



City of Blaine

Planning Commission

May 12, 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, May 12, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. 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
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2026-53 Approval of the April 14, 2026 Planning Commission Minutes
Sponsors:

**Motion by Commissioner Olson to approve the minutes of April 14, 2026, as presented.
Motion seconded by Commissioner Geiselhart. The motion passed 6-0.**

4. Public Hearing

4.1. 2026-209 Case File No. 26-0015 // Minnesota Performance // 1550 91st Avenue NE,
#306
The applicant is requesting a conditional use permit amendment to expand

an existing auto repair business into an adjacent tenant space with outside storage of 6 passenger vehicles in a Light Industrial (I-1) 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 26-0015 was opened at 7:09PM. As no one wished to appear, the public hearing was closed at 7:10PM.

Chair Goracke reported this item was before the planning commission in December. He noted the only change to the plans was to allow for six parking spaces.

Assistant Planner Koberoski reported this was the case.

Chair Goracke questioned why the city council had not moved this item forward.

Assistant Planner Koberoski explained the council had not moved this item forward due to the code compliance issues.

Chair Goracke asked if the applicants understood the requirements from the city.

Moh Alsowumil, co-owner, explained he has addressed the concerns from the city. He discussed one item that was misrepresented by staff, noting his company and all the tenants in the building were parking within the gated area.

Commissioner Freeman asked if this request was only for the six parking spaces.

Chair Goracke reported this was the case. He requested further information from staff regarding the signatures in support of the project.

Assistant Planner Koberoski explained the original petition in support was brought forward by the applicants and included the required 50% tenant signatures.

Commissioner Olson questioned if the city was responsible for verifying these signatures.

Assistant Planner Koberoski commented the city does not have an ability to verify the signatures. She indicated the city would be giving the petitioner the benefit of the doubt, as this is standard practice.

Commissioner Olson was of the opinion the association would be able to verify that the signatures were from the tenants. She inquired who provided the signatures in opposition of the petition.

Assistant Planner Koberoski reported these signatures came from tenants as well.

Chair Goracke was of the opinion city staff could look into the names and signatures on the petition.

Assistant Planner Koberoski stated she could look into this.

Commissioner Olson noted there were 13 tenants that supported the applicants and 15 tenants that opposed.

Chair Goracke supported the petition signatures being verified prior to this item being considered by the city council.

Mr. Alsowumil explained he achieved the 50% requirement for the petition and questioned what would happen if a tenant were to change their mind after providing their signature.

Assistant Planner Koberoski reported these signatures were provided to the city a month ago and the city would honor the signatures provided.

Motion by Commissioner Olson to recommend approval of Planning Case 26-0015 based on the following conditions:

Case 26-0015:

- 1. Resolution 10-107 and Resolution 19-81 are null and void with approval of this CUP.**
- 2. No work pertaining to the business can be done outside.**
- 3. Work is limited to auto repair services for passenger vehicles only. Work may include body work, painting, detailing and tuning.**
- 4. No more than 6 passenger vehicles shall be stored overnight at any one time. Vehicles must be stored within the parking stalls indicated on the parking plan. Stalls shall be exclusively designated for the business.**
- 5. No parking is to be allowed in front of any utilities or other areas as designated per the fire code official.**
- 6. A building permit (Commercial Tenant Finish) is required.**
- 7. Applicant shall work with staff to address any outstanding fire or building code issues on site. These must be addressed by October 1, 2026.**
- 8. Work shall be conducted in suites 306 and 307 only. Any expansion of the use, or proposed modification to these conditions requires a CUP amendment.**

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

Chair Goracke noted this would be on the agenda of the June 1, 2026 city council meeting.

- 4.2.** 2026-205 Case File No. 26-0016 // Matt and Molly Gamble // 11770 Lexington Avenue NE
The applicant is requesting a conditional use permit to allow a 3,000 square-foot attached garage (accessory building) in a Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 26-0016 was opened at 7:23PM. As no one wished to appear, the public hearing was closed at 7:23PM.

Motion by Commissioner Howard to recommend approval of Planning Case 26-0016 based on the following conditions:

Case 26-0016:

- 1. The proposed attached garage shall match the home in terms of architectural style, exterior color and materials.**
- 2. The attached garage be used for personal storage only.**
- 3. The attached garage (total accessory building space) is limited to 3,000 square feet.**
- 4. As-built surveys, a foundation as-built and a final grading as-built, shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**

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

Chair Goracke noted this would be on the agenda of the June 1, 2026 city council meeting.

