



City of Blaine

Planning Commission

June 9, 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 or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1.** 2026-54 Approval of the May 12, 2026 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2026-248 Case File No. 26-0022 // James Riley // 110 132nd Avenue NE
The applicant is requesting a conditional use permit to construct a 2,000 square foot accessory structure in a Residential Estate (RE) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

- 4.2.** 2026-278 Case File No. 26-0023 // HJ Development // 4194 and 4195 123rd Lane NE
The applicant is requesting the following:
1. A 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods).
 2. A 10-foot variance from the 50-foot front yard building setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods).

3. A 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4194 123rd Lane NE (multi-tenant building).

Sponsors: Shawn Kaye, Planner

- 4.3.** 2026-279 Case File No. 26-0024 // HJ Development // 4194 123rd Lane NE
The applicant is requesting a conditional use permit to allow a 380 square foot outdoor dining patio in a Town Commercial (B-5) zoning district.
Sponsors: Alex Koberoski, Assistant Planner
- 4.4.** 2026-280 Case File No. 26-0026 // Protech Electronics // 3543 88th Avenue NE
The applicant is requesting a conditional use permit to allow passenger vehicle service in a Light Industrial (I-1) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.5.** 2026-281 Case File No. 26-0027 // Tyler Tall // 11662 Lexington Avenue NE
The applicant is requesting a conditional use permit to construct a 1,400 square foot detached accessory structure in a Farm Residential (FR) zoning district.
Sponsors: Alex Koberoski, Assistant Planner
- 4.6.** 2026-282 Case File No. 26-0029 // Jacob and Brittany Brausen // 11985 Lever Street NE
The applicant is requesting a conditional use permit to allow up to 3,000 square feet of accessory building space in a Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.7.** 2026-283 Case File No. 26-0030 // Blaine Housing Group, LLC // 111 99th Avenue NE
The applicant is requesting preliminary plat approval to create two lots, four outlots and dedicate road right of way to be known as Terrano Apartments.
Sponsors: Elizabeth Showalter, Community Development Specialist
- 4.8.** 2026-284 Case File No. 26-0031 // Newton RES LLC // 4131 Pheasant Ridge Drive NE
The applicant is requesting the following:
1. Comprehensive plan amendment from Planned Industrial (PI) to Planned Industrial/Planned Commercial (PI/PC)
 2. Preliminary plat approval to subdivide approximately 10.43 acres into 4 lots and 2 outlots to be known as Blaine Ventures First Addition.
 3. Conditional use permit in the PBD zoning district to allow the following:

- a. Lot 1: Zero lot line for parking/shared access on west, east and north property lines. Zero lot line for building on north and east property line.
- b. Lot 2: Credit Union/Bank Use. Zero lot line for parking/shared access on west and north property lines.
- c. Lot 3: Retail and Restaurant Use. Zero lot line for parking/shared access on west, north and south property lines
- d. Lot 4: Medical Office, Retail, and Restaurant Uses. Zero lot line for parking/shared access on west and south property lines.

Sponsors: Shawn Kaye, Planner

5. Adjournment



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-feet 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.



City of Blaine Staff Report

File Number: 2026-248

Agenda Date	Status
June 9, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.1

Case File No. 26-0022 // James Riley // 110 132nd Avenue NE

The applicant is requesting a conditional use permit to construct a 2,000 square foot accessory structure in a Residential Estate (RE) zoning district.

Background

Zoning	Residential Estate (RE)
Land Use	Rural Residential (R)
Area	5.10 Acres
Applicable Regulations	Sections 101-4, 129-13, and Article IV.
Attachments	Zoning and Location Map Narrative Site Plan Elevations
Schedule	Planning Commission: June 9, 2026 City Council: July 6, 2026

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer.

Executive Summary

Evaluation of Request

Zoning

The property is zoned Residential Estate (RE) and has a Rural Residential (R) land use designation.

Surrounding Zoning and Uses

The property is surrounded by RE zoned properties and single-family homes. The property to the east is currently a vacant lot.

Existing Conditions

The parcel contains a single-family home with an attached 950 square foot garage.

History

The home was built in 1993. No previous approvals apply to the property.

Site Plan

The applicant is proposing a 40-foot by 52-foot (2,000 square feet as measured from interior wall to interior wall) detached accessory building in the rear yard. Total accessory structure building space is limited to 2,000 square feet or 3,000 square feet with a conditional use permit for RE zoned properties located outside the MUSA boundary. The existing attached garage is 950 square feet, bringing the total garage and accessory building space to 2,950 square feet with the Conditional Use Permit (CUP) request.

The proposed structure will be located in the rear yard and meet a 10-foot setback from the east property line.

The applicant is proposing to use the building for personal storage, including a camper, boat, vehicles, and equipment to maintain his property.

The existing 90 square foot shed will be removed from the property prior to final inspection of the proposed accessory structure.

There is a driveway that was originally used to access a 670 square foot detached accessory structure in the rear yard that was constructed in 1993. The building was demolished in 2013, and the driveway was never removed. The driveway and any remaining foundation located on the adjacent property shall be removed. Foundation shall be removed prior to building permit issuance, and driveway shall be removed prior to final inspection of the accessory structure. The driveway shall maintain a minimum 5-foot setback from the property line, unless a variance approving a reduced setback is obtained.

Architecture

Accessory buildings are required to be compatible both in architecture and color with the principal building. The proposed structure matches the principal dwelling architecturally, and the applicant has indicated the proposed structure will be painted to match the home.

Tree Preservation

The applicant stated the building will be placed in an existing clearing. No significant trees are proposed to be removed.

Engineering Analysis

Grading/Storm Drainage

The proposed detached garage shall provide a certificate of survey showing existing and proposed contour and/or spot elevations, access/driveway location with associated slopes and accurate wetland location with buffer notated.

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

Utilities

The proposed detached garage will not be serviced by City services. If the structure will include water/well and a sanitary septic system, these items will need to be included on the provided Certificate of Survey.

Wetlands/Watershed/FEMA

The proposed detached garage plans will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands.

Should the proposed detached garage result in damage to the existing wetland area, coordination with Coon Creek Watershed District (CCWD) for restoration requirements will be required.

Access/Street Design/Sidewalks/Trails

The proposed detached garage will be required to show the proposed access point to 132nd Ave NE on the provided Certificate of Survey. Only one additional new access point will be granted, and it will be required to conform to City of Blaine driveway standards. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer 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.

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)

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 27.04 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 proposed accessory building will not create an additional burden on existing public facilities or utilities.
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 proposed accessory building will be located in a position similar to that of a previously existing accessory structure and will comply with all required setbacks.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The accessory structure will be constructed to match the existing dwelling, and therefore will not have an adverse effect upon 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 RE district allows for larger lot sizes than many other residential zoning districts. The larger accessory building use is consistent with adjacent properties. The use is consistent with the purposes of the zoning code and the RE district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is not in conflict with the R designation in the Comprehensive Plan.
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

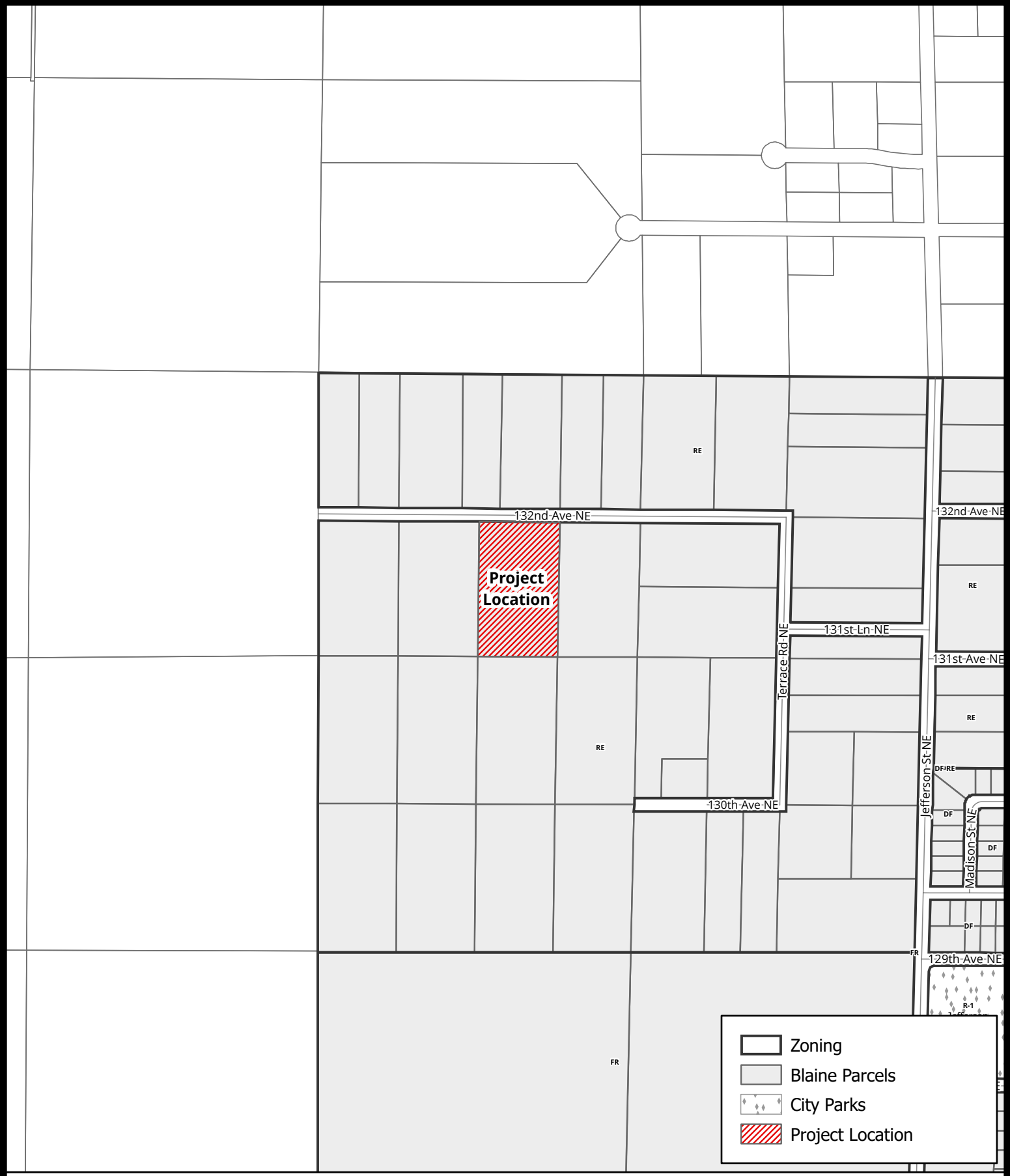
In Planning Case File No. 26-0022, it is recommended that the Planning Commission recommend approval of a conditional use permit to construct a 2,000 square foot accessory structure for a total cumulative accessory structure square footage of 2,950 square feet in a Residential Estate (RE) zoning district with the following conditions:

1. The proposed accessory structure to match the existing dwelling in terms of architectural style and exterior color.
2. Any proposed home occupation shall meet the requirements as outlined in section 129-10 of the zoning code.
3. Total accessory building space is limited to 2,950 square feet.
4. Garage doors are limited to no more than 10-feet in height.
5. The driveway on the adjacent property shall be removed and driveway shall be modified to maintain a minimum 5-foot setback from the property line by final inspection for the accessory structure. If the required setback cannot be met, a variance must be obtained prior to final inspection of the accessory structure.

6. The driveway access within the right-of-way shall be modified so that the combined right-of-way width for the primary driveway and secondary access does not exceed 30 feet, in accordance with applicable access standards. Right-of-way work shall be completed prior to final inspection.
7. The existing 90 square foot shed shall be removed prior to final inspection.
8. The existing foundation on the adjacent property shall be removed prior to building permit issuance. The accessory structure must maintain a minimum 10-foot setback from the adjacent property line.
9. Any proposed tree removal shall follow the tree preservation standards as outlined in section 129-9.

Attachment List

1. Attachments



Case File No. 26-0022

James Riley

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.



BlaineMN.gov



This narrative pertains to the Conditional Use permit required for the construction of a 2000sqft building on the property located at:

110 132nd Avenue NE

The intended building is to be erected on the east side of the property behind the foundation slab of a previously demolished structure, and at the end of an existing driveway. Building will be located in the level clearing approximately 225ft back from the road and 12ft from the western property line. The stud-framed building will be 40ft x 52ft (2000 int sqft) with the 40ft side of the building oriented parallel with the road. Building will be constructed of matching style and materials to the existing home, including cement-board lap siding, and architectural shingled roof. Both the intended building and the home will be painted to match (a shade of tan).

The intended building is to be constructed in addition to the 950sqft attached garage, which would bring the total accessory structures to 2950sqft. Existing attached garage is intended for parking of personal vehicles and storage of appropriate effects. The planned building is intended for the storage of: Large boat, fishing boat, Camper, ¾ ton truck, classic vehicles, motorcycles, UTV, lawnmower and attachments, and yard/snow equipment. Most of which are currently being stored offsite.

The intended building is solely for the safe and private storage of my personal property. It is not intended for business use or lease.

A small building on the west side of the property, utilized by the previous homeowners as a sauna and chicken coop, with an estimated 90sqft, currently used for storage of garden tools, will be demolished once the intended building is completed.

CERTIFICATE OF SURVEY

SWENSON LAND SURVEYING

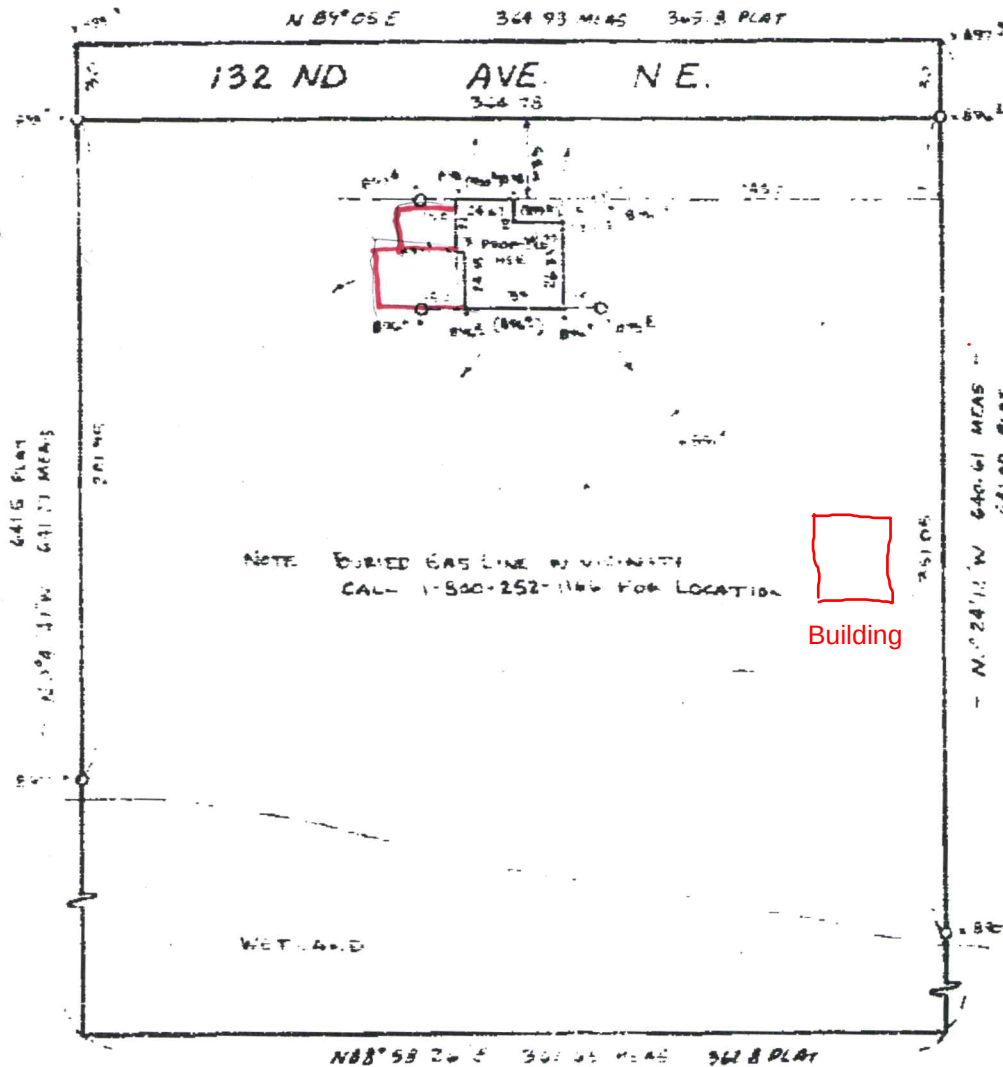
RONALD J. SWENSON
REGISTERED LAND SURVEYOR

827 Norwood Street
Anoka, Minnesota 55303

TELEPHONE
(612) 437-1020

SURVEY FOR: **KEN BORCHARDT**

• Denotes Iron Monument Found
○ Denotes Iron Monument Set
Scale 1 inch equals 20 feet
Book 116 Page 22
Invoice No. 1836



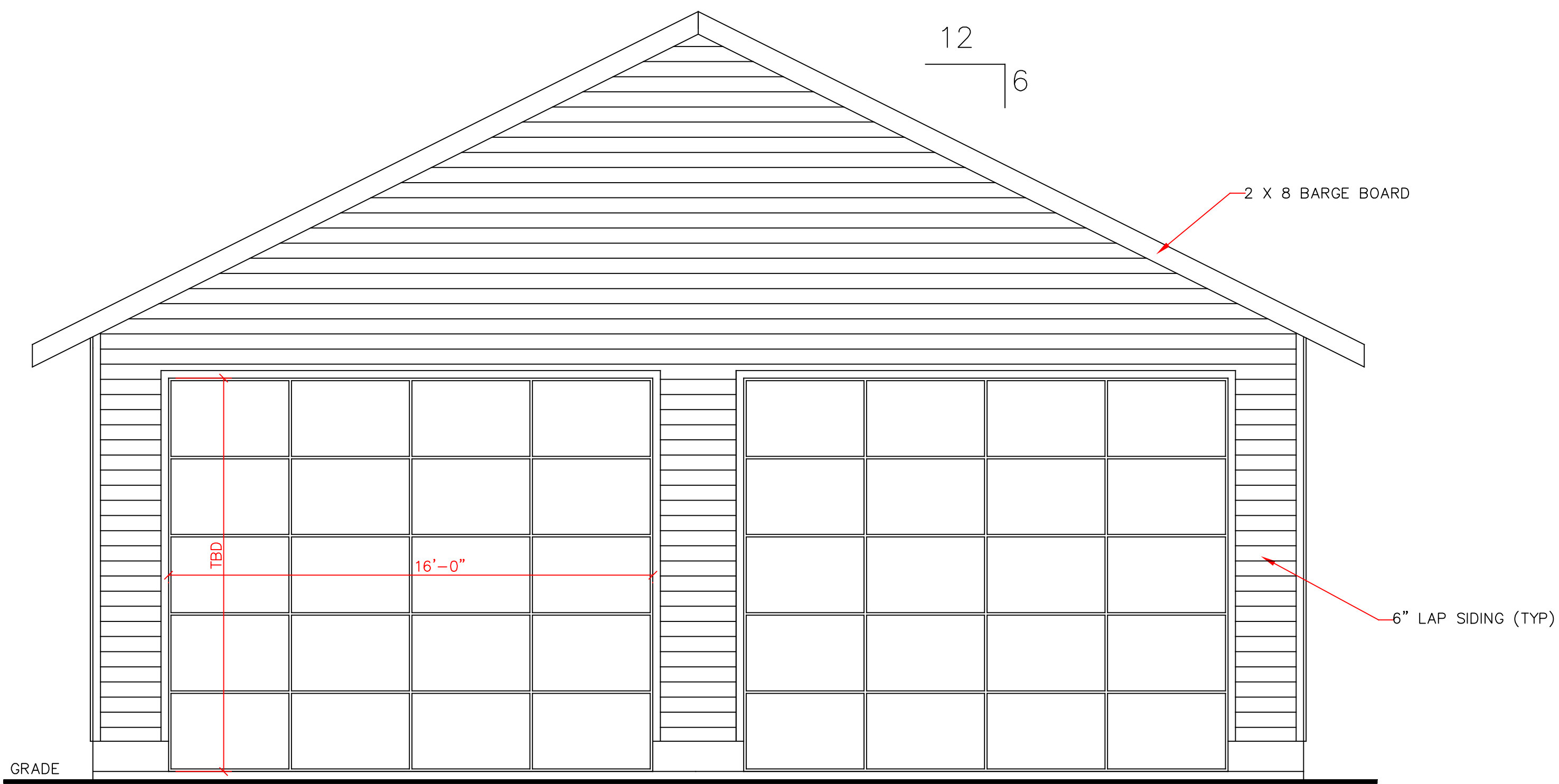
THIS CERTIFICATE OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINNESOTA SURVEYING ACT, CHAPTER 183, MINNESOTA STATUTES.

I HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINNESOTA SURVEYING ACT, CHAPTER 183, MINNESOTA STATUTES.

ON 19 JUNE 1997, I, RONALD J. SWENSON, A REGISTERED LAND SURVEYOR IN THE STATE OF MINNESOTA, HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY.

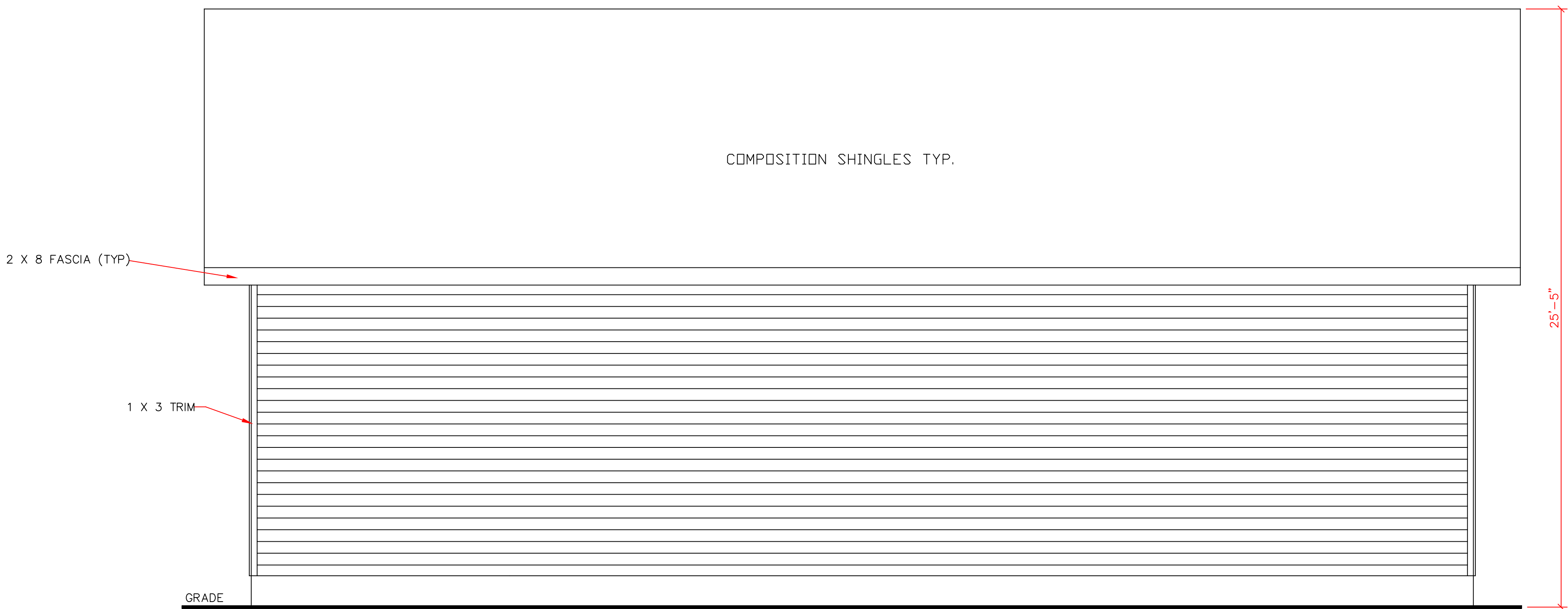
IT DOES NOT REPRESENT A GUARANTEE OF ACCURACY OF ANY OF THE INFORMATION CONTAINED HEREIN.

Ronald J. Swenson
Ronald J. Swenson, Registered Land Surveyor, No. 1836



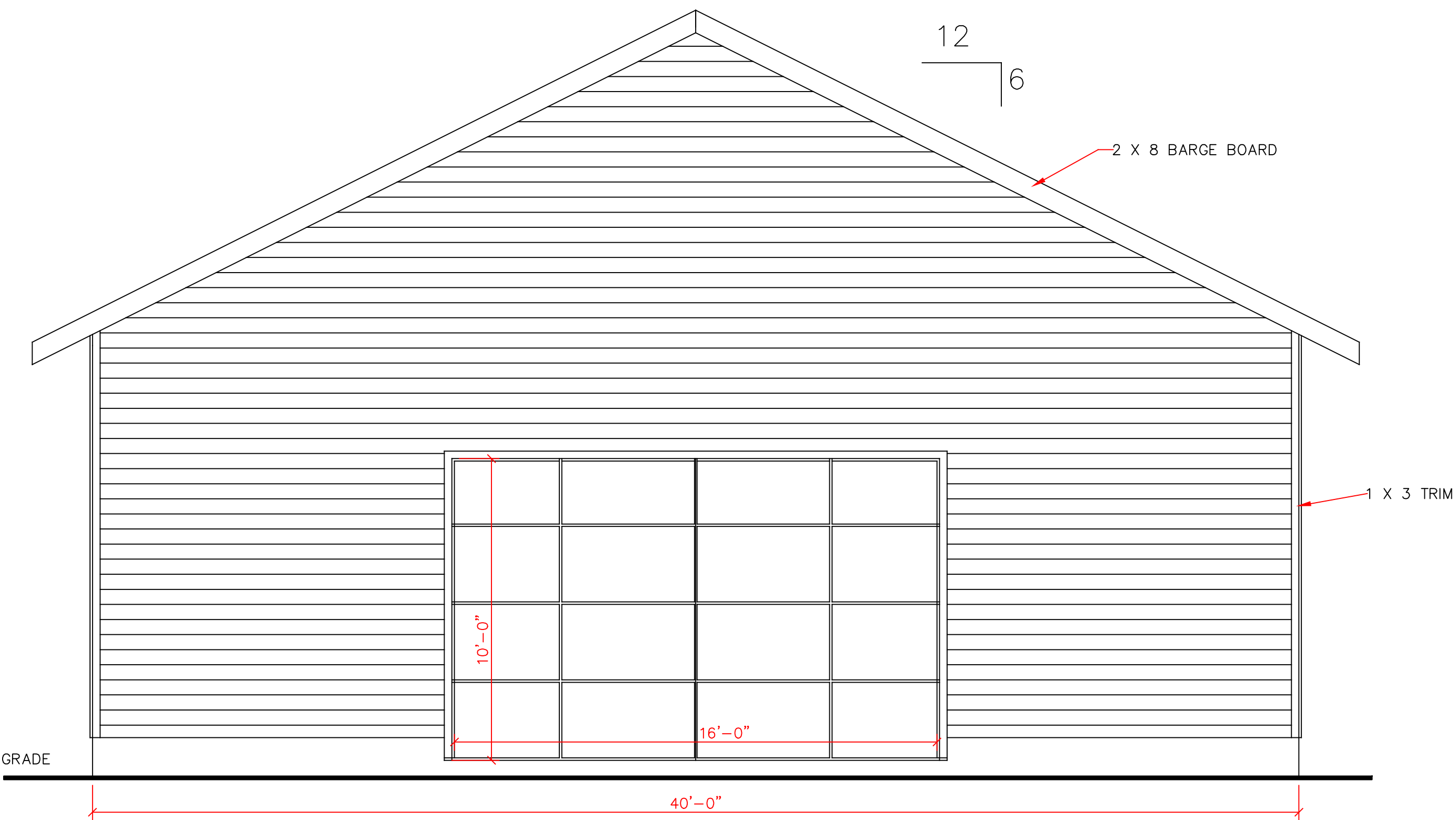
FRONT ELEVATION

SCALE: 1/4"=1'-0"



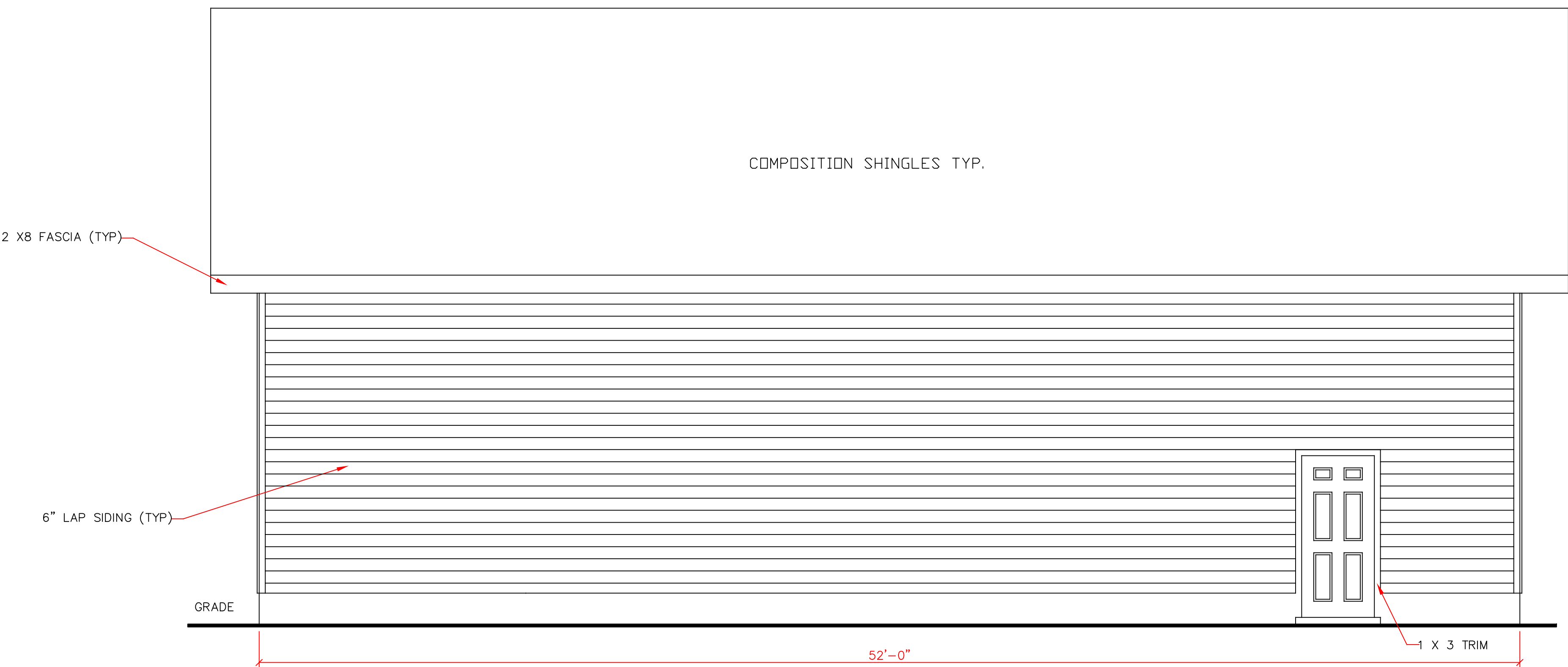
LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



City of Blaine Staff Report

File Number: 2026-278

Agenda Date	Status
June 9, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.2

Case File No. 26-0023 // HJ Development // 4194 and 4195 123rd Lane NE

The applicant is requesting the following:

1. A 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods).
2. A 10-foot variance from the 50-foot front yard building setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods).
3. A 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4194 123rd Lane NE (multi-tenant building).

Background

Zoning	Town Commercial (B-5)
Land Use	Planned Commercial (PC)
Area	Approximately 10 Acres
Applicable Regulations	Sections 101-6 and 113-224 (1)a and (2)a
Attachments	Zoning and Location Map Site Plans (2) Narrative
Schedule	Planning Commission: June 9, 2026 City Council: June 15, 2026

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

Executive Summary

The applicant is requesting variances to allow for reduced parking and building setbacks along Lexington Avenue due to an increased right of way for a trail along Lexington Avenue and adequate separation from existing overhead power lines.

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Town Commercial (B-5)

Surrounding Zoning and uses

The adjacent uses are:

- North: 125th Avenue
- West: Vacant future commercial development (zoned B-5)
- East: Lexington Avenue
- South: City's water tower site (zoned Planned Business District - PBD)

Comprehensive Land Use

The property is guided Planned Commercial (PC). The proposed commercial development is consistent with that designation.

Existing Conditions

Both sites are currently vacant. The multi-tenant building has applied for a building permit. Jerry's Foods plans to start construction in 2027.

History

The City Council approved a Conditional Use Permit (CUP) to allow a coffee shop with a drive-thru and a zero lot line with shared access in August 2025.

Code Requirement

Sec. 113-224 (1) (a) of the zoning code requires a 50-foot minimum building setback from the front yard property line.

Sec. 113-224 (2) (a) of the zoning code requires a 30-foot minimum parking setback from the front yard property line.

Request

The applicant is requesting variances to allow a 10-foot reduction to both the parking setback and building setback along Lexington Avenue. The request is necessary because of the expanded right-of-way needed for the proposed county trail along Lexington Avenue, as well as the need to maintain adequate separation from existing overhead power lines.

The proposed parking setback would be reduced to 20 feet for both the multi-tenant building and Jerry Foods, while the proposed building setback for Jerry Foods would be reduced to 40 feet. The requested reductions are intended to accommodate the larger right-of-way dedication for a county trail and provide appropriate separation from the existing power lines.

Landscaping

The typical landscaping requirements will apply when the lots are developed.

Engineering Analysis

Grading/Storm Drainage

The requested variance does not include any alterations to the proposed/approved grading or storm water drainage patterns for the overall development.

Utilities

The requested variance does not include any alterations to the proposed/approved utility systems for the overall development. No new connections are proposed.

Wetlands/Watershed/FEMA

The requested variance does not include any alterations to the proposed/approved overall development plans for the existing wetland and FEMA areas.

An updated review by Rice Creek Watershed District is not required.

Access/Street Design/Sidewalks/Trails

The requested variance does not include any alterations to the proposed/approved overall development plans for the access, street design, sidewalks or trails. 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.

Variances (Section 101-6)

(a) Criteria for granting variances. A variance to the provision of the zoning ordinance may be issued by the City Council to provide relief to the landowner in those cases where the ordinance imposes practical difficulty on the property owner in the use of his land. No use variances may be issued.

(1) Variances shall only be permitted: Explain how these are met or not met after each item.

- a. When they are in harmony with the general purposes and intent of the ordinance
The proposed reduced setback is in harmony with the intent of the ordinance to preserve the attractiveness of Blaine, since the reduced setback will still allow adequate room for landscaping.
- b. When the variances are consistent with the comprehensive plan.
The proposed commercial development is consistent with the Planned Commercial land use designation.

(2) Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the zoning. Practical difficulties, as used in connection with the granting of a variance, means that:

- a. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;
The functional use of the property will be the same as a site plan that would meet setback requirements.

b. The plight of the landowner is due to circumstances unique to the property not created by the landowner;

The plight of the landowner is due to the existing right of way for Lexington Avenue, which was platted to accommodate the county trail within the right-of-way and to provide adequate separation between the trail and the existing overhead power lines.

c. The variance, if granted, will not alter the essential character of the locality.

The variance will not alter the essential character of the locality, since the proposed reduced setback would still allow adequate room for landscaping.

d. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

The requested setback variance will still allow the site to develop in a functional manner while preserving the setback area for its intended landscaping purposes.

e. The variance requested is the minimum variance which would alleviate the unique circumstances.

The requested variance is the minimum needed in order to maintain adequate separation from the right-of-way.

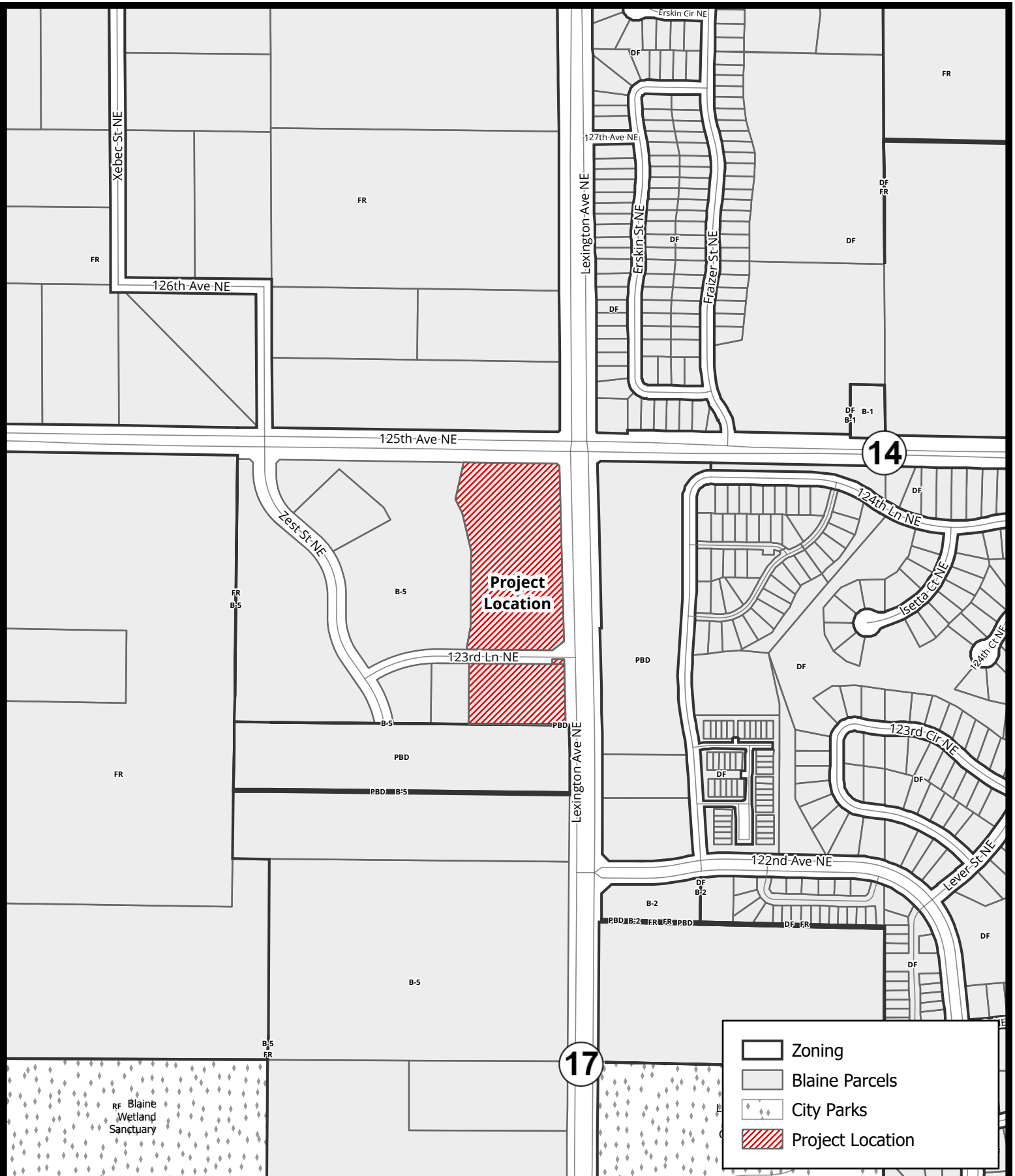
Recommendation

In Planning Case File No. 26-0023, it is recommended that the Planning Commission recommend approval of a 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods), a 10-foot variance from the 50-foot front yard building setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods), and a 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4194 123rd Lane NE (multi-tenant building) with the following findings:

1. The variance is due to the larger right of way required for the county trail and maintaining adequate separation from the existing overhead power lines.
2. The variance is in harmony with the general purposes and intent of the ordinance.
3. The variance is consistent with the comprehensive plan.
4. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.
5. The variance will not alter the essential character of the locality.

Attachment List

1. Attachments



Case File No. 26-0023

Lexington Crossing 2nd Addition

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.



