as presented. Motion seconded by Commissioner Howard. The motion passed 6-0.

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

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 26-0010 was opened at 7:06PM.

Robin Obraske, 2808 93rd Lane NE, introduced herself to the commission and explained she would like to split this lot in order to build a home next to her mother.

James Obraske, 2808 93rd Lane NE, discussed an error that was on a graphic that was presented by city staff. He explained a portion of the red hatched lot was owned by Janice Grahams and a portion was owned by he and his wife in order to create a new buildable lot. Assistant Planner Koberoski clarified that the graphic was a location map showing the existing lot and outlot as it currently stands, not the proposed property split.

The public hearing was closed at 7:09PM.

Commissioner Swanson asked how many homes would be built on the new lot.

Ms. Obraske reported they would be building one single family home.

Motion by Commissioner Howard to recommend approval of Planning Case 26-0010 based on the following conditions:

Case 26-0010:

- 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.**

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

Chair Goracke noted this would be on the agenda of the May 4, 2026 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0011 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:11PM.

Motion by Commissioner Olson to recommend approval of Planning Case 26-0011 based on the following conditions:

Case 26-0011:

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.

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

Chair Goracke noted this would be on the agenda of the May 4, 2026 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0013 was opened at 7:14PM. As no one wished to appear, the public hearing was closed at 7:14PM.

The attorney for the applicant introduced himself to the commission and reported there was an existing CUP on this property, noting the existing truck terminal would remain in place. He commented the property was under contract by Dart Portable Storage but would not close until September.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0013 based on the following conditions:

Case 26-0013:

- 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.**

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

Chair Goracke noted this would be on the agenda of the May 4, 2026 city council meeting.

7. Adjournment

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

Adjournment time was 7:17PM.