



City of Blaine

City Council Workshop - Retreat

May 11, 2026 | 3:00 PM
Mary Ann Young Center - Oak Room
9120 Central Ave NE
Blaine, MN 55434

AGENDA

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

2. Roll Call

3. New Business

3.1. 2026-108 Residential Development Tour and Density Discussion
Sponsors: Sheila Sellman, Community Development Director

3.2. 2026-109 2050 Comprehensive Plan Process
Sponsors: Sheila Sellman, Community Development Director

3.3. 2026-110 Planning Agenda Items
Sponsors: Sheila Sellman, Community Development Director

3.4. 2026-111 3M Open Planning
Sponsors: Sheila Sellman, Community Development Director

4. Other Business

5. Adjournment



City of Blaine Staff Report

File Number: 2026-108

Agenda Date	Status
In Control	File Type
May 11, 2026	
City Council	Workshop Item

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.1

Residential Development Tour and Density Discussion

Background

Council will be touring different single-family residential developments throughout Blaine. Staff will solicit feedback from council members on what they like and don't like about the development (i.e. lot sizes, housing styles, setbacks etc.).

This feedback will be used to stem future discussions on single-family development and comprehensive land use planning. During the tour, staff will review land use categories and density requirements as required today, potential Metropolitan Council mandated changes, and how density requirements impact current and future development.

Staff Recommendation

Questions for Council

1. What do you like and dislike about these developments?

Attachment List

None



City of Blaine Staff Report

File Number: 2026-109

Agenda Date	Status
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May 11, 2026

In Control	File Type
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City Council

Workshop Item

New Business - Sheila Sellman, Community Development Director, Elizabeth Showalter, Community Development Specialist

Agenda Item # 3.2

2050 Comprehensive Plan Process

Background

Staff will provide an overview of the Comprehensive Plan Update process including:

1. Goals
2. Staff and council roles
3. Community engagement, and potential use of an Advisory Board
4. Consultant scope
5. Schedule

Staff Recommendation

Questions for Council

1. Do you support using an Advisory Board?
2. Do you support the proposed consultant scope of work?
3. What level of community engagement is desired and what topics are most important to solicit input on?

Attachment List

None



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File Number: 2026-110

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New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.3

Planning Agenda Items

Background

Currently, the only planning items that routinely go on the consent agenda are final plats and development agreement releases. Staff would like to discuss what other planning items can be put on the consent agenda.

Consent agenda items are intended for routine and non-controversial matters. Including additional items on the consent agenda improves meeting efficiency and time management, allowing the council to focus discussion on more complex or pressing issues while still effectively conducting city business.

Staff suggests continuing to keep final plats and development agreement releases on the consent agenda and would like council to consider adding routine conditional use permits to the consent agenda as long as they are non-controversial, no comments at the public hearing, no issues identified by staff, and have a unanimous recommendation of approval from the Planning Commission.

The following uses are examples of typical non-controversial conditional use permits:

- Fitness in an industrial space or existing commercial space
- Third accessory building in residential districts
- Accessory buildings over 1,000 square feet in residential districts
- Outdoor dining
- Animal hospital/vet clinic

It should be noted that council members can remove consent agenda items and put them on the regular agenda with a motion.

Staff Recommendation

Staff recommends adding routine non-controversial conditional use permit items to the consent agenda. In order to be considered for the consent agenda the item must be non-controversial in that there has been no public comment, no issues identified by staff, and has a unanimous recommendation of approval from the Planning Commission.

Questions for Council

1. Does council agree to agenda items as presented?

Attachment List

None



City of Blaine Staff Report

File Number: 2026-111

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New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.4

3M Open Planning

Background

Staff will go over proposed scheduled activities/events for the week.

Staff Recommendation

Questions for Council

Attachment List

None