BlaineMN.gov

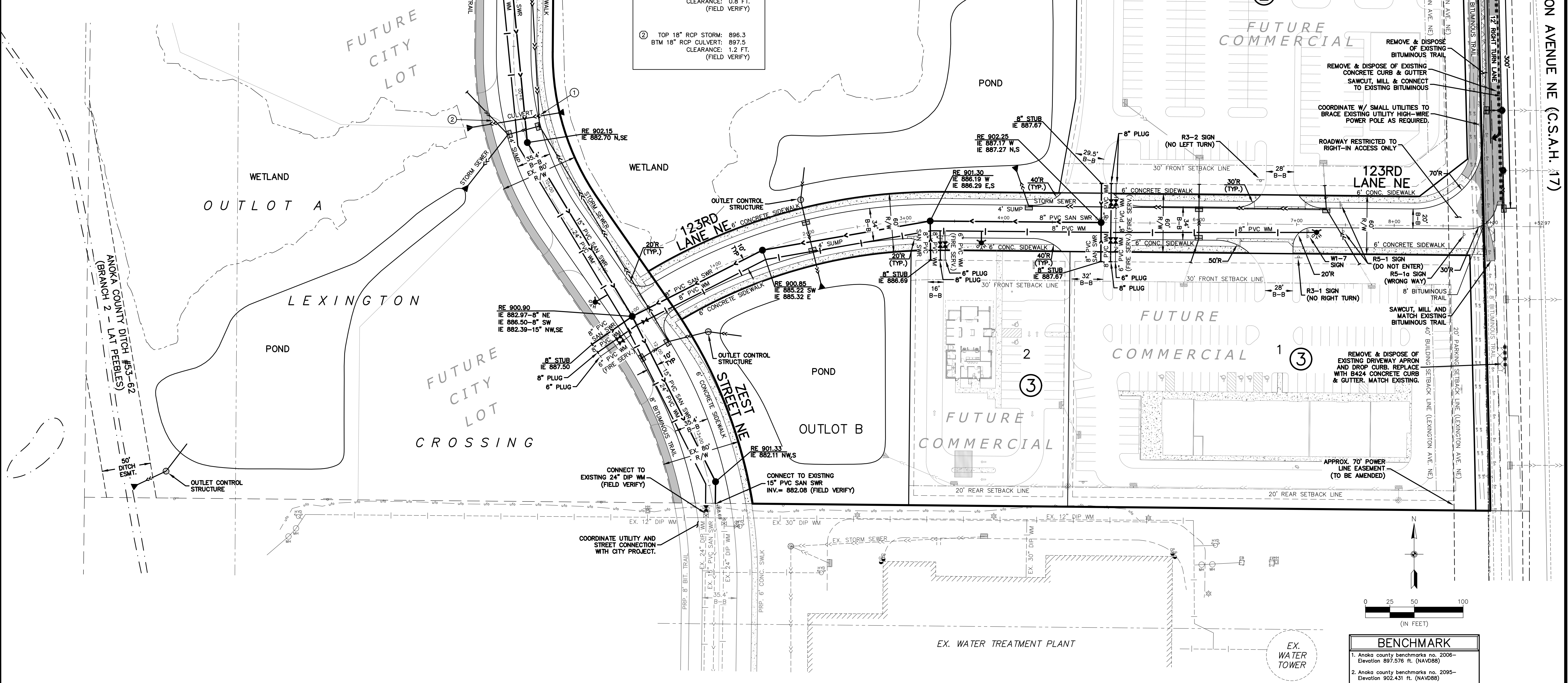
0 0.04 0.07 0.15 Miles

Scale: 1:6,456



SITE PLAN LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
LIGHT POLE		STORM	
MISCELLANEOUS SIGN		FLARED END SECTION	
EXISTING SPOT ELEVATION		WATERMAIN	
EXISTING TREE		SANITARY SEWER	
TELEVISION BOX		STORM SEWER	
ELECTRIC BOX		PROPERTY LINE	
GAS METER		SETBACK LINE	
ELECTRIC METER		CURB	
TELEPHONE BOX		WETLAND	
UTILITY POLE		DITCH	
SOIL BORING/TEST HOLE		UNDERGROUND TELEPHONE	
SANITARY MANHOLE		UNDERGROUND ELECTRIC	
FIRE HYDRANT		UNDERGROUND GAS	
GATE VALVE		UNDERGROUND FIBEROPTIC	
SERVICE		FENCE	
CLEANOUT		OVERHEAD ELECTRIC	
CATCH BASIN		RETAINING WALL	
		CONCRETE SURFACE	
		BITUMINOUS SURFACE	



CARLSON ENGINEERING

ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Briski
Signature: *Aaron Briski*
Date: 6/6/25 License #: 57811

Drawn: GJS
Designed: ADB
Date: 6/6/25

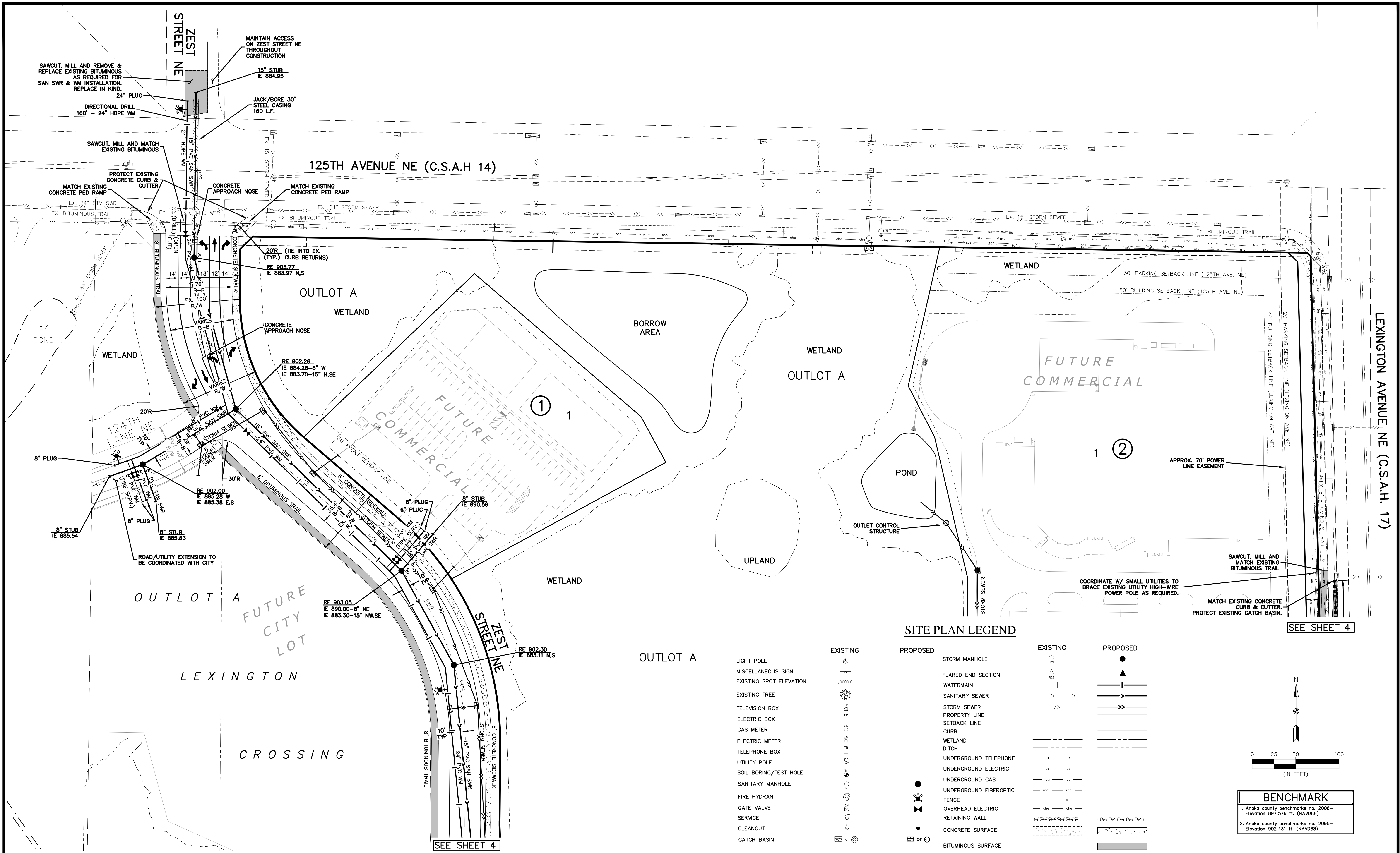
Revisions:
1. 7/22/25 per City, ACHD, & RCWD Comments

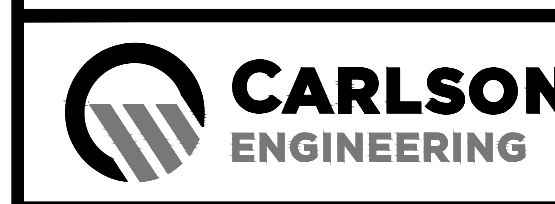
HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

**LEXINGTON CROSSING
SECOND ADDITION**
Blaine, Minnesota

**PRELIMINARY SITE &
UTILITY PLAN**

4
of
10



 CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota	Print Name: Aaron D. Briski Signature: <i>Aaron Briski</i> Date: 6/6/25 License #: 57811	Drawn: GJS Designed: ADB Date: 6/6/25	Revisions: 1: 7/22/25 per City, ACHD, & RCWD Comments	HJ DEVELOPMENT 2655 Cheshire Lane N Plymouth, MN, 55447	LEXINGTON CROSSING SECOND ADDITION Blaine, Minnesota	PRELIMINARY SITE & UTILITY PLAN	5 of 10
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May 11, 2026

To members of the City of Blaine Planning Commission and City Council,

We are requesting a variance to the 30-foot parking lot setback and the 50-foot building setback from Lexington Avenue for both the Jerry's Grocery Store (4195 123rd Ln NE) as well as a variance to the 30-foot parking lot setback for the Multitenant Building (4194 123rd Ln NE). As proposed, we are requesting a 20-foot setback for parking and a 40-foot setback for the buildings. This smaller setback is due to the oversized right of way required to encompass the county trail and maintain adequate separation from the existing overhead power poles.

- This request is in a reasonable manner to the existing code as the proposed parking will be 20' from R/W but still 50' or more from the roadway of Lexington Avenue and the buildings will be at least 40' from the R/W and still 70' from the roadway. The trail will already be in place so the setback will not be needed for a future trail addition.
- This is a unique circumstance as the right of way for Lexington Avenue was platted in excess in order to encompass the county trail in the R/W and to provide adequate separation between the trail and overhead powerlines.
- The essential character of the locality is maintained as the existing trail is located within the right of way so the reduced setback will maintain the character of the locality as the roadway will maintain a typical setback. The proposed parking will be 20' from R/W but still 50' or more from the roadway and the buildings will be at least 40' from the R/W and still 70' from the roadway.
- Economic considerations are not the practical difficulty, and the variance request is due to the existing overhead powerlines and county trail.
- The 20' parking setback and 40' building setback is the minimum variance needed in order to still maintain adequate separation from the right of way.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Jeff Carriveau', followed by a horizontal line.

Jeff Carriveau
As Manager for Blaine Lex 2025, LLC



City of Blaine Staff Report

File Number: 2026-279

Agenda Date	Status
June 9, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.3

Case File No. 26-0024 // HJ Development // 4194 123rd Lane NE

The applicant is requesting a conditional use permit to allow a 380 square foot outdoor dining patio in a Town Commercial (B-5) zoning district.

Background

Zoning	Town Commercial (B-5)
Land Use	Planned Commercial (PC)
Area	Approximately 2.48 Acres
Applicable Regulations	Sections 101-4 and 113-221
Attachments	Zoning and Location Map Site Plan Landscape Plan Narrative
Schedule	Planning Commission: June 9, 2026 City Council: June 15, 2026

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

Executive Summary

The applicant is requesting an outdoor dining area on the north-east side of a proposed multi-tenant building. The outdoor dining area is proposed to serve a coffee shop.

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Town Commercial (B-5).

Land Use Designation

The property has a land use designation of Planned Commercial (PC).

Surrounding Zoning and Uses

Properties to the north and west are zoned B-5. Lexington Ave is located to the east, and the City's water tower site is located directly south, zoned Planned Business District (PBD).

Existing Conditions

The property is currently vacant.

History

In 2025, this parcel received Conditional Use Permit (CUP) approval for a multi-tenant commercial building that includes a drive-thru coffee shop, a zero lot line, and shared access.

Site Plan

HJ Development is proposing an outdoor dining area on the northeast corner of the building. It consists of three tables and 12 seats as shown on the attached plans. The outdoor dining area will have a decorative and maintenance-free fence surrounding two 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 typical landscape requirements will be reviewed with the building permit.

Engineering Analysis

Grading/Storm Drainage

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

Utilities

The proposed outdoor dining area will utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA

The proposed outdoor dining area does not alter any wetlands or FEMA flood plain that might exist in the area.

A Rice Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The proposed outdoor dining area 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 proposed outdoor dining area 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.
 - A 380 square foot outdoor dining area will not create an excessive burden on existing parks, schools, streets, or other utilities.
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)
 - The B-5 district is intended to allow limited commercial uses that are appropriate for highly visible properties serving local or regional trade areas with elevated architectural and site design. The proposed outdoor dining area meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - 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.
 - The use meets the purpose of the B-5 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is PC (Planned Commercial), which is for accommodating commercial, retail and office uses in a planned, cohesive style of development, in areas with good visibility and access from major roadways. The use is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - 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.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

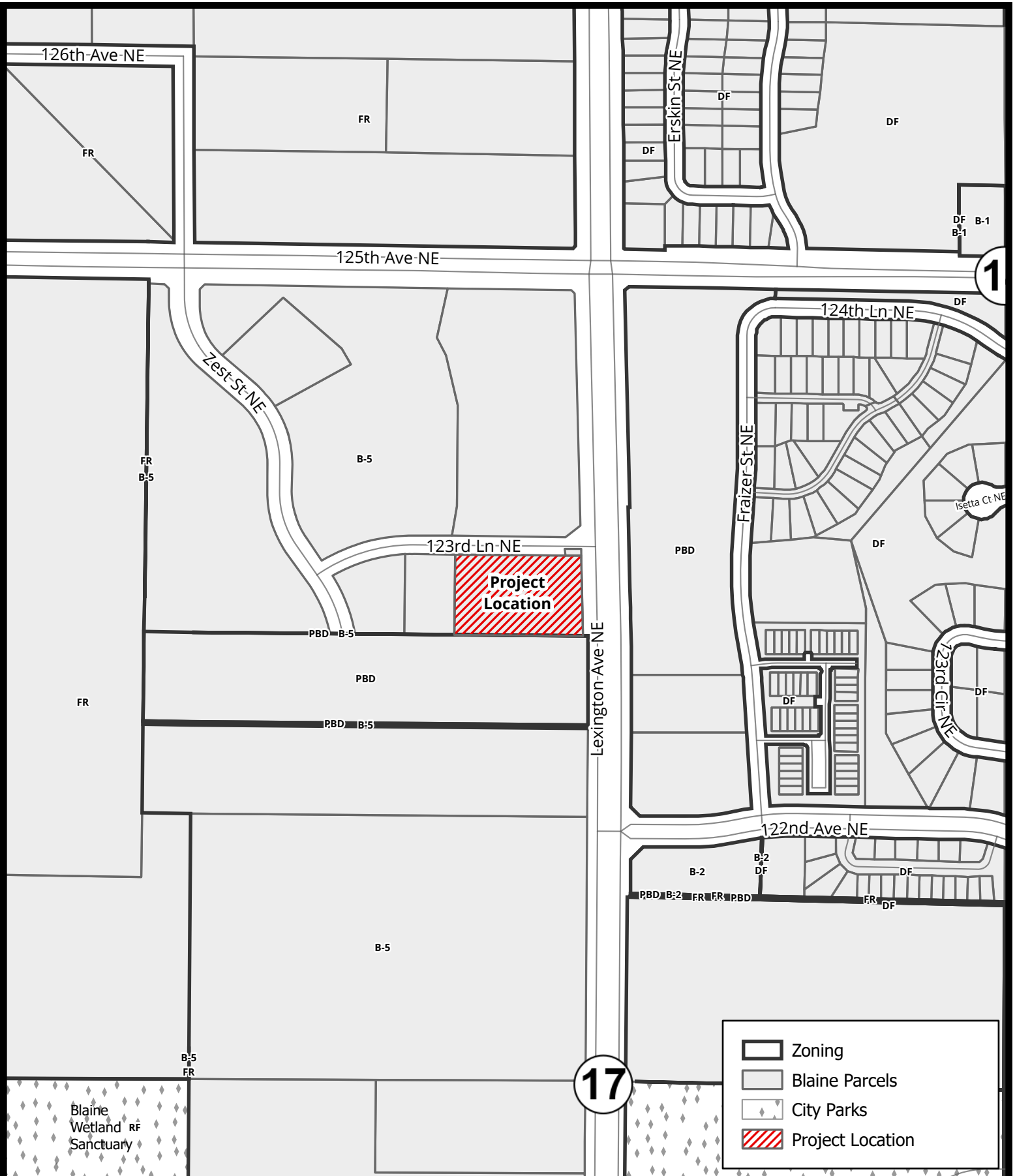
Recommendation

In Planning Case File No. 26-0024, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow a 380 square foot outdoor dining area in a Town Commercial (B-5) 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 380 square feet as shown in the submitted plans.
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. 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.
6. No amplified outdoor music system is allowed.
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
8. The fence surrounding the outdoor dining area is required to be decorative and maintenance-free.

Attachment List

1. Attachments

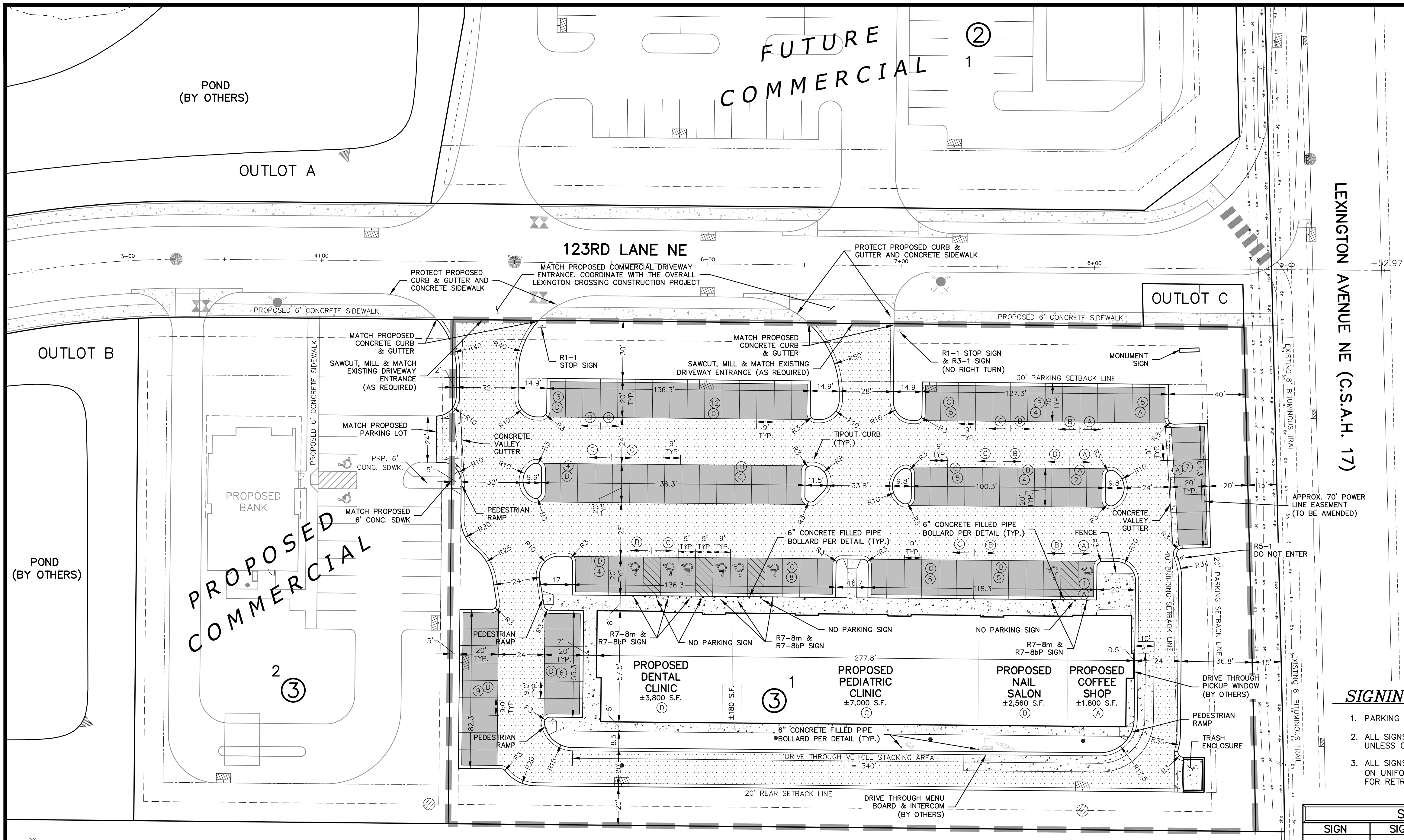


Case File No. 26-0024

Lexington Crossing 2nd Addition

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

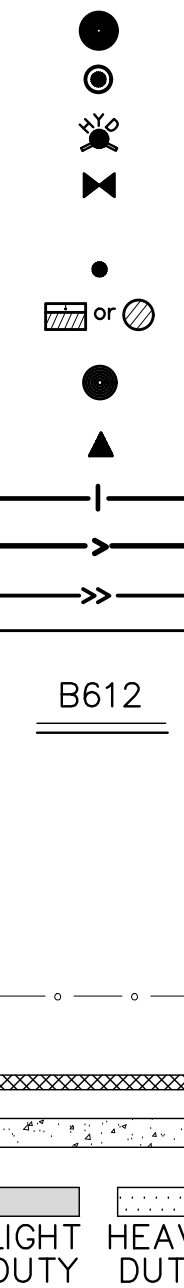
This map is for general reference only. It is not for legal, engineering, or surveying use.