- 4.3.** 2026-206 Case File 26-0017 // Mark Montean // 3621 131st Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 39.68 acres into 86 single family lots and 2 outlots to be known as Montean Meadows.
3. Conditional use permit to allow the construction of 86 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.

Chair Goracke asked if the gravel road would be paved by the city.

Project Engineer Barnes explained the gravel road will be paved from Legacy Creek Parkway to the eastern property line of the Montean Meadows development.

The public hearing for Case File 26-0017 was opened at 7:28PM.

Dave Mathews, resident of Blaine, read a prepared statement to the commission. He stated he has lived adjacent to the subject property for the past 40 years and he objected to the proposed development. He reported this proposal was using a predatory funding model that required eight adjacent property owners to pay 67% of the projects \$2.5 million infrastructure costs. Meanwhile, the developer only has to pay 33%. He requested the city

require the developer to pay all of the infrastructure costs and place zero burden on the non-participating adjacent landowners. He was of the opinion the rezoning from farm residential to development flex would set a dangerous precedent. He indicated this would lead to higher property taxes that could tax him out of his home. He stated adding 86 homes to 131st Avenue NE would violate Minnesota State Chapter 160 regarding low volume road safety threshold. He recommended the developer be required to pave all of 131st Avenue NE in its entirety. He wanted to be assured that he would not have to hook up to city water and sewer. He reiterated that he did not believe the adjacent property owners should have to subsidize this project in order for this property owner to profit from the proposed development. He recommended this application be denied by the city.

Blaine Krugerud, resident of Ham Lake, thanked the city for communicating with him on this project. He commented his concern was with how Shenandoah Road would be impacted. He asked that this new development not connect to Shenandoah Road. He suggested the homes along the northern property line of this development have a fence or landscaping buffer.

Jon Gorzycki, 4442 123rd Circle NE, explained this development was being put in on an island as it would be completely surrounded by farm residential and would be serviced by a dirt road. He expressed concern with the fact this project did not meet key conditional use permit criteria when it comes to traffic safety and infrastructure. He indicated this project would add 86 homes, yet the primary access road remains unpaved, which was a safety risk. He suggested the planning commission consider amendments or direct this item back to a council workshop meeting for further review.

Jeff Frey, resident of Ham Lake, explained he lived directly north of the proposed development. He indicated this lot was heavily wooded and he did not want his mature oak trees to be damaged during the development of this property.

Dan Werra, 3811 131st Avenue, reported he lived on the dirt road. He understood the developer wanted the dirt road to be paved. He asked if a petition could be brought forward to ensure the entire roadway was paved for safety purposes. He explained he supported the developer incurring the costs for paving this roadway due to the hardship he was creating through his development. He discussed how the water tables in Blaine were dropping due to all the development that has occurred in the community. He requested the city take this into consideration because he did not want his well to be impacted by this development.

Richard Fallstrom, 3810 131st Avenue, stated he appreciated the concerns that were being raised by his neighbors. He understood this project has been in the works since 2024 and questioned why the neighbors were only hearing about it now. He commented on how those living on 131st Avenue would be impacted by this development, if it were approved, noting there would be a great deal of dust rolling across the road into his home. He was of the opinion it did not make sense to pave three-fourths of the road and not all of the roadway. He stated the surrounding property owners will be forced to develop and then 131st Avenue would not be serving just these 86 houses and the existing property owners, but rather this roadway would be serving hundreds and hundreds of houses. He supported the developer paying for the paving of 131st Avenue because the pavement was needed to serve his development. He asked that he not be required to hook up to city water and sewer until he has problem with his septic tank.

Chris Grazulis, 3790 131st Avenue, stated he was confused by the financing. He questioned how the homeowners would be impacted by the lift station and street. He was of the opinion that it was unfair to push infrastructure costs onto the adjacent homeowners when the cost should be borne fully by the developer.

Mike Bayer, 3403 131st Avenue, explained he has lived on 131st Avenue since 1994. He indicated he has been waiting for the day these properties would develop. He stated he was surprised 131st Avenue has been a dirt road this long. He commented he would like the city to have an opinion on this roadway. He reported the developer has lived in Blaine his entire life and would get half of the road paved, which would benefit all of Blaine. He stated he supported the proposed development moving forward.

