



# City of Blaine

## City Council Workshop

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April 20, 2026 | 5:30 PM  
Blaine City Hall  
10801 Town Square Drive NE  
Blaine, MN 55449

### MINUTES

#### NOTICE OF WORKSHOP MEETING

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

#### 1. Call to Order

The meeting was called to order by Mayor Sanders at 5:37PM.

#### 2. Roll Call

**PRESENT:** Mayor Tim Sanders, Councilmembers Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

**ABSENT:** Councilmembers Terra Fleming and Chris Ford.

Quorum Present.

**ALSO PRESENT:** City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Stormwater Coordinator Megan Hedstrom; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

#### 3. New Business

- 3.1.** 2026-85      Discuss Stormwater Management Within the Coon Creek Watershed District  
(20 Minutes)  
*Sponsors: Megan Hedstrom, Stormwater Coordinator*

Stormwater Coordinator Hedstrom stated city and Coon Creek Watershed District staff were

in attendance to present water management items for council consideration and discussion. She explained Jon Janke, newly appointed District Administrator for Coon Creek Watershed District, would be giving an introduction of the district and then provide information regarding emerging trends and standards in stormwater management. Staff wanted to provide the city council with the most current information as city and district staff work to develop plans, schedules, and budgets to address items related to surface water impairments and flooding.

Jon Janke, Coon Creek Watershed District Administrator, introduced himself to the council stating he has been with the watershed district since 2011. He explained he took over the roll of administrator after three years of shadowing the previous administrator. He commented his focus has been on practical partnerships, noting he was working to align the vision and goals of the watershed district with the cities. He reviewed the practical projects the watershed district was addressing, noting surface water and groundwater were a main focus at this time. He described a joint venture project that was recently completed in the Pleasure Creek Parkway area. He commented further on the importance of pet waste stations and street sweeping in order to protect the city's waterways. He thanked the council for their time and indicated he would continue to strive to be a good partner for the city going forward.

Councilmember Newland questioned what the total cost was for the Pleasure Creek Parkway filtration system. Mr. Janke reported the total cost for the project was \$500,000.

Councilmember Newland asked how large of an area was covered by the Coon Creek Watershed District. Mr. Janke indicated the Coon Creek Watershed District covers 107 square miles, which is all of Ham Lake, Coon Rapids, a small portion of Columbus, half of Andover, as well as half of Spring Lake Park and Fridley.

- 3.2.** 2026-86      Concept Plan for M/I Townhomes - Jefferson Street and 125th Avenue (40 Minutes)  
*Sponsors: Sheila Sellman, Community Development Director*

Community Development Director Sellman stated the site received preliminary plat approval from the City in October of 2018 for a HyVee grocery store. In 2022, HyVee announced its adoption of a new long-term growth strategy centered on building larger stores and putting more distance between future retail sites and planned to sell five parcels it had acquired, including the subject parcel in Blaine. M/I Homes has entered into a purchase agreement with HyVee to purchase the 13.04-acre site located at 500 125th Avenue Northeast. The applicant is requesting a concept plan review for a 134-unit townhome development south of 125th Avenue and west of Jefferson Street. The subject property is 13.04 acres and is vacant. The property is zoned Planned Business District (PBD). The property is guided High Density Residential/Planned Commercial (HDR/PC). The parcel is part of a 36-acre mixed-use development that was mass graded for pad sites in 2019. A 184-unit apartment building (Risor) was completed in 2022, and all the remaining land was proposed to be for commercial uses. The properties to the north and west are zoned PBD. The property to the east is Roosevelt Middle School and is zoned R-1 (single family). The property to the south is zoned DF (Development Flex) with single-family homes. The applicant is requesting

Development Flex (DF) zoning to allow for flexibility in setbacks and building elevation materials. The concept proposes a 30-foot front yard setback adjacent to Jefferson Street rather than a 50-foot setback as required by the PBD zoning district. The PBD District is intended for commercial, multifamily residential and limited light industrial use, and thus the setbacks and standards may be more appropriate for an apartment-style building. Therefore, the applicant is requesting flexibility given the less intensive multifamily use of townhomes.

Stephanie Griffin, representative from M/I Homes, introduced her business and thanked the council for their time. She explained this site was approved as a 36 acre site with a 13 acre portion being identified for Hy-Vee. She commented this property had now been put on the market and M/I Homes was looking at how this mixed use site could develop. She believed her townhome product would be a good fit and aligns with the city's vision for this site. She reported her proposed project would be less intense than the previous request. She further discussed her concept plan and asked if the council would support a rezoning to DF.

Mayor Sanders asked for comments from the council surrounding the land use designation.

Councilmember Massoglia asked what the typical units per acre was for HDR2. Ms. Sellman reported HDR2 allows for 28 units per acre.

Councilmember Massoglia stated he did not believe this was a bad proposal. He believed this project could be a good fit for this property. He indicated the best option for this site would be commercial/planned business, but noted reducing the density for the housing portion could be a good thing for the neighborhood.

Councilmember Robertson supported the city getting feedback from the public regarding the development of this property. She explained back in 2017-2018, there was a lot of discussion with the public regarding the Hy-Vee proposal. She indicated she would also like to hear from the school district regarding this proposal.

Councilmember Newland inquired if the adjacent property was currently zoned commercial. Ms. Sellman reported this was the case.

Councilmember Newland agreed it would benefit the city to gather feedback from adjacent residents regarding this proposal. Ms. Sellman reported a neighborhood meeting would be required if the applicant wanted to move this project forward.

Ms. Griffin stated she would be willing to gather feedback if the council supported this project moving forward.

Mayor Sanders was of the opinion this was a good project to move this site to MDR from HDR. He spoke to how the proposed project would be much better when it comes to traffic.

Councilmember Massoglia asked if the townhomes would be rental or for purchase. Ms. Griffin explained the townhomes would be for purchase.

Ms. Griffin requested feedback from the council regarding the elevations and site layout.

Mayor Sanders said he was of the opinion the plans were solid but suggested the developer consider planting evergreens on the berm for screening purposes.

Council consensus was to generally support MDR and possibly DF with some additions to the elevations.

**3.3.** 2026-88 Council Subcommittee Updates (15 Minutes)  
*Sponsors: Erik Thorvig, City Manager*

Mr. Thorvig stated annually, there are mayoral appointments to external boards that city council members participate on. In an effort to inform the full council about activity on these boards, the city manager has asked for a brief update of two of these boards from the representative members at the workshop. The city manager envisions this being a quarterly update going forward with updates on different boards at each meeting. The council will hear updates on the following:

Councilmember Massoglia provided the council with an update on the North Metro TV Cable Commission's recent strategic planning retreat and commented on how this group was planning for the future.

Mr. Thorvig provided the council with an update on the broadband franchising then noted the Twin Cities Gateway update would be shared with the council at a future workshop.


**4. Other Business**


Mayor Sanders commented on the upcoming council agenda then provided the council with an update on the sales tax bill being considered for the 105th redevelopment district.

**5. Adjournment**

The workshop adjourned at 6:36PM.



Signed by   
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Tim Sanders, Mayor

Signed by   
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Catherine M. Sorensen, City Clerk