LEGEND

EXISTING PROPOSED

LIGHT POLE
MISCELLANEOUS SIGN
EXISTING SPOT ELEVATION
EXISTING TREE
TELEVISION BOX
ELECTRIC BOX
GAS METER
ELECTRIC METER
TELEPHONE BOX
UTILITY POLE
SOIL BORING/TEST HOLE
SANITARY MANHOLE
SANITARY CLEANOUT
FIRE HYDRANT
GATE VALVE
SERVICE
STORM CLEANOUT
CATCH BASIN
STORM MANHOLE
FLARED END SECTION
WATERMAIN
SANITARY SEWER
STORM SEWER
PROPERTY LINE
SETBACK LINE
CURB
WETLAND
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND FIBEROPTIC
FENCE
OVERHEAD ELECTRIC
RETAINING WALL
CONCRETE SURFACE
BITUMINOUS SURFACE



PARKING ANALYSIS

REQUIRED PARKING

- PARKING REQUIRED (COFFEE SHOP)
 - SEATING AREA = ±900 S.F.
 - STALLS PER S.F. REQUIRED = 1/100 STALLS/S.F.
 - KITCHEN AREA = ±900 S.F.
 - STALLS PER S.F. REQUIRED = 1/200 STALLS/S.F.
 - TOTAL STALLS = 14 STALLS*

- PARKING REQUIRED (NAIL SALON)
 - AREA = ±2,560 S.F.
 - STALLS PER S.F. REQUIRED = 1/200 STALLS/S.F.
 - TOTAL STALLS = 13 STALLS

- PARKING REQUIRED (PEDIATRIC CLINIC)
 - AREA = ±7,000 S.F.
 - STALLS PER S.F. REQUIRED = 1/150 STALLS/S.F.
 - TOTAL STALLS = 47 STALLS**

- PARKING REQUIRED (DENTAL CLINIC)
 - AREA = ±3,800 S.F.
 - STALLS PER S.F. REQUIRED = 1/150 STALLS/S.F.
 - TOTAL STALLS = 26 STALLS

TOTAL REQUIRED 100 STALLS

* COFFEE SHOPS CONTAINING ONE DRIVE THROUGH LANE SHALL PROVIDE STACKING SPACE FOR AT LEAST 10 VEHICLES.

** TEN PERCENT OF PATIENT AND VISITOR PARKING MUST BE ACCESSIBLE. AT LEAST ONE OF EVERY SIX ACCESSIBLE PARKING SPACES MUST BE VAN ACCESSIBLE.

PROVIDED PARKING

- PARKING PROVIDED (COFFEE SHOP)
 - STANDARD STALLS = 14 STALLS
 - HANDICAP STALLS = 1 STALLS
 - TOTAL = 15 STALLS

- PARKING PROVIDED (NAIL SPA)
 - STANDARD STALLS = 12 STALLS
 - HANDICAP STALLS = 1 STALLS
 - TOTAL = 13 STALLS

- PARKING PROVIDED (CLINIC)
 - STANDARD STALLS = 42 STALLS
 - HANDICAP STALLS = 5 STALLS
 - TOTAL = 47 STALLS

- PARKING PROVIDED (RESTAURANT)
 - STANDARD STALLS = 25 STALLS
 - HANDICAP STALLS = 1 STALLS
 - TOTAL = 26 STALLS

TOTAL PROVIDED 101 STALLS

SIGNING & STRIPING NOTES

- PARKING LOT STRIPING SHALL BE 4" SOLID WHITE
- ALL SIGNS SHALL BE PLACED 18" BEHIND CURB UNLESS OTHERWISE NOTED
- ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9'x20' UNLESS OTHERWISE NOTED.
- TYPICAL DRIVE LANES AS NOTED.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.

SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.

EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.

*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

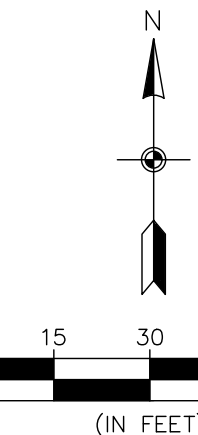
SITE DATA

ZONING: B5 - TOWN COMMERCIAL
TOTAL AREA: 107,920 S.F.
HARD SURFACE AREA: 15,641 S.F. 14%
BUILDING: 61,050 S.F. 57%
PAVEMENT: 76,691 S.F. 71%
TOTAL:
PERVIOUS SURFACE AREA: 31,229 S.F. 29%

SETBACK REQUIREMENTS

	BUILDING	PARKING
123RD LANE NE	30'	30'
LEXINGTON AVE NE	40'	20'
REAR YARD	20'	20'
SIDE YARD	15'	*15'

* VARIES FOR INTERNAL LOT LINES



BENCHMARK

1. Anoka county benchmark no. 2006-
Elevation 897.576 ft. (NAVD88)

2. Anoka county benchmark no. 2095-
Elevation 902.431 ft. (NAVD88)

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Briski, P.E.

Signature: *Aaron Briski*

Date: 02/06/26 License #: 57811

Drawn: GJS

Designed: ADB

Date: 02/06/26

Revisions:
1.

HJ DEVELOPMENT

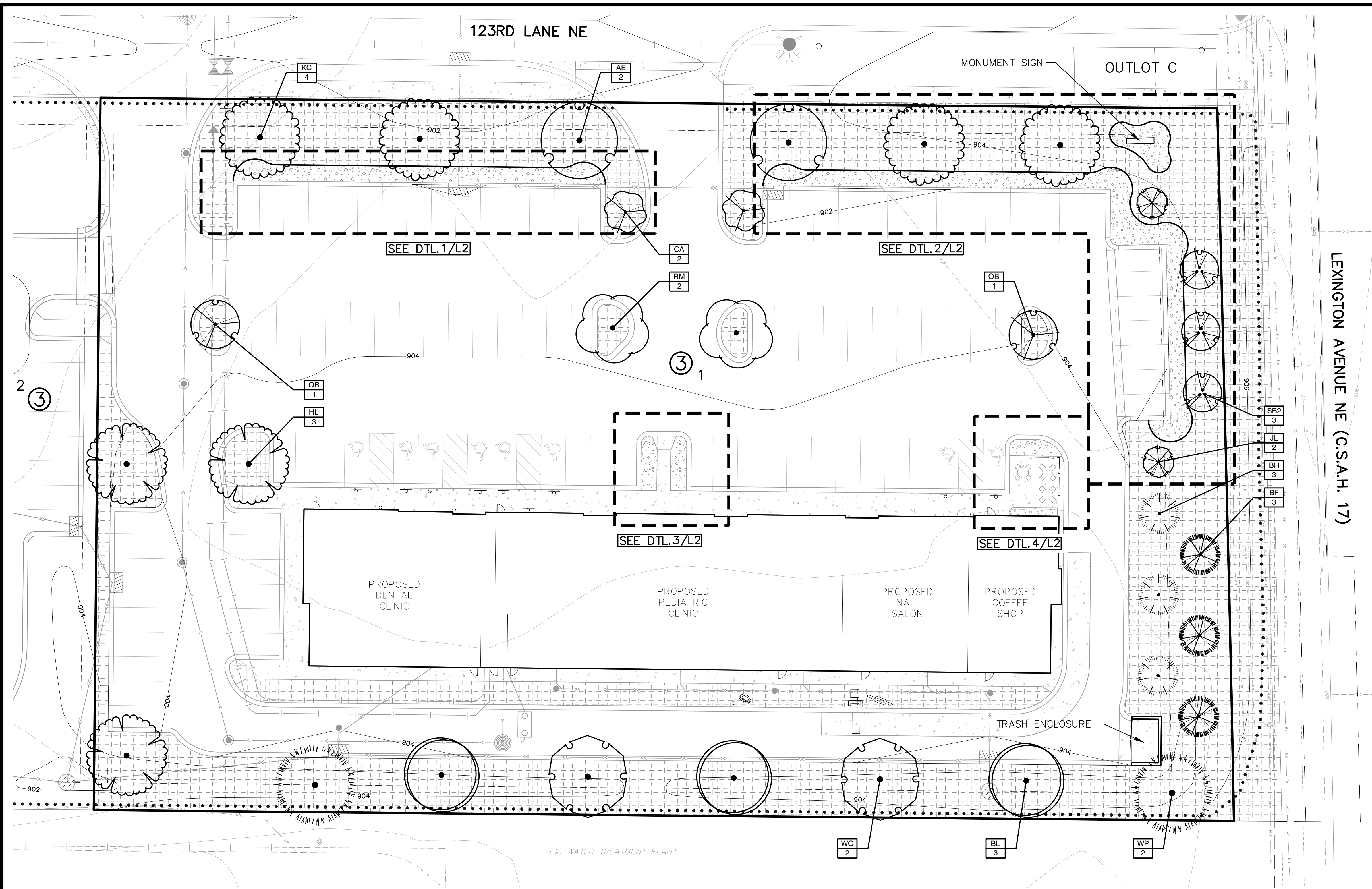
2655 Cheshire Lane N
Plymouth, MN, 55447

LEXINGTON CROSSING SECOND ADDITION

BLOCK 3, LOT 1
Blaine, Minnesota

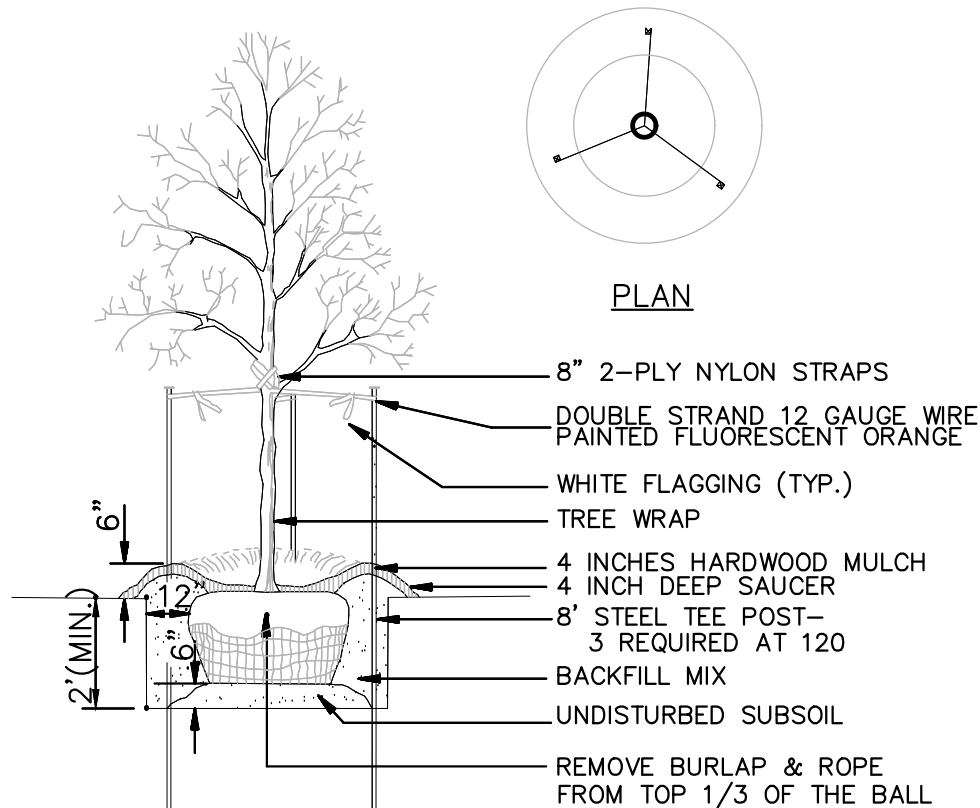
SITE PLAN

3
of
9



CITY OF BLAINE LANDSCAPE REQUIREMENTS

- ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF TOTAL BUILDING FLOOR AREA OR ONE (1) TREE FOR EVERY ONE HUNDRED (100) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED = 14 OVERSTORY TREES (15,640 SF BUILDING / 2000 = 8, OR 1,380 LF SITE PERIMETER / 100 = 14)
PROVIDED = 16 OVERSTORY TREES
- ONE (1) CONIFEROUS TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) CONIFEROUS TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED = 8 CONIFEROUS TREES (15,640 SF BUILDING / 2000 = 8, OR 1,380 LF SITE PERIMETER / 200 = 7)
PROVIDED = 8 CONIFEROUS TREES
- ONE (1) UNDERSTORY SHRUB FOR EVERY THREE HUNDRED (300) SQUARE FEET OF BUILDING OR ONE (1) SHRUB FOR EVERY THIRTY (30) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED = 48 UNDERSTORY SHRUBS (15,640 SF BUILDING / 300 = 53, OR 1,380 LF SITE PERIMETER / 30 = 46)
PROVIDED = 139 UNDERSTORY SHRUBS
- ONE (1) ORNAMENTAL TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF BUILDING OR ONE (1) ORNAMENTAL TREE FOR EVERY TWO HUNDRED (200) FEET OF SITE PERIMETER, WHICHEVER IS GREATER.
REQUIRED = 8 ORNAMENTAL TREES (15,640 SF BUILDING / 2000 = 8, OR 1,380 LF SITE PERIMETER / 200 = 7)
PROVIDED = 9 ORNAMENTAL TREES
- UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

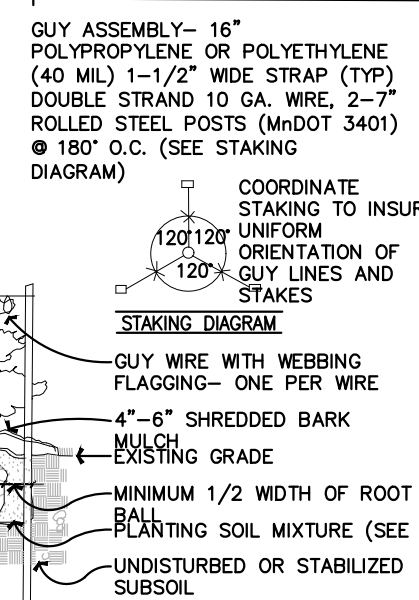


NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

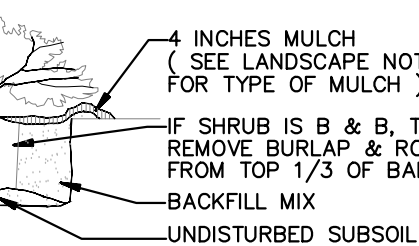
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWIGS.
- PLUMB AND BACKFILL WITH BACKFILL SOIL.
- WATER TO SETTLE PLANTS AND FILL VOIDS.
- WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-7" ROLLED STEEL POSTS (MnDOT 3401) @ 180" O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL NOT TO SCALE

- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWIGS.
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C SHRUB & CONTAINER PLANTING DETAIL NOT TO SCALE

- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWIGS.
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1 OVERALL LANDSCAPE PLAN L1

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State One-Call AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

- EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."

- UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.

- REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 02/06/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 02/06/26

HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

**LEXINGTON CROSSING SECOND ADDITION
BLOCK 3, LOT 1**
Blaine, Minnesota

LANDSCAPE PLAN

L1
of
2

Lexington Crossing CUP amendment

CUP Amendment – Outdoor Seating Areas Multi-Tenant Retail Building

This amendment pertains to an approved Conditional Use Permit (CUP) to incorporate outdoor seating areas at a new multi-tenant retail building.

Dunkin' (End Cap): Initially, this tenant will utilize a limited number of outdoor tables and chairs within the designated patio area at the front of the building.

West Tenant (Dental Office): This tenant may or may not make use of outdoor seating at the patio located at the northwest corner of the building.



City of Blaine Staff Report

File Number: 2026-280

Agenda Date	Status
June 9, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.4

Case File No. 26-0026 // Protech Electronics // 3543 88th Avenue NE

The applicant is requesting a conditional use permit to allow passenger vehicle service in a Light Industrial (I-1) zoning district.

Background

Zoning	Light Industrial (I-1)
Land Use	Light Industrial (LI)
Area	Approximately .69 Acres
Applicable Regulations	Sections 101-4 and 121-22 (4)
Attachments	Zoning and Location Map Site Plan Floor Plan Narrative Parking Analysis
Schedule	Planning Commission: June 9, 2026 City Council: July 6, 2026

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

Executive Summary

The applicant is proposing to operate a business that will provide vehicle diagnostic services.

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Light Industrial (I-1).

Surrounding Zoning and Uses

The properties to the west and east are zoned I-1 with industrial buildings located on the parcels. The property to the south is zoned Heavy Industrial (I-2) and is vacant. Lake Drive is adjacent to the north.

Existing Conditions

The site has an existing multi-tenant building and parking lot.

History

In 2017, a Conditional Use Permit (CUP) was issued to allow indoor auto sales in a tenant space of the building.

Site Plan

Caliber Collision, on behalf of its affiliate Protech Electronics, LLC, is proposing to operate a vehicle diagnostic facility in an approximately 2,400 square foot tenant space of an existing building.

Protech's operations at this facility will focus exclusively on vehicle diagnostics, and the installation, testing, calibration, and servicing of Advanced Driver-Assistance Systems (ADAS) and other related vehicle safety and sensor technologies. The work performed does not include general automotive repair activities such as oil changes, engine or transmission work, brake replacement, or similar heavy mechanical services. The vehicle service is generally completed during the day and vehicles are not stored overnight. The general hours of operation are Monday-Friday, 8AM-5PM.

Parking

The parking on site meets zoning ordinance requirements. The auto repair use requires 6 parking stalls and the other uses on site require 9 stalls for a total of 15 stalls. The site plan identifies 22 parking spaces on site.

Setbacks

This is an existing building and developed site. All setbacks met requirements when constructed.

Architecture

The existing building met requirements when the building was constructed.

Landscaping

The existing landscaping on site met requirements when the building was constructed.

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 an existing small wetland at the southwest corner of the property with no proposed

modifications.

There is no FEMA flood plain on the existing site.

A Coon 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.
 - A passenger vehicle service business does not create an excessive burden. All work for the business will be conducted inside.
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)
 - The intent of the Light Industrial (I-1) District is to allow light industrial uses ranging from small to large scale industry and related services. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - All work for the business will be conducted inside. 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.
 - The use meets the purpose of the I-1 district.
6. The use shall not be in conflict with the comprehensive plan of the city.
 - The comprehensive plan designation is LI (Light Industrial), which is for small to large scale industry and related services. The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.