Char Oestreich, 3698 131st Avenue, explained she has a small parcel that will be across from a new residential street. She indicated the new paved road would end at the edge of her property. She commented on how dusty her home and vehicles were. She reported she had a problem with the partial pavement idea, especially given the number of vehicles that would be added to this roadway. She stated she took issue with the funding that would be provided to the developer for infrastructure costs. She noted she had no desire to hook up to city water and sewer, nor was she interested in incurring expenses for the pavement or infrastructure costs.

Liz Grazulis, 3790 131st Avenue, explained she has lived in Blaine since 1994. She encouraged the commissioners to drive down 131st Avenue in order to understand the safety concerns. She indicated she was concerned with the fact the developer was proposing to pave only half of the roadway. She discussed how Blaine was growing quickly and she feared the schools were not keeping up.

The public hearing was closed at 7:57PM.

Chair Goracke invited the applicant to come forward at this time in order to address the questions that were raised during the public hearing.

Mark Montean, the applicant, reported the development costs were quite high and stated he could not afford to develop his 40 acres if he had to pay for all the infrastructure costs. He explained he could get more for the property working with a developer than selling the property to an individual party. He understood that traffic had increased since 131st Avenue was connected to Legacy Creek. He explained he no longer lived along 131st Avenue and his renter has requested the roadway be treated due to the high levels of dust. He stated the cost to develop a single lot was \$75,000 plus the lift station and roadway. He commented further on the large amount of money that had to be spent to protect the endangered plants on his property.

Chair Goracke requested further information regarding the 67%/33% split for the infrastructure costs and asked if this split had been used in the past.

Project Engineer Barnes explained this process has been done in the past. She reported the 67% would be split between the eight benefiting properties. However, if these properties do not develop in the next five to ten years they would not be required to pay. However, if

these properties were to subdivide, then the property owner would be responsible for their portion of the costs.

Chair Goracke requested staff speak to how the existing wells would be impacted by this project.

Project Engineer Barnes reported the 86 new lots would be required to connect to city water and sewer. She stated the water lines brought to this development will not impact the existing wells in the area.

Chair Goracke inquired how traffic would impact 131st Avenue.

Project Engineer Barnes reported paving 131st Avenue from Legacy Parkway to the eastern property line was being done to manage the amount of traffic that would incur from this development.

Chair Goracke asked if the city had ever paved only half of a street for a development in Blaine.

Project Engineer Barnes stated she could not recall this being done in the past. She indicated the portion of the roadway being developed was being paved as it was within Sanitary Sewer District No. 6. She explained the properties on the eastern portion of 131st Avenue were part of Sanitary Sewer District No. 7 and lines would have to come from Zest Street and 125th. She indicated it was not city policy to pave a roadway until the utilities are placed underneath it.

Chair Goracke questioned how many farm residential properties have been rezoned to development flex in recent years.

Planner Kaye reported in the last several years, five to ten properties in Blaine were rezoned to development flex.

Chair Goracke asked if the developer would be installing a fence along the north property line.

Planner Kaye indicated the city does not require developers to install a fence along the property lines where projects abut single family homes. She explained the homeowners in Ham Lake could install a fence along the property line.

Commissioner Olson stated the existing homeowners would not be required to abandon their wells and septic.

Chair Goracke reported this was correct.

Commissioner Olson encouraged the developer to be cautious of the mature oaks along the property line so as not to damage the 100 year old oak trees on the neighboring properties.

Planner Kaye stated Project Engineer Barnes would be working closely with the developer on this matter to ensure the trees were protected.

Project Engineer Barnes indicated there was a drainage and utility easement for the rears of these properties to account for the stormwater, which meant nothing structural could be located in the rears of these lots.

Commissioner Olson inquired if Legacy Creek Parkway was designed to handle the traffic from another 86 homes.

Project Engineer Barnes reported Legacy Creek Parkway was designed to handle the residential capacities and anticipated development over the entire area.

Commissioner Olson stated developing land was expensive, and she did not believe the burden of a development should be passed off to adjacent property owners.

Planner Kaye clarified that these costs would only be passed onto the adjacent property owners if they chose to subdivide their properties in the next five to ten years.

Chair Goracke questioned if a neighborhood meeting was held for this development.

Mr. Montean reported he has been working with an engineering firm since 2018 on this project. He stated it has been very difficult to pull together this project, given that it was on an island and had to be serviced by city water and sewer. He indicated this led him to hire an engineer to assist with the project planning.

Planner Kaye explained a neighborhood meeting was not required for single-family.