- 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.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

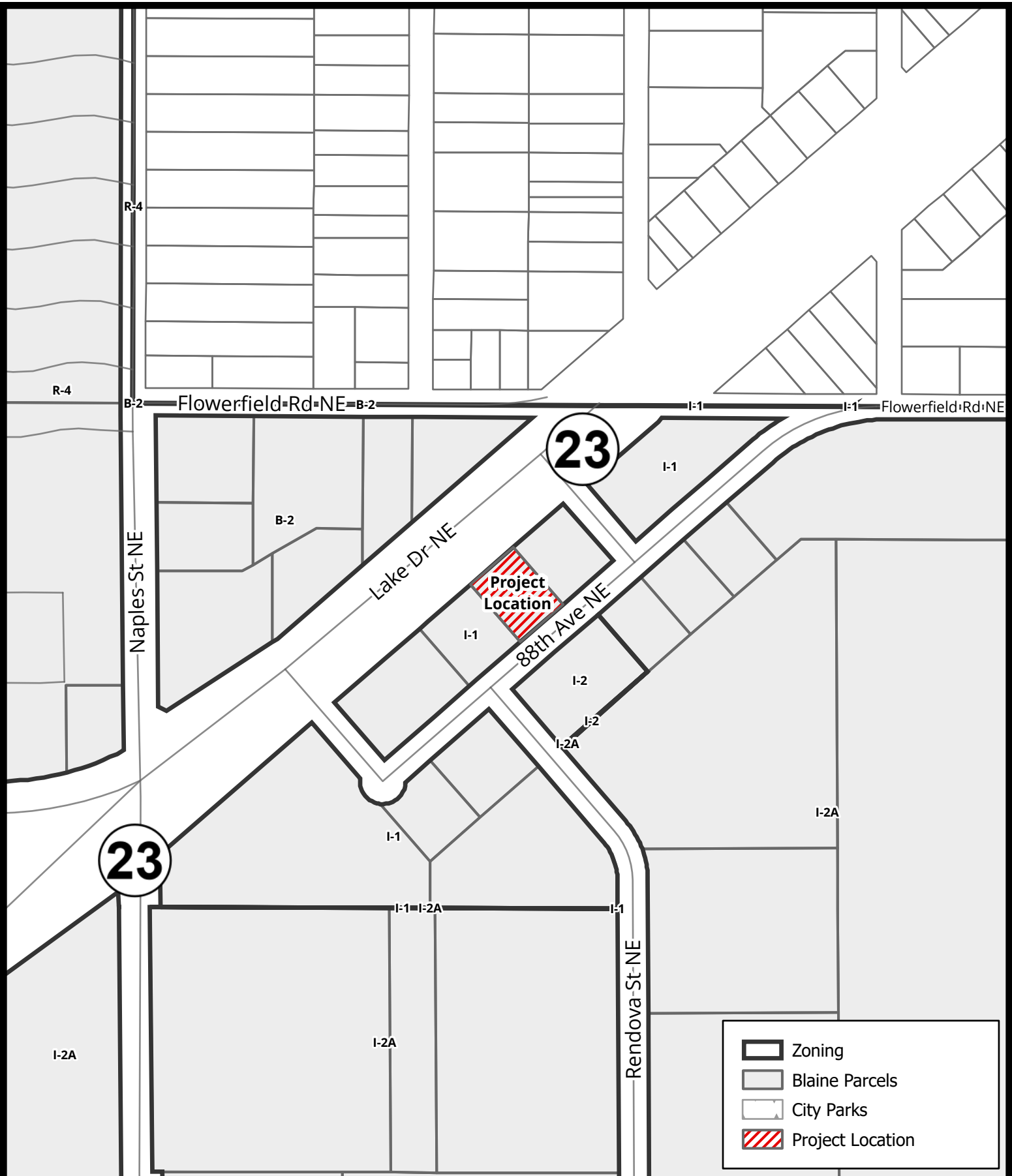
Recommendation

In Planning Case File No. 26-0026, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow passenger vehicle service in a Light Industrial (I-1) zoning district with the following conditions:

1. All work is required to be done inside the building.

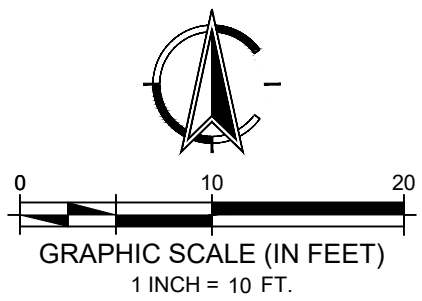
Attachment List

1. Attachments



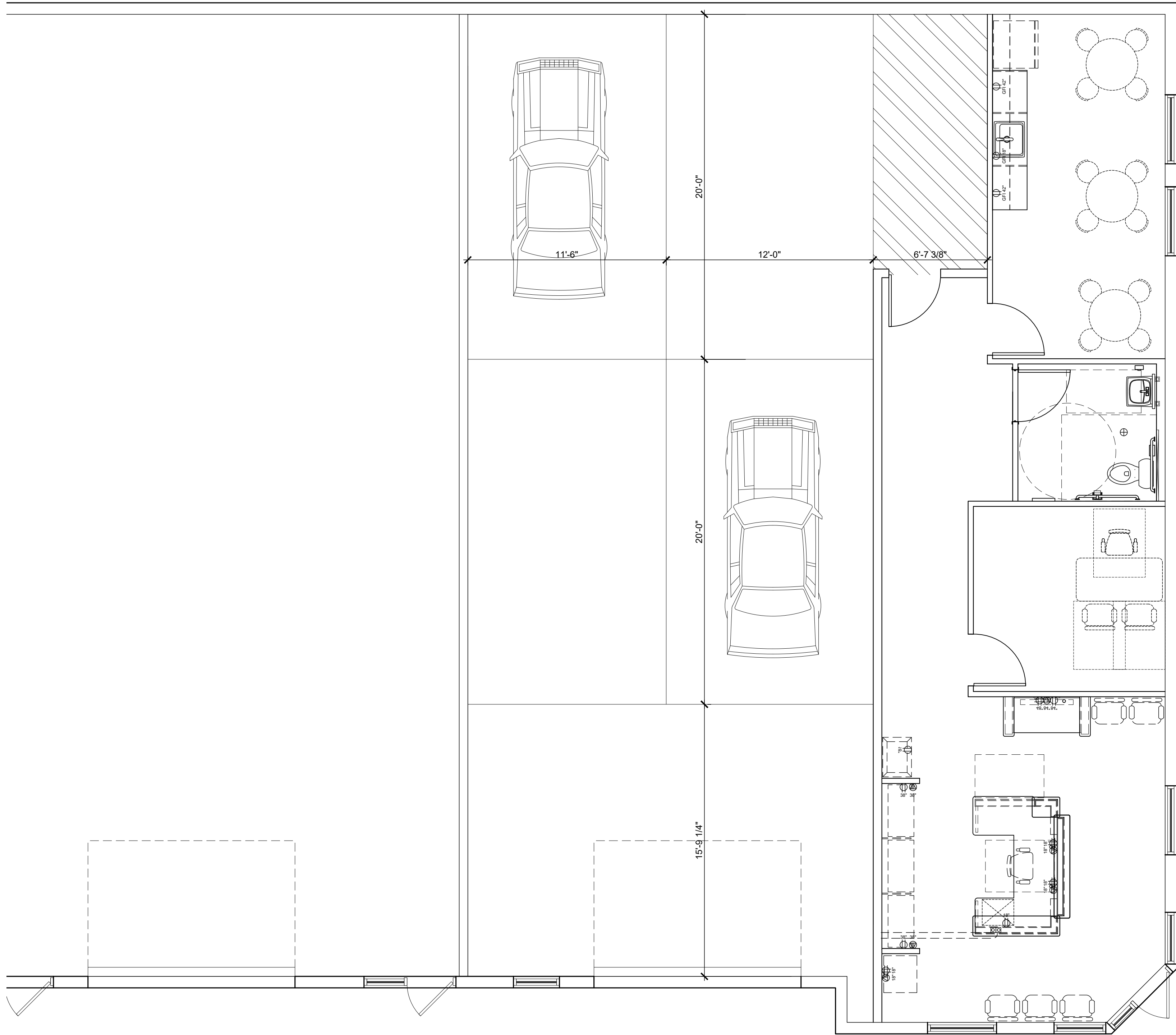
BlaineMN.gov





1 SITE PLAN
1" = 10'-0"

SITE DATA		
OFFICE SQ. FT.	=	SQ. FT. ±
SHOP FLOOR SQ.FT.	=	SQ. FT. ±
PROTECH AREA SQ.FT.	=	2,400 SQ. FT. ±
SUITE 100 AREA SQ.FT.	=	3,164 SQ. FT. ±
SUITE 200 AREA SQ.FT.	=	1,360 SQ. FT. ±
TOTAL BUILDING SQ.FT.	=	6,924 SQ. FT. ±
ACREAGE TOTAL	=	.69
PARCEL CONTROL NUMBER: 353123320008		
FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)		
ZONING	I-1 (LIGHT INDUSTRIAL)	
USE	PASSENGER VEHICLE SERVICE	
WATER	(UTILITY DISTRICT)	
SEWER	(UTILITY DISTRICT)	
PARKING CALCULATIONS		
WAREHOUSE 1 @ 3,164 SF 1/2000 SF, PLUS 1:2 EMP	=	5
WAREHOUSE 1 @ 1,360 SF 1/2000 SF, PLUS 1:2 EMP	=	4
AUTOMOBILE REPAIR 4, PLUS 2:1 SERVICE BAY	=	6
TOTAL PARKING REQUIRED	=	15
TOTAL PARKING PROVIDED (INCLUDING 3 ACCESSIBLE SPACES)	=	22
Bret FLORY BRET FLORY, NCARB 1913 GARDENGROVE COURT PLANO, TEXAS 75075 PH: 972.467.9749		
CALIBER COLLISION		
CONCEPTUAL SITE PLAN		
3543 88TH AVE. NE CIRCLE PINES, MN 55014		
DRAWN: CVO	PROJECT #: SCHEM	DATE: 26.05.05



1 FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

- NEW WALL —
EXISTING WALL ==

BUILDING DATA

OFFICE	=	SQ. FT.
SHOP AREA	=	SQ. FT.
TOTAL AREA	=	2,400 SQ. FT.

STALL DATA

TOTAL TECH STALLS	=	X
TOTAL TECHS	=	X/2 = X



BRET FLORY, NCARB
1913 GARDENGROVE COURT
PLANO, TEXAS 75075
PH: 972.424.3325

CALIBER COLLISION

CONCEPTUAL FLOOR PLAN - B

3543 88TH AVE
BLAINE, MN

DRAWN: CVO	PROJECT #: SCHEM	DATE: 26.04.16
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CALIBER COLLISION[®]

RESTORING THE RHYTHM OF YOUR LIFE[®]

City of Blaine
Attn: Planning Department
10801 Town Square Drive NE
Blaine, MN 55449

Re: Statement of Intended Use – Protech Electronics, LLC

Caliber Collision, on behalf of its affiliate Protech Electronics, LLC, is submitting this letter to clarify the intended use of the proposed space located at **3543 88th Ave NE, Circle Pines, MN 55014**. The company plans to lease approximately 2,400 square feet on the south end cap of the existing building.

Protech's operations at this facility will focus exclusively on vehicle diagnostics, and the installation, testing, calibration, and servicing of Advanced Driver-Assistance Systems (ADAS) and other related vehicle safety and sensor technologies. The work performed is non-mechanical in nature and **does not** include general automotive repair activities such as oil changes, engine or transmission work, brake replacement, or similar heavy mechanical services.

The facility will also include ancillary office, administrative, and storage functions that are customary and necessary for the operation of an ADAS calibration and diagnostic center.

We appreciate the City's review and consideration. Based on the scope described above, we respectfully request approval of Conditional Use Permit to allow Protech to operate at this location.

Please do not hesitate to contact me if additional information is needed.

Sincerely,

Andy Harder
Director - Real Estate Services
Caliber Collision
Andy.Harder@CaliberCollision.com
214-455-2536

Parking Analysis Form

Site Address: 3543 88th Ave NE, Circle Pines, MN 55014

					Total Spaces Provided	22
Building/ Unit	Business Name	Type of Use	Area (Square Feet)	Parking Ratio	Number of Spaces Required	
100	Midwest Roofing	Warehouse	3164	1:2000 SF plus 1:2 emp	5	
200	Fishing Lure Co	Warehouse	1360	1:2000 SF plus 1:2 emp	4	
300	Protech Electronincs, Inc	Automobile Repair	2400	4, plus 2/service bay	6	
					Total Spaces Required (Rounded Up)	15



City of Blaine

Staff Report

File Number: 2026-281

Agenda Date	Status
June 9, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.5

Case File No. 26-0027 // Tyler Tall // 11662 Lexington Avenue NE

The applicant is requesting a conditional use permit to construct a 1,400 square foot detached accessory structure in a Farm Residential (FR) zoning district.

Background

Zoning	Farm Residential (FR)
Land Use	Low Density Residential (LDR)
Area	Approximately 19.50 Acres
Applicable Regulations	Sections 101-4 and Article III, Sections 109-53(11), 109-54(9), 109-54(18), and 109-54(22)
Attachments	Zoning and Location Map Narrative Site Plan Elevations
Schedule	Planning Commission: June 9, 2026 City Council: July 6, 2026

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer.

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) to construct an additional 36 x 40 (1,400 square feet as measured from interior wall to interior wall) detached accessory structure, for a total cumulative accessory structure square footage of 3,000 square feet, which is the maximum allowed in the Farm Residential (FR) zoning district.

Evaluation of Request

Planning Analysis

Zoning

The property is zoned Farm Residential (FR) and has a Low Density Residential (LDR) land use designation.

Surrounding Zoning and Uses

The properties to the east are zoned FR and consist of single-family homes. Properties to the south and west are zoned Residential Flex (RF). Bridgewood Church is located directly north, and is zoned Single Family Residential (R-1).

Existing Conditions

The parcel contains a single-family home and two accessory structures. The home does not include an attached garage.

History

The parcel contains a single-family home constructed in 1941. There is an existing approximately 33 x 15 accessory building that has been on the property since at least 2005, according to Anoka County aerials, and a 40 x 40 pole barn that was constructed in 1976.

In 2022, the property owner applied for a CUP to allow a non-owner-occupied home occupation and exterior storage of related materials. The City Council denied the request on April 4, 2022, finding that the proposed non-owner-occupied home occupation and exterior storage were incompatible with the FR zoning district and surrounding residential neighborhood and would negatively affect nearby properties.

Site Plan

The applicant is proposing a 36-foot by 40-foot (1,400 square feet as measured from interior wall to interior wall) detached accessory building in the rear yard. Total accessory structure building space is limited to 1,200 square feet or 3,000 square feet with a CUP. The existing pole barn is 1,600 square feet, bringing the total garage and accessory building space to 3,000 square feet with the CUP request.

The proposed structure will be located in the rear yard and meet the minimum 20-foot setback from the side yard property line. The existing 33 x 15 accessory structure in the rear yard is proposed to be removed.

The applicant is proposing to use the building for personal storage and equipment used to maintain the property, including a lawn mower and snow removal equipment.

The applicant will be using the existing driveway off of Lexington Ave to access the proposed accessory structure. The applicant will be required to pave the first 35 feet of the driveway with asphalt as required in section 109-54(22) of the zoning code.

Architecture

Properties zoned FR that are larger than four acres may have accessory buildings, other than garages, constructed with sheet metal siding. The proposed materials are acceptable per the zoning code. The proposed accessory structure will be painted to be compatible with the existing dwelling.

Tree Preservation

The applicant stated one significant tree will be removed to make room for the proposed structure.

Residential properties are allowed to remove up to two significant trees per year without replacement.

Engineering Analysis

Grading/Storm Drainage

The proposed detached garage shall provide a certificate of survey showing existing and proposed contour and/or spot elevations, existing structures and access/driveway location and accurate wetland location with buffer notated.

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

Utilities

The proposed detached garage will not be serviced by city services. If the structure will include water/well and a sanitary septic system, these items will need to be included on the provided Certificate of Survey.

Wetlands/Watershed/FEMA

The proposed detached garage plans will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands.

The City is aware of an existing wetland violation on the property. Coordination with Rice Creek Watershed District (RCWD) for restoration requirements will be required. Resolution of the violation will need to be received at the City prior to the permit for construction being issued.

Access/Street Design/Sidewalks/Trails

The proposed detached garage will utilize the existing access points to the property. The existing driveway will need to conform to city standards. 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 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.

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 101.04 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 proposed accessory building will not create an additional burden on existing public facilities or utilities.
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 proposed accessory building will meet all required setbacks and will be consistent with other properties in the area that have received similar approvals for larger detached accessory structures.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The accessory structure will be constructed to match the existing dwelling, and therefore will not have an adverse effect upon 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 FR district is intended to preserve natural and agricultural uses and promotes orderly development in areas of the city where urban services are not presently available. The larger accessory building use is consistent with other farm residential properties. Therefore, the use is consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is not in conflict with the LDR designation in the Comprehensive Plan.
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

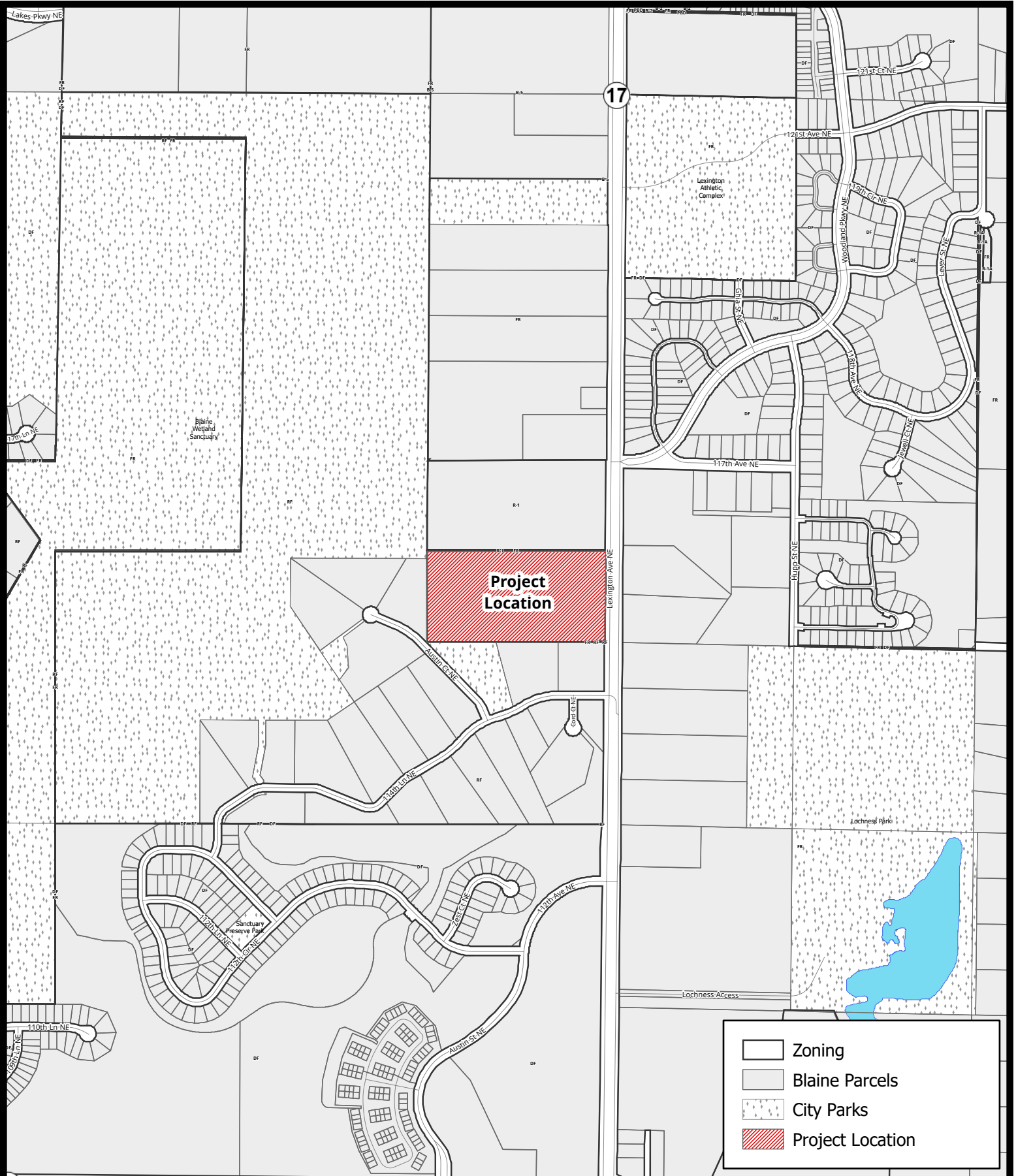
In Planning Case File No. 26-0027, it is recommended that the Planning Commission recommend approval of a conditional use permit to construct a 1,400 square foot accessory structure for a total cumulative accessory structure space of 3,000 square feet in a Farm Residential (FR) zoning district with the following conditions:

1. The total cumulative accessory structure space is limited to 3,000 square feet. The existing and proposed accessory structures shall measure no more than 3,000 square feet when measured from interior wall to interior wall.
2. The existing accessory structure in the rear yard must be removed prior to building permit issuance for the proposed accessory structure.
3. The first 35-feet of driveway off of Lexington Avenue shall be paved with asphalt prior to final inspection of the proposed accessory structure.

4. Any proposed home occupation shall meet the requirements as outlined in section 129-10 of the zoning code.

Attachment List

1. Attachments



Case File No. 26-0027

Tyler Tall

0 0.05 0.1 0.2 Miles

Scale: 1:10,878



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.



Landscape Narrative – Conditional Use Permit

My property currently does not include an attached garage; however, it does contain an existing 40' x 40' detached pole barn that is used for parking my daily vehicles and general storage.

I am proposing the construction of an additional accessory pole barn structure of approximately 1,400 square feet, resulting in a total of approximately 3,000 square feet of accessory building area on the property. The purpose of the proposed structure is to provide adequate enclosed storage for personal vehicles, including collector vehicles, a boat and snowmobiles.

In addition, the building will be used to store property maintenance equipment, including a lawn mower and snow removal equipment. Providing this enclosed storage will reduce outdoor storage on the property, improve overall site organization, and limit exposure of equipment and vehicles to the elements. The surrounding area of the building will be maintained with a combination of grass and compacted gravel as needed for vehicle access and no significant changes to grading are planned.



Design #: 318854385168
Store: BLAINE



Post Frame Building Estimate
Date: Apr 28, 2026, 2:03:16 PM

Elevation Views



For other design systems search "Design & Buy" on Menards.com



City of Blaine

Staff Report

File Number: 2026-282

Agenda Date	Status
June 9, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.6

Case File No. 26-0029 // Jacob and Brittany Brausen // 11985 Lever Street NE

The applicant is requesting a conditional use permit to allow up to 3,000 square feet of accessory building space in a Farm Residential (FR) zoning district.

Background

Zoning	Farm Residential (FR)
Land Use	Low Density Residential (LDR)
Area	Approximately 5.96 Acres
Applicable Regulations	Sections 101-4 and 109.53 (11)
Attachments	Zoning and Location Map] Site Survey Proposed Accessory Building Floor Plan Proposed Accessory Building Elevations Existing Attached Garage Floor Plan Existing Workshop Floor Plan Narrative
Schedule	Planning Commission: June 9, 2026 City Council: July 6, 2026

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

Executive Summary

The applicant is requesting a conditional use permit to allow the construction of a 2,180-square-foot detached accessory building, resulting in a total of 3,000 square feet of accessory building space on the property, including the existing attached garage.

Evaluation of Request Planning Analysis

Zoning

The property is zoned Farm Residential (FR) and has a Low Density Residential (LDR) land use designation.

Surrounding Zoning and Uses

The adjacent properties to the north, south, and east are zoned FR and have single-family homes. The properties to the west are zoned Development Flex (DF) and are the location of single family homes in the Woodland Village Development.

Existing Conditions

The property currently has a single family home with an attached garage.

History

There are no previous approvals on this parcel.

Site Plan

The applicant is proposing to construct a 2,180-square-foot detached accessory building for personal storage. The proposed structure meets all required setbacks and zoning standards for the district.

The property currently contains a 34-foot by 24-foot attached garage, totaling 816 square feet of garage space. Beneath the attached garage is an additional 816-square-foot workshop area that is classified as accessory building space. When combined with the proposed detached accessory building, the total accessory building area would be approximately 3,812 square feet, which exceeds the 3,000-square-foot maximum permitted through a conditional use permit.

As currently finished, the workshop area counts toward the total accessory building square footage. The applicant has indicated they will modify the workshop area so it no longer qualifies as accessory building space under City requirements. To accomplish this, the applicant will:

- Replace the existing 6-foot exterior access door (double door) with a standard 3-foot door; and
- Install heating, ventilation, and air conditioning (HVAC) within the 816-square-foot workshop area.

In the FR zone, total accessory structure building space is limited to 1,200 square feet or 3,000 square feet with a Conditional Use Permit (CUP).

Architecture

The architectural style and color of an accessory building shall be compatible with the principal building. The facing material of the accessory building shall be compatible with the principal building. The submitted plans indicate the accessory building will be compatible with the home.

Tree Preservation

The applicant will need to meet tree preservation requirements with the construction of the accessory structure.

Engineering Analysis

Grading/Storm Drainage

For the proposed accessory building to receive a building permit, a certificate of survey will be required to be received, reviewed for compliance and approved. The proposed accessory building will be required to provide as-built surveys to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The property is serviced by an existing water well and septic system. Review of the proposed accessory building will be required to determine if the existing systems will support the proposed accessory building or if separate systems will be required. If separate systems are required, additional review of construction drawings will be required.

Wetlands/Watershed/FEMA

The property owner provided an updated wetland delineation, completed in 2026. Per the updated delineation, the property owner is applying for the partial vacation of a portion of the existing drainage, utility and wetland easement that exists on the property. Per the updated wetland delineation, the vacation of a portion of the easement, allowing the accessory building to be constructed within the desired location, is acceptable and should occur concurrently, pending the outcome of the public hearing.

The Certificate of Survey will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in the easement.

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

Access/Street Design/Sidewalks/Trails

The proposed construction 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 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.

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 101.04 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.
 - The construction of a 2,180 sf detached accessory building will not create an excessive burden on existing parks, schools, or streets.
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.
 - The proposed detached accessory building will be located approximately 175 feet from Lever Street, and will be consistent with other properties in the area that have larger accessory structures. The detached accessory building will be compatible with adjacent properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The detached accessory building will be constructed to be compatible with the proposed home, and therefore will not have an adverse effect upon 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.
 - The FR district is intended to preserve natural and agricultural uses and promotes orderly development in areas of the City where urban services are not presently available. The larger accessory building use is consistent with other FR properties. Therefore, the use is consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the LDR designation in the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - 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.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Recommendation

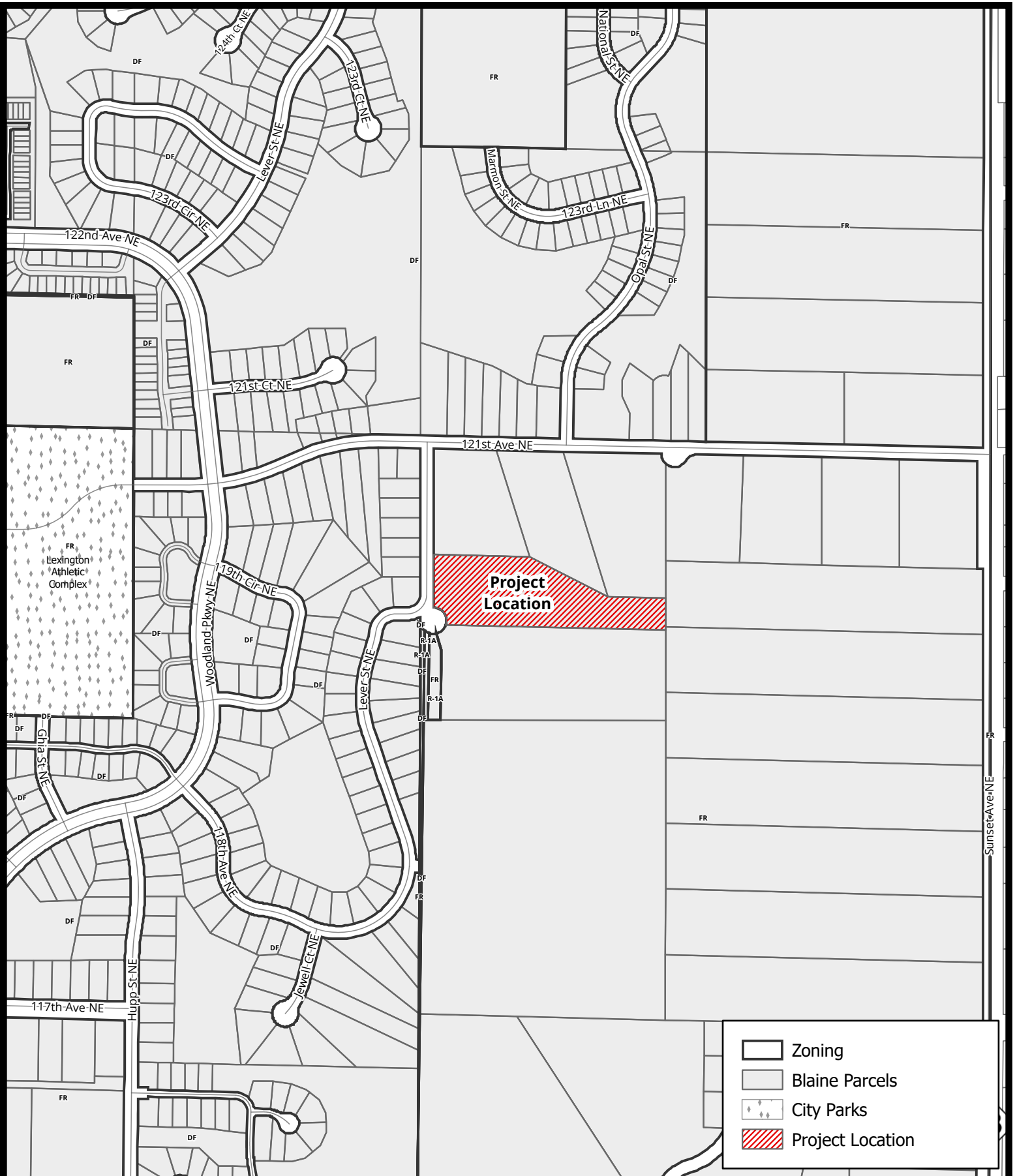
In Planning Case File No. 26-0029, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow 3,000 square feet of accessory building space in the Farm Residential (FR) zoning district with the following conditions:

1. The architectural style, facing material and color of the accessory building shall be compatible with the principal building.
2. The detached accessory building shall be used for personal storage only.
3. Total accessory building space is limited to 3,000 square feet.
4. The HVAC system and changing the 6-foot double door to a 3-foot door must be completed prior to the issuance of a building permit for the detached accessory building.
5. 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.
6. Vacation of a portion of the existing drainage, utility and wetland easement needs to be approved and recorded prior to the start of any work.

7. Verify with Rice Creek Watershed District if a permit is required or not.

Attachment List

1. Attachments



Case File No. 26-0029

Jacob & Brittany Brausen

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.

0 0.04 0.08 0.16 Miles

Scale: 1:6,878



BlaineMN.gov

CERTIFICATE OF SURVEY

~for~ JACOB AND BRITTANY BRAUSEN
~of~ 11985 LEVER COURT NE
BLAINE, MN 55449

PROPERTY DESCRIPTION

Lot 4, Block 1, SUNSET POND SECOND ADDITION, Anoka County, Minnesota.

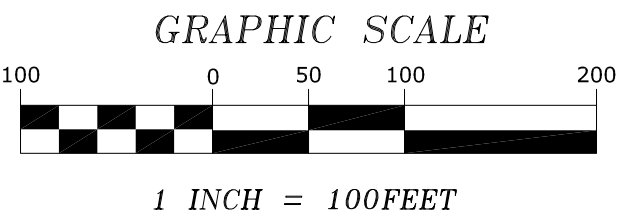
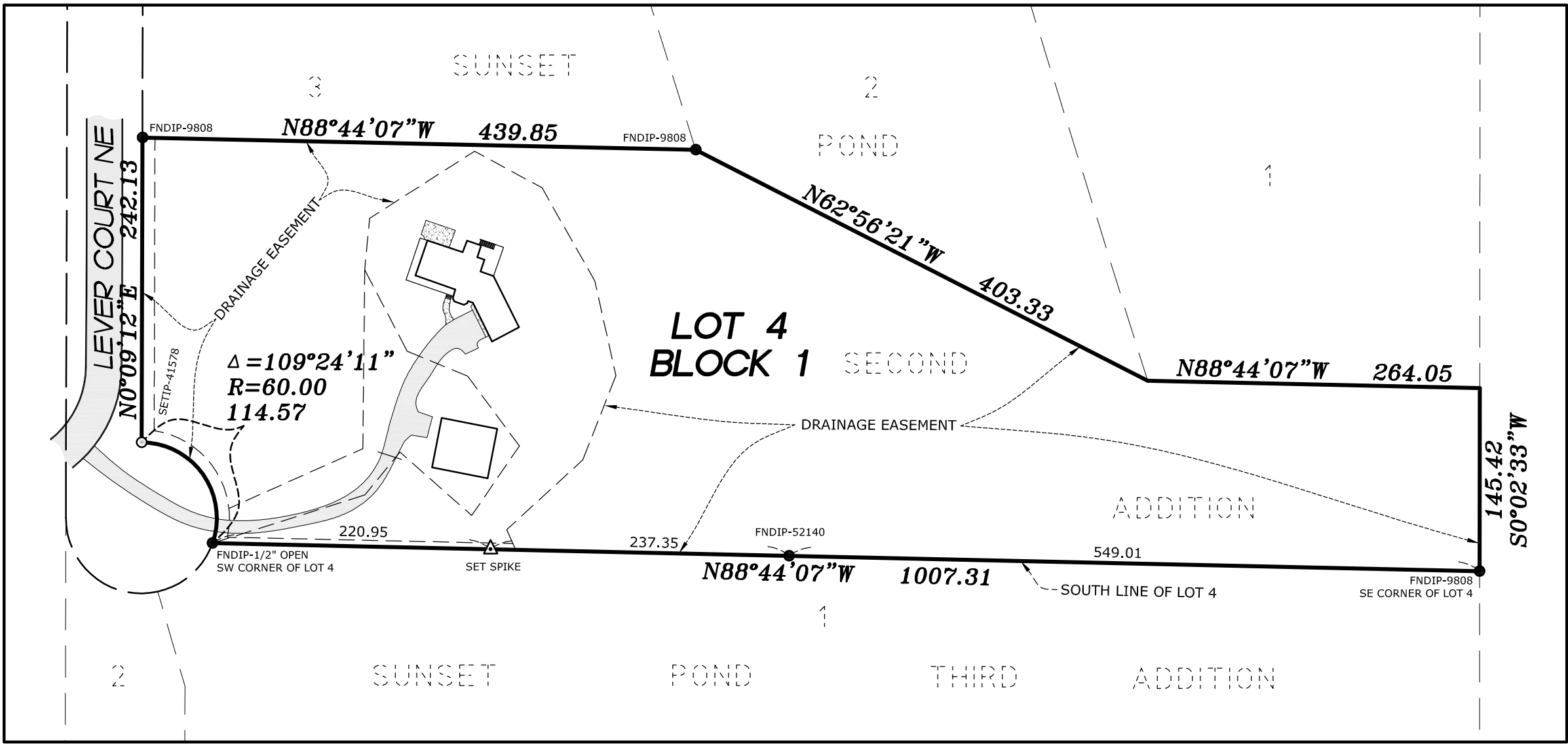
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 4/29/2026.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 12-21-23-42-0007.
- Total parcel area = 259,460 sq. ft. (5.96 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.
- Contours shown are a combination of field topography and MN-DNR Lidar data.
- Wetland delineation completed by Jacobson Environmental.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET PKNAIL
- AC DENOTES AIR CONDITIONING UNIT
- ⌂ DENOTES ELECTRIC METER
- Ⓜ DENOTES GAS METER
- Ⓢ DENOTES SANITARY MANHOLE
- Ⓜ DENOTES WELL
- Ⓢ DENOTES SEPTIC MANHOLE
- Ⓜ DENOTES CATCH BASIN
- Ⓢ DENOTES CURB STOP
- Ⓜ DENOTES WATER VALVE
- Ⓢ DENOTES MAILBOX
- Ⓢ DENOTES EXISTING SPOT ELEVATION
- Ⓢ DENOTES EXISTING CONTOURS
- Ⓢ DENOTES RETAINING WALL
- Ⓢ DENOTES BITUMINOUS SURFACE
- Ⓢ DENOTES CONCRETE SURFACE

BOUNDARY EXHIBIT



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: 5/5/2026 License No. 41578

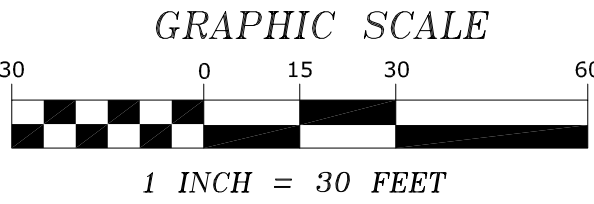
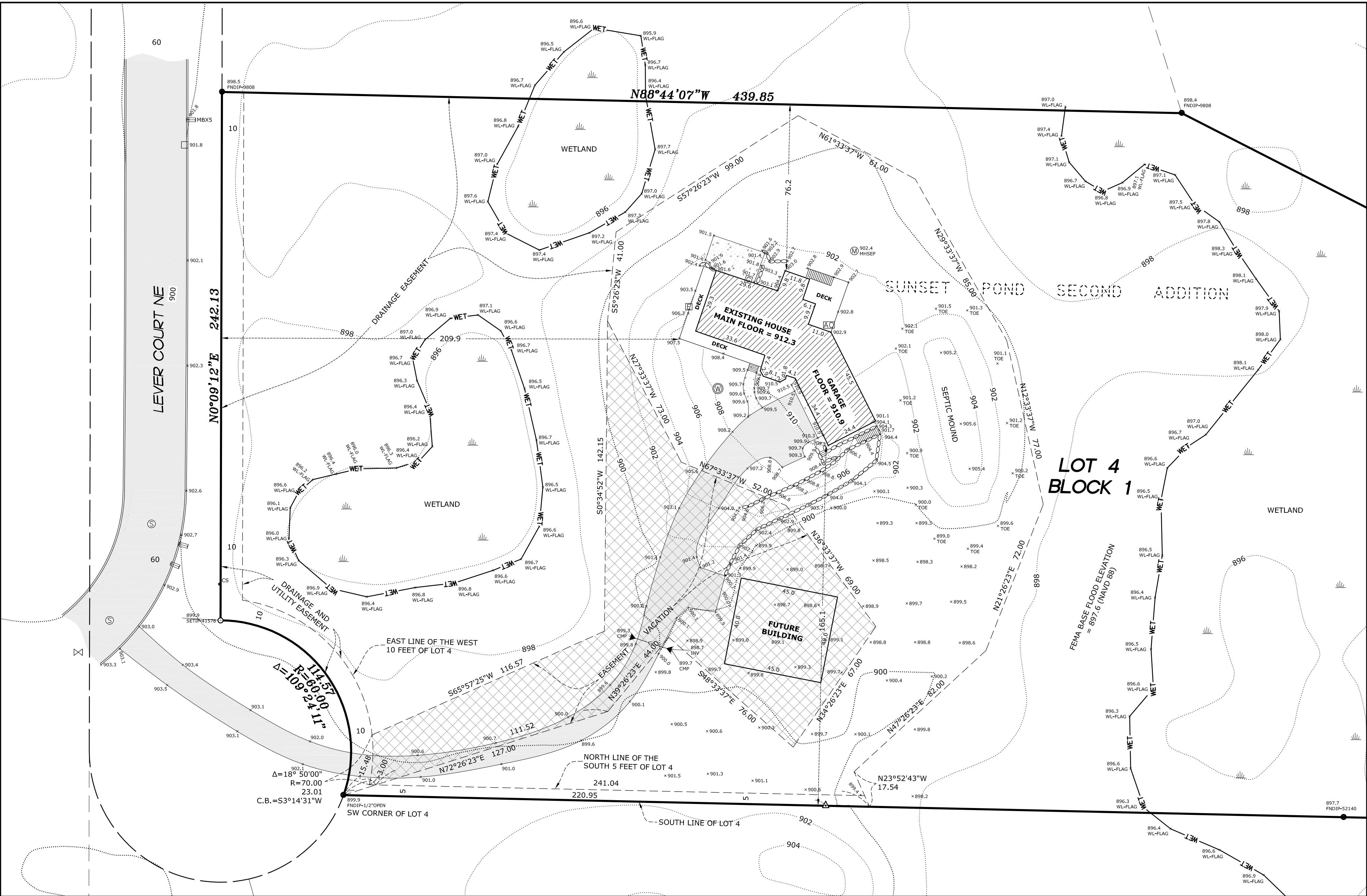
DESCRIPTION OF EASEMENT VACATION

That part of the drainage easement as dedicated on Lot 4, Block 1, SUNSET POND SECOND ADDITION, Anoka County, Minnesota described as follows:

Commencing at the southeast corner of said Lot 4; thence on an assumed bearing of North 88 degrees 44 minutes 07 seconds West, along the south line of said Lot 4, a distance of 1007.31 feet to the southwest corner of said Lot 4; thence North 72 degrees 26 minutes 23 seconds East a distance of 15.48 feet to the north line of the south 5 feet of said Lot 4 and the point of beginning of the area to be described; thence continuing North 72 degrees 26 minutes 23 seconds East a distance of 111.52 feet; thence North 39 degrees 26 minutes 23 seconds East a distance of 44.00 feet; thence South 48 degrees 33 minutes 37 seconds East a distance of 76.00 feet; thence North 34 degrees 26 minutes 23 seconds East a distance of 67.00 feet; thence North 36 degrees 33 minutes 37 seconds West a distance of 69.00 feet; thence North 67 degrees 33 minutes 37 seconds West a distance of 52.00 feet; thence North 27 degrees 33 minutes 37 seconds West a distance of 73.00 feet; thence South 00 degrees 34 minutes 52 seconds West a distance of 142.15 feet; thence South 65 degrees 57 minutes 25 seconds West a distance of 116.57 feet to the east line of the west 10 feet of said Lot 4; thence southerly, along said east line of the west 10 feet a distance of 23.01 feet to the said north line of the south 5 feet of said Lot 4; thence easterly along said north line of said south 5 feet, a distance of 3.00 feet to the point of beginning.