Chair Goracke encouraged the developer and his team members to meet with the neighbors after this meeting outside the council chambers in order to address any additional questions the neighbors may have.

Commissioner Olson requested further information on the eight properties that would have to bear 67% of the infrastructure costs.

Project Engineer Barnes explained the proposed development is approximately 40 acres compared to the eight other benefiting properties that totaled 70 acres in combination and would only have to incur the costs if they chose to develop their property in the next five to ten years.

Chair Goracke encouraged the eight property owners in question to contact their city council representatives in order to receive clarification on if this will be five or ten years.

Commissioner Geiselhart indicated the eight property owners would benefit from the infrastructure that was already in place and would only have to pay their portion of the costs if they chose to develop.

Motion by Commissioner Howard to recommend approval of Planning Case 26-0017A a rezoning from Farm Residential (FR) to Development Flex (DF), with the following rationale:

Case 26-0017A:

- 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 Howard to recommend approval of Planning Case 26-0017B a preliminary plat to subdivide 39.68 acres into 86 single family lots and 2 outlots to be known as Montean Meadows with the following conditions:

Case 26-0017B:

- 1. Park dedication will be required for the 86 new lots being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$498,800 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
- 2. The development is required to complete the construction of the 131st Avenue NE corridor, from the north end of Legacy Creek Parkway to the east property line of the proposed plat. The developer has requested the City to coordinate a reimbursement for the installation of 131st Avenue to the benefiting parcels as they develop.**
- 3. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2026 rate for Sanitary Sewer District 6-5 is \$8,344.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 31.5 acres of upland for a total sewer area charge of \$262,836.00.**
- 4. The overall development shall be certified by a Professional Engineer licensed in the State of Minnesota and indicate that all structures shall be protected from flooding.**
- 5. Plans and specifications must be approved by the City prior to the start of construction.**
- 6. Coon Creek Watershed District (CCWD) permit is required prior to city approval of construction plans and specifications.**
- 7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from 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.**
- 8. 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.

9. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
10. 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.
11. A protective buffer strip of natural vegetation, at least 15 feet in width (25-foot is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
12. 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.
13. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
14. 131st Avenue NE will be required to be built to State Aid Standards.
15. All streets will follow the Anoka County street name grid system.
16. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
17. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.
18. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all 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.
19. Hydrant locations must be reviewed and approved by the Fire Department.
20. 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.
21. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
22. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
23. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
24. All development signage by separate review.
25. 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. Lot 1 Block 1, Lots 1-13 Block 8, and Lots 13-14 Block 7 will have one front yard tree with additional trees planted adjacent to 131st Avenue.

26. **Seventy-eight trees are required to be planted adjacent to 131st Avenue in the rear yards of Lot 1 Block 1, Lots 1-13 Block 8, and Lots 13-14 Block 7.**
27. **The developer must meet the City's tree preservation requirements by planting 98 replacement trees for the lots that are preliminary platted (12.2 disturbed acres). This requirement can be met with the required front and rear yard trees, and trees planted adjacent to 131st Avenue.**
28. **All existing structure removals will require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.**
29. **All existing structures on site shall be removed prior to the final plat being released for recording.**
30. **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.**
31. **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.**

Motion by Commissioner Howard to recommend approval of Planning Case 26-0017C a conditional use permit to allow construction of 86 single-family homes in a Development Flex (DF) zoning district with the following conditions:

Case 26-0017C:

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:

- **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**
1. **Maximum building height — 2 1/2 stories or 35 feet.**
 2. **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.**
 3. **The minimum finished floor area above grade for all homes shall be 1,500 square feet above ground for a single-level home and 2,500 square feet above ground for a two-story home.**
 4. **All homes shall have a minimum depth and width of 24 feet.**
 5. **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.**
 6. **All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.**
 7. **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.**
 8. **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.**
 9. **Each lot in the development will be required to have two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard (not boulevard) and one tree may be planted in the rear or front yard. Lot 1 Block 1, Lots 1-13 Block 8, and Lots 13-14 Block 7 will have one front yard tree with additional trees planted adjacent to 131st Avenue.**
 10. **The developer to require the Homeowners Association to maintain all common areas.**
 11. **All development entrance signage by separate permit.**

Motion seconded by Commissioner Swanson. The motion passed 5-1 (Commissioner Olson opposed).

Chair Goracke noted this would be on the agenda of the June 1, 2026 city council meeting.

5. 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 8:23PM.