Ⓢ DENOTES EASEMENT VACATION
(AREA = 14685 SQ. FT.)

BOUNDARY DETAIL



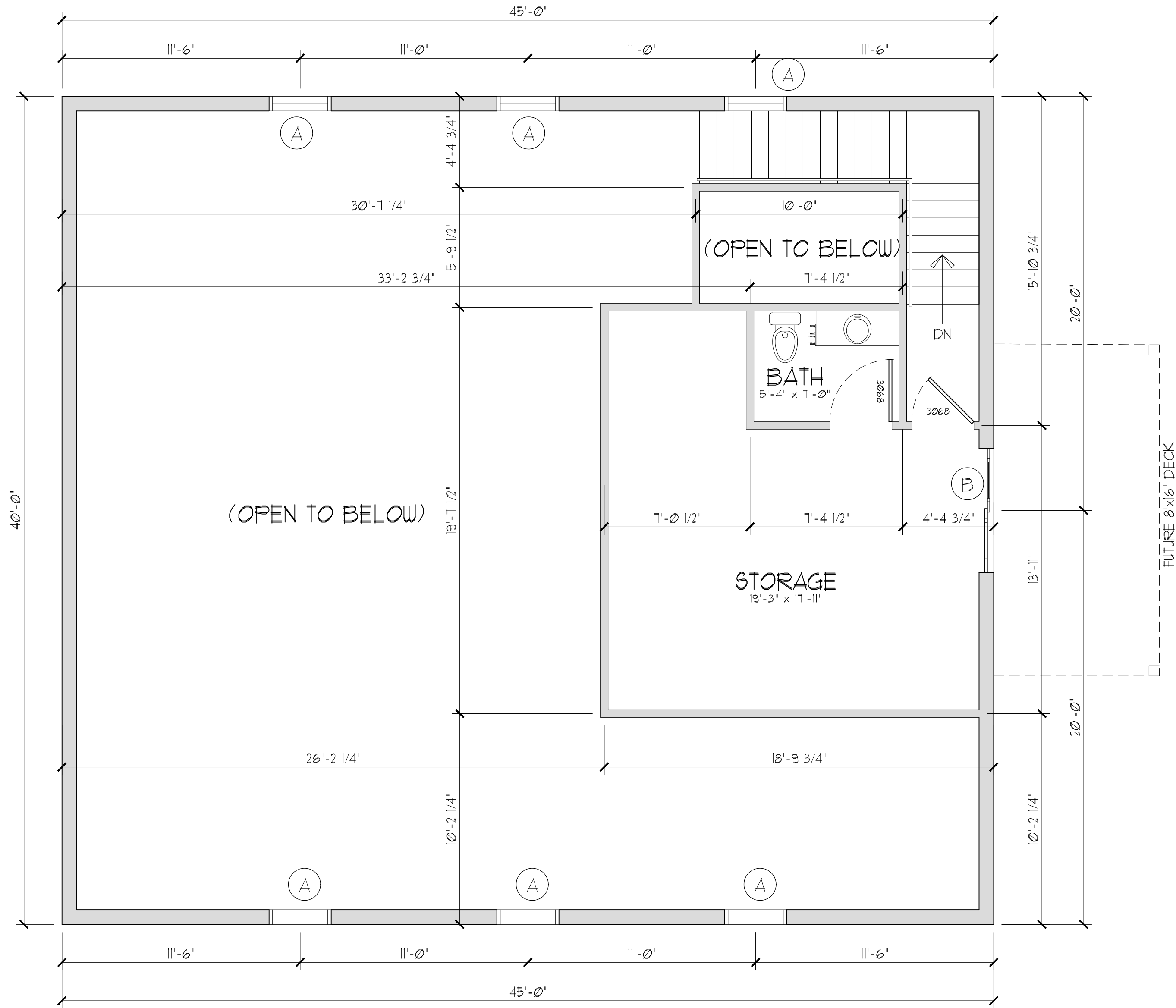
BENCHMARK

MNDOT GEODETIC STATION NO. 823
STATION NAME: LINO MNDT
ELEVATION = 929.35 (NAVD 88 DATUM)

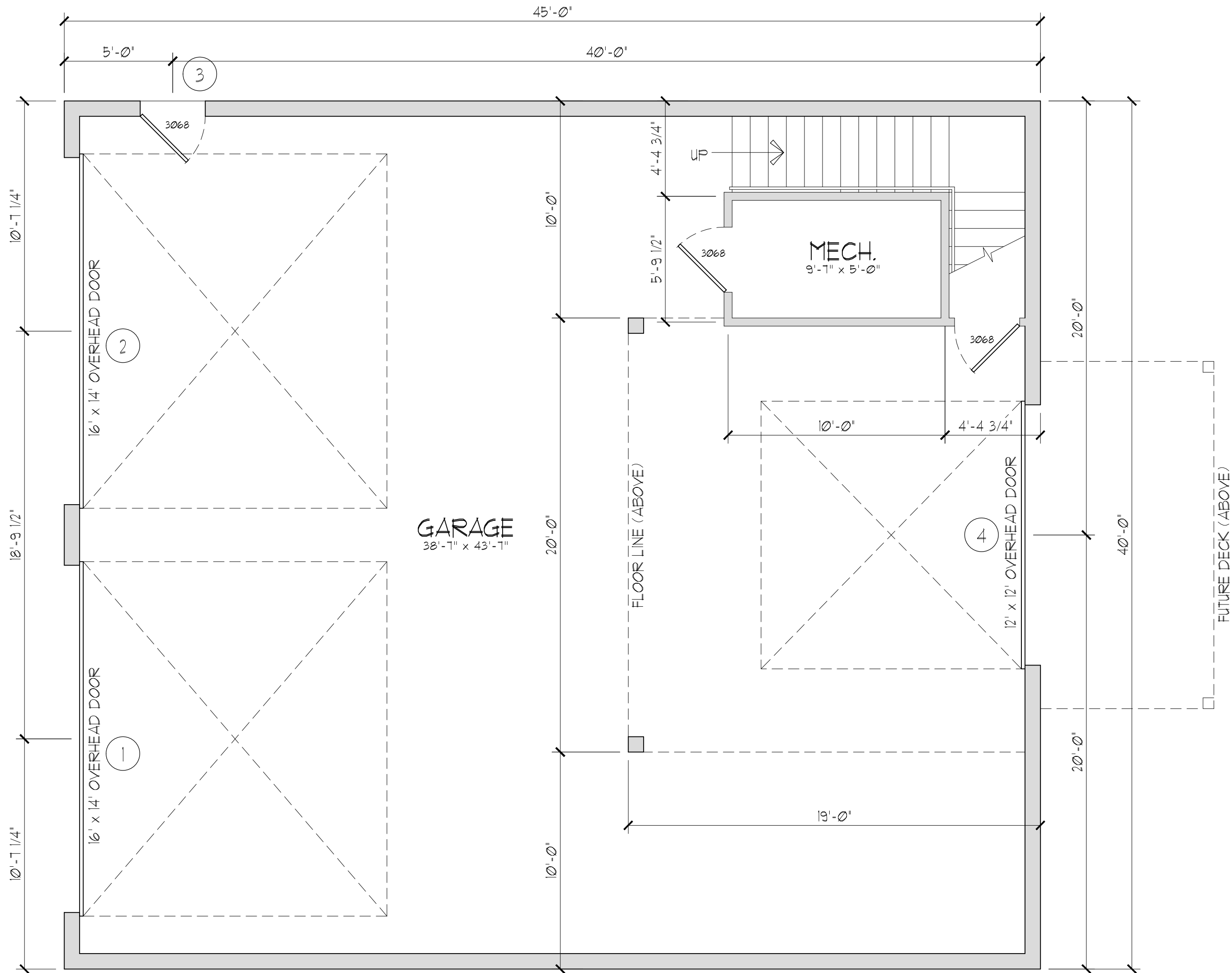
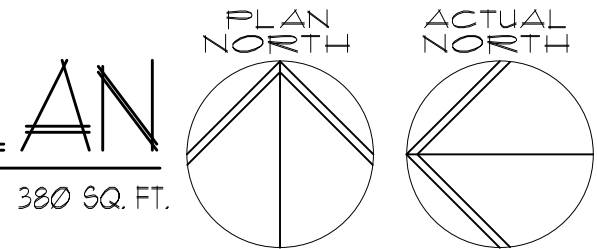
DRAWN BY: BAB	JOB NO: 260343BT	DATE: 5/5/2026
CHECK BY: JER	FIELD CREW: BH/BJ	
1		
2		
3		
NO.	DATE	DESCRIPTION
BY		

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

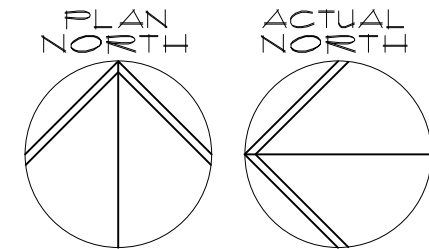
www.egrud.com



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



GENERAL NOTES:

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPERATION OF THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.
- CONTRACTOR SHALL SECURE ALL APPROVALS NECESSARY FOR CONSTRUCTION.
- THESE PLANS DO NOT INCLUDE THE FOLLOWING:
 - (A) HVAC DESIGN
 - (B) PLUMBING DESIGN
 - (C) ELECTRICAL DESIGN
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN THESE DESIGNS AND TO COORDINATE ALL WORK FOR ALL TRADES INVOLVED.
- FRAMING SHALL BE IN ACCORDANCE WITH ALL CODES WITHIN THE STATE LOCATION OF THE BUILDING & CURRENT BUILDING PRACTICES.
- PROVIDE FIREBLOCKING, DRAFTSTOPS AND FIRESTOPS PER ALL CODES WITHIN THE STATE LOCATION OF THE BUILDING AND LOCAL REQUIREMENTS
- ALL ROOM FINISHES SHALL BE VERIFIED W/ OWNER AT TIME OF BIDDING AS SOME FINISHES MAY CHANGE DURING BIDDING PROCESS.
- DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH ALL CODES WITHIN THE STATE LOCATION OF THE BUILDING.
- ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL AND N.E.C. CODES
ALL ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.

DOOR SCHEDULE				
KEY	SIZE	TYPE	OPTIONS	REMARKS
1	16'-0" x 14'-0"	OVERHEAD	FRAME OUT ONLY	VERIFY JAMB WIDTH & R.O.
2	16'-0" x 14'-0"	OVERHEAD	FRAME OUT ONLY	VERIFY JAMB WIDTH & R.O.
3	3'-0" x 6'-8"	INSULG	FRAME OUT ONLY	VERIFY JAMB WIDTH & R.O.
4	12'-0" x 12'-0"	OVERHEAD	FRAME OUT ONLY	VERIFY JAMB WIDTH & R.O.

WINDOW/DOOR SCHEDULE (VERIFY WINDOW MANUF. & R.O.)				
KEY	UNIT #	TYPE	ROUGH OPENING WINDOW SIZE	REMARKS
A	3060	CASEMENT (FIXED)	3'-0" x 6'-0"	VERIFY JAMB WIDTH
B	6068	SLIDING PATIO DOORS	6'-0" x 6'-8"	VERIFY JAMB WIDTH

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5-12-26
Driftless Area Design LLC

Driftless Area Design LLC
P.O. Box 2
Gays Mills, WI 54631

Drawn:

Approved:

date comments

REVISIONS

Job:

Date: 5-12-26

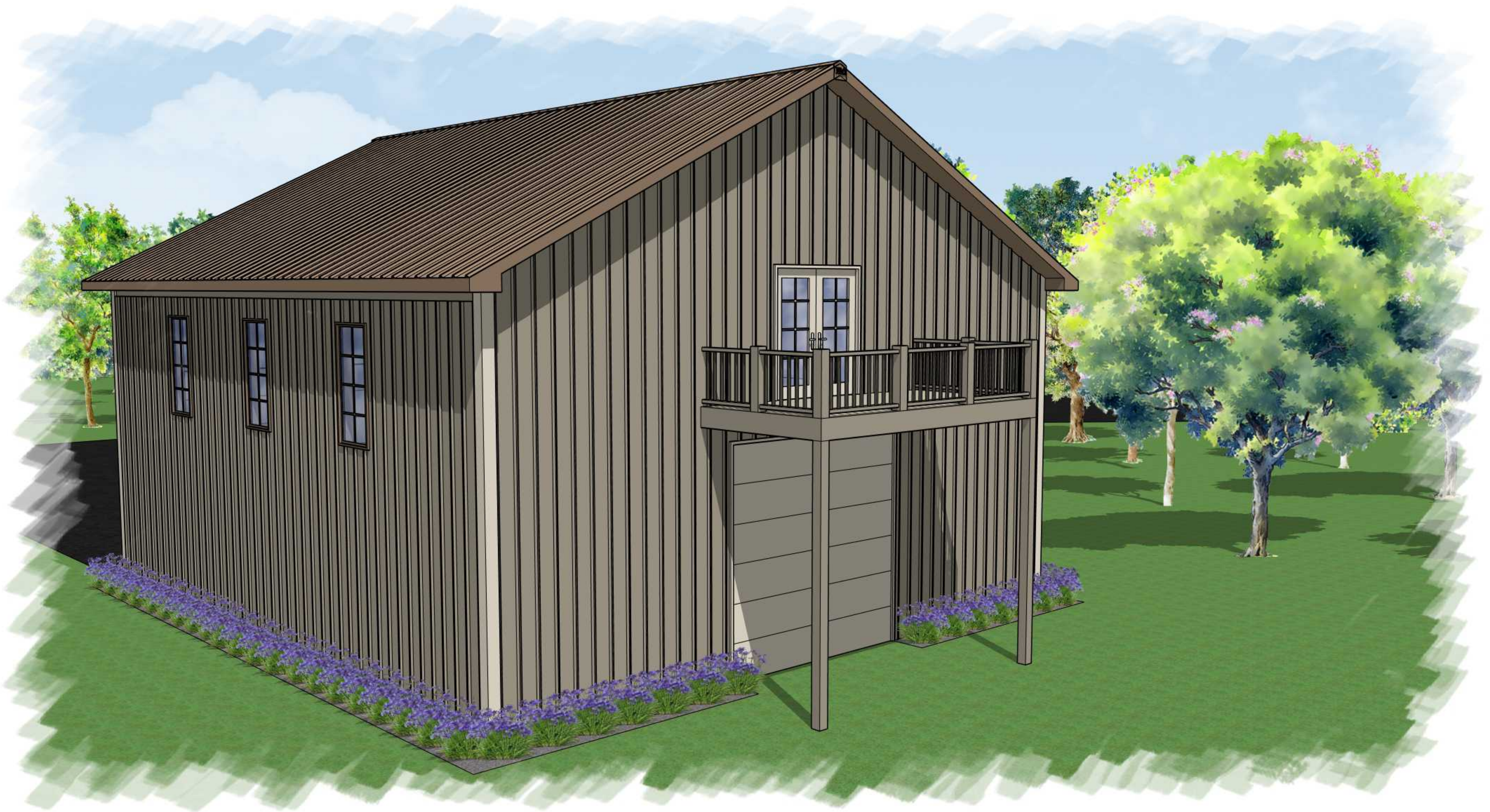
OWNERSHIP OF DOCUMENTS
This document, and the ideas and designs incorporated herein, are the property of Driftless Area Design LLC and are not to be used in whole or in part for any other project without the written authorization of Driftless Area Design LLC.

Builder: Allan Dorney Construction
Fridley, MN 55432
Owner: Brausen Project
Blaine, MN 55449

Sheet

A-1



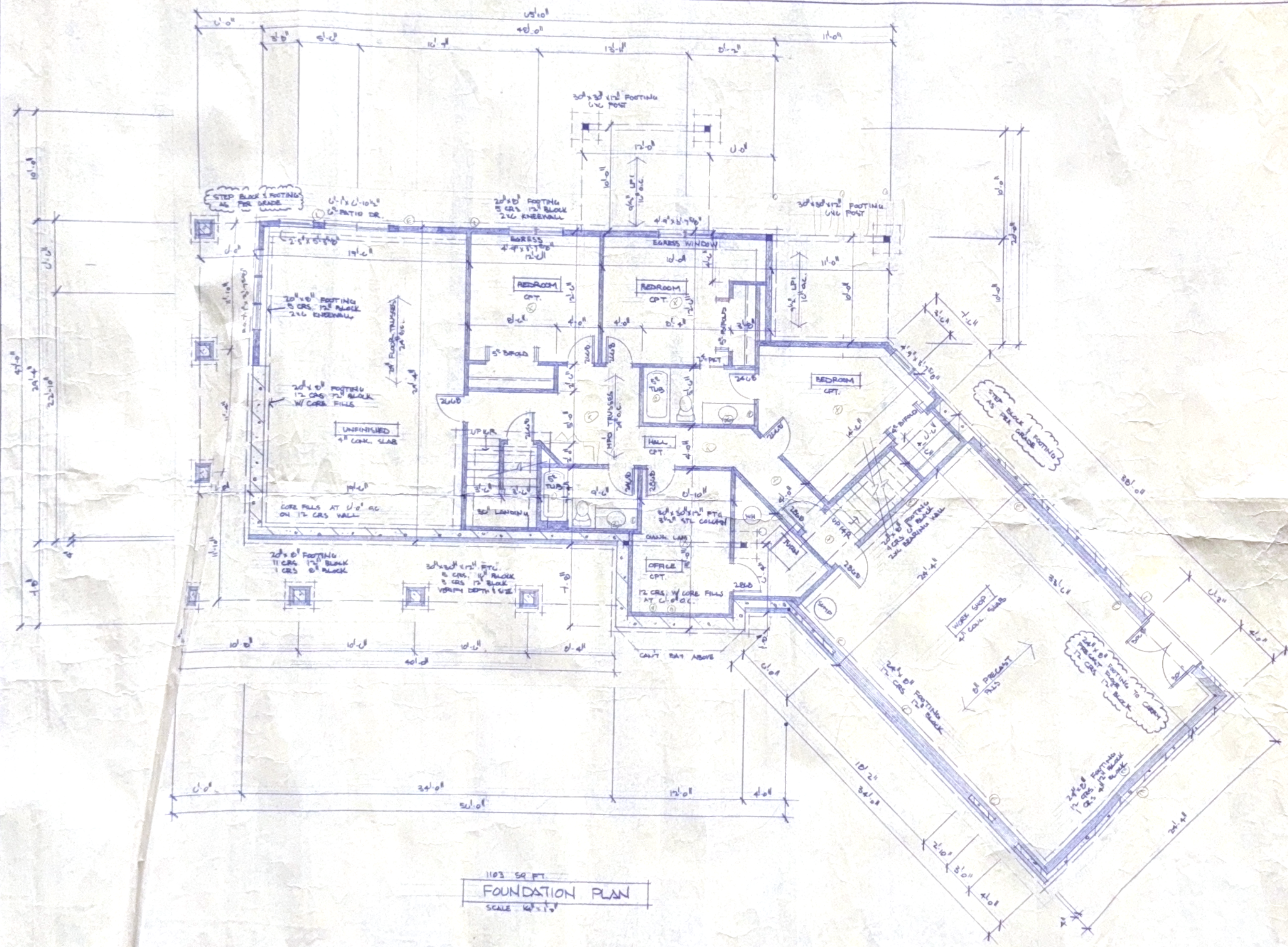


NO
REQUIRED
RESPONSIBLE
MUST CHECK
ACCURACY
AND REPAIRING
AT THOUGH
SPECIALIST
NOTICE

RESIDENTIAL DESIGN
KONIG ROYAL

WITHOUT THE EXPRESS WRITTEN CONSENT
OF THESE PLANS IS STRICTLY PROHIBITED
FOR THE USE OF ROYAL ROYAL RESIDENTIAL
THESE PLANS ARE DESIGNED EXCLUSIVELY
NOTICE

DATE 10/10/97
DRAWING NO. 1003-01
SHEET NO. 2 OF 4



1103 SQ. FT.
FOUNDATION PLAN
SCALE 1/4" = 1'-0"

Jake & Brittany Brausen

11985 Lever St NE

Blaine MN 55449

Purpose of Pole Shed

City Of Blaine

The purpose of this shed is to provide additional storage space for our boat, lawn tractor, tools for outdoor lawn maintenance, gardening supplies, seasonal décor & seasonal outdoor patio furniture. The upper level of this storage space will provide additional storage and gathering space.

Jake & Brittany Brausen



City of Blaine

Staff Report

File Number: 2026-283

Agenda Date	Status
June 9, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.7

Case File No. 26-0030 // Blaine Housing Group, LLC // 111 99th Avenue NE

The applicant is requesting preliminary plat approval to create two lots, four outlots and dedicate road right of way to be known as Terrano Apartments.

Background

Zoning	Development Flex (DF)
Land Use	High Density Residential (HDR)
Area	Approximately 8.9 Acres
Applicable Regulations	74-46
Attachments	Zoning and Location Map Preliminary Plat Public Comments
Schedule	Planning Commission: June 9, 2026 City Council: July 6, 2026

Staff report prepared by Elizabeth Showalter, Community Development Specialist, 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

Zoning

The property is zoned Development Flex (DF). All standards are established in a Conditional Use Permit (CUP), which was initially approved on May 6, 2024, with one extension. The proposed plat conforms

with all standards in the approved conditional use permit. Conformance with all performance standards in the zoning code will be verified through the administrative site plan approval process.

Land Use Designation

The portion of the property proposed for development is guided HDR with an allowed density of 12-25 units per acre. Met Council establishes guidelines for density calculation, which result in a net developable acreage of 3.73 acres (excludes outlots B and C for stormwater purposes and outlot C for insufficient depth to groundwater). A 3.73 acre area and 48 residential units, results in a net density of 12.9 units per acre, consistent with the land use classification.

Surrounding Zoning and Uses

- Northwest: Alexandra House (Residential Flex/Low to Medium Density Residential)
- West: University Avenue Elementary (R-1 Single Family Residential/Low Density Residential)
- South: Royal Oaks Apartments (R3-C High Density Residential/High Density Residential)
- South of 99th Avenue: Single family homes (R-1 Single Family Residential/Low Density Residential) and quad homes (R-3C High Density Residential/Medium Density Residential)
- North of 101st Avenue: Pleasure Creek neighborhood townhomes and twin homes (Development Flex/Low to Medium Density Residential)

Existing Conditions

The property has an existing single family home.

History

The site was rezoned to DF in December 2022, approved for a CUP for a 111-unit apartment, and received preliminary plat approval creating one lot, two outlots, and right-of-way dedication. The approvals for this project expired and Sand Companies applied for and received a new CUP for a 48 unit apartment building in April 2024. The CUP was extended once. Site preparation work began in early May 2026.

Plat

The applicant is proposing a plat with two lots and four outlots, consisting of:

- Lot 1: 3.18 acres for apartment construction
- Lot 2: 0.22 acres for potential sale to adjacent property owner
- Outlot A: 0.33 acres retained by owner as nonbuildable land (trees to be preserved)
- Outlot B: 0.03 acres transferred to the city for existing stormwater
- Outlot C: 1.22 acres retained by owner as nonbuildable land (tress to be preserved and insufficient depth to groundwater)
- Outlot D: 1.58 acres transferred to the city for existing stormwater

Park Dedication

The park dedication rate for multifamily housing is \$4,894 per unit, if paid in 2026, resulting in a total charge of \$234,912. That amount must be paid prior to issuance of the building permit for this project.

Engineering Analysis

Grading/Storm Drainage

The proposed preliminary plat does not include any alterations to the existing grading or storm water drainage patterns on the property. Further review will occur during the building permit process.

Utilities

The proposed preliminary plat does not include any construction for any proposed utility service to the property. Further review will occur during the building permit process.

Wetlands/Watershed/FEMA

The proposed preliminary plat does not alter any wetlands or FEMA flood plain that might exist in the area. A Coon Creek Watershed District review will occur during the building permit process.

Access/Street Design/Sidewalks/Trails

The proposed preliminary plat includes the required frontage along 99th Avenue NE for a future proposed access drive location. No additional street design, sidewalks or trails will be required at this time. Further review will occur during the building permit process.

Easements/Right-of-way/Permits

During the building permit process, a copy of all additional necessary permits will need to be submitted to the City prior to any site work.

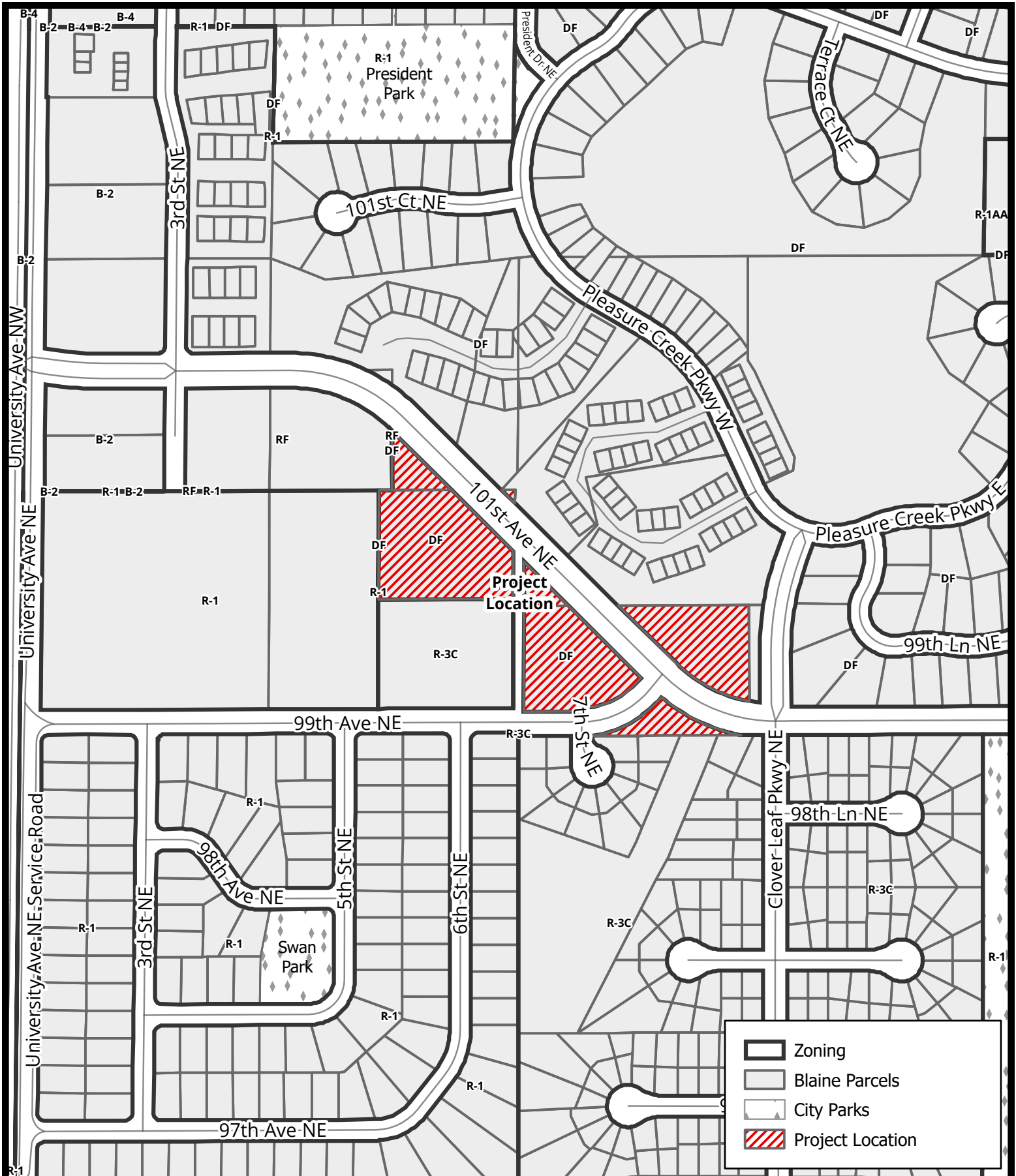
Recommendation

In Planning Case File No. 26-0030, it is recommended that the Planning Commission recommend preliminary plat approval to create two lots, four outlot, and dedicate right of way to be known as Terrano Apartments with the following conditions:

1. Park dedication is required for the development of two new lots based on a rate of \$4,894 per unit, totaling \$234,912, if paid in 2026. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.
2. All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.
3. The developer must meet the City's tree preservation requirements. Compliance with the tree preservation and landscaping requirements will be confirmed during the site plan review/building permit process.
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. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

Attachment List

1. Attachments
2. Public Comments



Case File No. 26-0030 **Terrano Apartments**

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.



BlaineMN.gov

0 0.03 0.05 0.1 Miles

Scale: 1:4,280



PRELIMINARY PLAT: TERRANO APARTMENTS

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

The East Half of the North Half of Lot 30, and the East 30 feet of the West Half of Lot 30 GREEN ACRES, Anoka County, Minnesota.
(Abstract Property)
AND
South Half (S 1/2) of Lot Thirty-one (31), GREEN ACRES ADDITION and the east half of that part of vacated President Street NE (originally platted as Aurelia Street) as dedicated in the plat of GREEN ACRES ADDITION from the north right-of-way line of 99th Avenue NE to the westerly extension of the north line of the south half of Lot 31, GREEN ACRES ADDITION, Anoka County, Minnesota.
(Torrens Property)
AND
The North 1/2 of Lot 31, GREEN ACRES ADDITION, Anoka County, Minnesota, EXCEPT that part thereof lying Northeastly of 101st Avenue N.E. as described in Document No. 1148117.
(Abstract Property)
AND
Outlot A, PLEASURE CREEK, Anoka County, Minnesota.
(Abstract Property)

DATE OF PREPARATION:

04-27-2026

BRADLEY D. HAROLDSON, LLC
Bradley D. Haroldson
320-390-6079
bdharoldson@sandcompanies.com
366 South Tenth Avenue, PO Box 727, Waite Park, Minnesota 56387-0727

BENCHMARKS:

Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located on the west side of Cloverleaf Parkway Northeast, approximately 128 feet southeast of the northeast corner of the subject property, as shown hereon. Elevation = 900.75.

EXISTING ZONING:

DF - Development Flex
Please note that the above zoning information is per the City of Blaine online zoning map.

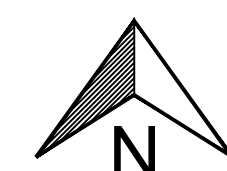
AREAS:

Proposed Lots = See graphics for individual lot areas.
Proposed Dedicated Right of Way (99th Avenue NE/101st Avenue NE)
= 102,702 Sq. Ft. or 2.358 Acres
Total Property Area = 388,017 Sq. Ft. or 8.908 Acres

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0319E, effective date of December 16, 2015.

Rory L. Synstleien
rory@civilsitegroup.com
Minnesota License No. 44565



50 25 0 25 50 100
SCALE IN FEET

Linetype & Symbol Legend

—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---E---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
---F---	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
---G---	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
---G---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
---OH---	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
---S---	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
---S---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
---S---	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
---S---	STORM SEWER (RECORD)	⊠	ROOF DRAIN	⊠	SIGN
---T---	TELEPHONE LINE	⊠	SEWER CLEAN OUT	⊠	CONIFEROUS TREE
---T---	TELEPHONE LINE (RECORD)	⊠	SANITARY MANHOLE	⊠	DECIDUOUS TREE
---W---	WATERMAIN	⊠	STORM MANHOLE	⊠	BUSH/SHRUB
---W---	WATERMAIN (RECORD)	⊠	CATCH BASIN	⊠	SOIL BORING
---X---	CHAINLINK FENCE LINE	⊠	FLARED END SECTION	⊠	FOUND IRON MONUMENT
---X---	WOODEN FENCE LINE	⊠	TELEPHONE BOX	⊠	SET OR TO BE SET IRON MONUMENT
---X---	IRON FENCE LINE	⊠	TELEPHONE MANHOLE	⊠	CAST IRON MONUMENT
---X---	GUARDRAIL	⊠	TRAFFIC SIGNAL	⊠	
---X---	ACCESS RESTRICTION	⊠	HYDRANT	⊠	
---X---	CONCRETE SURFACE	⊠	FIRE CONNECTION	⊠	
---X---	PAVER SURFACE	⊠	POST INDICATOR VALVE	⊠	
---X---	BITUMINOUS SURFACE	⊠	WATER MANHOLE	⊠	
---X---	GRAVEL/LANDSCAPE SURFACE	⊠	WATER VALVE	⊠	
---X---		⊠	WELL	⊠	
---X---		⊠	SATELLITE DISH	⊠	

Transfer to City for Stormwater

Buildable Area for Apartment Building

Transfer to City for Stormwater

Designated as Nonbuildable Outlot

Designated as Nonbuildable Outlot

Separate Lot for Potential Sale to Adjacent Property

111 99th Avenue Northeast

Blaine, Anoka County, Minnesota 55434

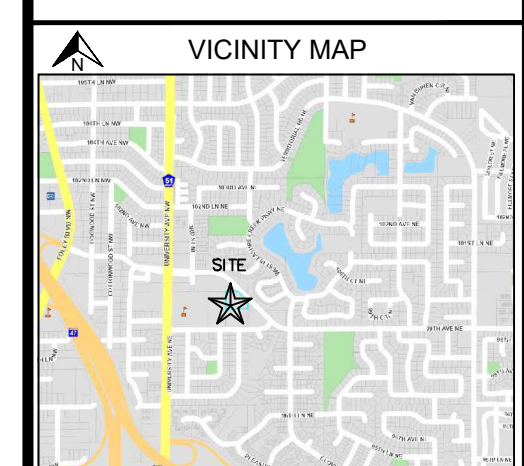
Sand Architects

366 South Tenth Avenue, PO Box 727, Waite Park, Minnesota 56387

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTLEIEN
DATE 5-4-2026 LICENSE NO. 44565

QA/QC
FIELD CREW BS/TL
DRAWN BY DD
REVIEWED BY CJ
UPDATED BY



REVISION SUMMARY	
DATE	DESCRIPTION
PROJECT NO.: 26107.00	

PROJECT NO. 26107.00

PRELIMINARY PLAT

V2.0

From: wheezums@gmail.com
To: [Planning](#)
Subject: Case 26-0030
Date: Friday, May 29, 2026 10:24:04 PM

To Blaine Planning Commission,

Based on location, I do not approve of the proposed Terrano apartments. There is enough housing in that area already and that lot could be developed differently. Please consider rejecting the proposal.

Louise Brask
Blaine Resident

Sent from my iPhone



City of Blaine Staff Report

File Number: 2026-284

Agenda Date	Status
June 9, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.8

Case File No. 26-0031 // Newton RES LLC // 4131 Pheasant Ridge Drive NE

The applicant is requesting the following:

1. Comprehensive plan amendment from Planned Industrial (PI) to Planned Industrial/Planned Commercial (PI/PC)
2. Preliminary plat approval to subdivide approximately 10.43 acres into 4 lots and 2 outlots to be known as Blaine Ventures First Addition.
3. Conditional use permit in the PBD zoning district to allow the following:
 - a. Lot 1: Zero lot line for parking/shared access on west, east and north property lines. Zero lot line for building on north and east property line.
 - b. Lot 2: Credit Union/Bank Use. Zero lot line for parking/shared access on west and north property lines.
 - c. Lot 3: Retail and Restaurant Use. Zero lot line for parking/shared access on west, north and south property lines
 - d. Lot 4: Medical Office, Retail, and Restaurant Uses. Zero lot line for parking/shared access on west and south property lines.

Background

Zoning	Planned Business District (PBD)
Land Use	Planned Industrial (PI)
Area	Approximately 10.42 Acres
Applicable Regulations	Sections 101-4 and 117-60 (2) (a)(b)(d)(e)(u)
Attachments	Zoning and Location Map Preliminary Plat Land Use Existing/Proposed Map Site Plan Building Elevations (Concept) Parking Analysis

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

Comprehensive Plan Amendment

The property is currently guided Planned Industrial (PI). The applicant proposes a Comprehensive Plan Amendment to Planned Industrial/Planned Commercial (PI/PC) to allow both light industrial and commercial type uses that would be allowed in the Planned Business District (PBD) zoning.

Section 101-3 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City.

When a change to a city's Comprehensive Guide Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons supportable by the facts which promote the general health, safety and welfare of the city.

Preliminary Plat

Section 74-46 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 and Proposed Land Use

The property is guided PI (Planned Industrial). The applicant proposes a comprehensive plan amendment for the whole site to PI/PC to allow for industrial and commercial type uses on site. The proposed land use designation is consistent with the adjacent properties to the north, which are PI/PC and PI to the west and south. The PI/PC is an appropriate land use to be located adjacent to existing commercial and industrial uses and with the current zoning of PBD.

Current Zoning

The property is zoned PBD. The PBD zoning allows for some industrial uses, such as warehousing and manufacturing, and commercial uses such as retail and restaurants with a conditional use permit. All uses in the PBD require a Conditional Use Permit (CUP).

Surrounding Zoning and Uses

All surrounding properties are zoned PBD, except Lexi Apartments is Development Flex (DF). Industrial buildings are located to the west and south. Lexi Apartments is located to the north and Lexington Avenue is to the east.

Existing Conditions

The property has an existing building being used for cannabis retail sales, cultivation, and manufacturing.

History

A CUP was approved in September 2025 for a cannabis mezzobusiness.

Plat

Blaine Ventures First Addition consists of four lots.

- Lot 1 is approximately 3 acres and an existing cannabis mezzobusiness is located on this parcel.
- Lot 2 is approximately .70 acres and a credit union is proposed for this lot.
- Lot 3 is approximately .93 acres and restaurant and retail are proposed for this lot.
- Lot 4 is approximately 1.91 acres and a medical office, retail, and restaurant are proposed on this parcel.
- Outlot A- 1.75 acres—ponding and wetlands
- Outlot B- 2.13 acres—wetlands

Architecture

Building elevations have been included in the report for informational purposes only. All proposed uses will need to meet architectural requirements in the PBD section of the zoning ordinance with the building permit process. This would include 50 percent of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation:

1. Brick.
2. Natural or cultured stone.
3. Glass.
4. Stucco or exterior insulation and finish systems (EIFS).
5. Fiber cement or composite siding.
6. Architectural metal.
7. Integrally colored rock-faced block.

Setbacks

Building

- Front: 50 feet
- Side: 15 feet
- Lot 1 will have a zero lot line on the north and east property line

Parking

- Front: 30 feet
- Side: 15 feet

- Lot 1 will have a zero lot line on west, east and north property line
- Lot 2 will have a zero lot line on west and north property line
- Lot 3 will have a zero lot line on west, south and north property line
- Lot 4 will have a zero lot line on west and south property line

Landscaping

All proposed uses will need to meet the landscape requirements of the zoning ordinance through the building permit process.

Tree Preservation

The tree preservation ordinance requirements will need to be met prior to any work on site.

Park Dedication

Park dedication will be required for Lots 2,3, and 4 at the time of building permits. The 2026 PBD zoning district park dedication fee is \$7,820 per acre.

Parking.

The parking provided on site will need to meet parking requirements for proposed uses (restaurants, retail, etc.). It appears that the parking on site is adequate for the uses proposed. A total of 172 parking stalls would be required for the uses proposed, and 209 parking spaces have been provided.

Engineering Analysis

Grading/Storm Drainage

The developer will also need to submit construction contract documents that 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. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

Utilities

Utilities will be extended through the proposed development to serve all proposed buildings as necessary. Final locations will be determined during the building permit process. Hydrant locations must be reviewed and approved by the Fire Department.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in an easement.

The developer will need to submit the project to the Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from an existing access drive on the north side of Pheasant Ridge Drive and from a proposed access drive connection to the future Austin Street Extension, to be completed by the City in 2026.

The proposed development will be required to provide an updated Traffic Impact Study to determine whether any additional roadway and/or intersection improvements will be required.

Easements/Right-of-way/Permits

The developer 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.

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.
 - Shared access/ parking and commercial type uses do 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)
 - The PBD district is intended to allow commercial, multifamily residential and limited light industrial uses serving a local or 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.
 - The shared/parking access and commercial uses will meet setbacks adjacent to Lexington Avenue/Pheasant Ridge Drive and landscaping requirements. The proposed plat is preserving wetlands on site. 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.
 - The use meets the purpose of the PBD district.
6. The use shall not be in conflict with the comprehensive plan of the city.

- The comprehensive plan designation is PI/PC, which is intended to provide flexibility in development and to allow for the possibility of a mixture of commercial and light industrial uses within the same area. The use is not in conflict with the Comprehensive Plan.
- 7. The use will not cause traffic hazard or congestion.
 - The developer will need to provide the city with a traffic impact study to determine if any mitigation measures will be needed based on the proposed uses.
- 8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - 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. 26-0031, it is recommended that the Planning Commission recommend approval of a comprehensive plan amendment from Planned Industrial (PI) to Planned Industrial/Planned Commercial (PI/PC) with the following rationale:

1. The proposed PI/PC land use is consistent with adjacent light industrial and commercial uses.
2. The proposed land use allows for construction of commercial type uses that are allowed as conditional uses in the existing zoning of PBD.

In Planning Case File No. 26-0031, it is recommended that the Planning Commission recommend preliminary plat approval to subdivide approximately 10.43 acres into 4 lots and 2 outlots to be known as Blaine Ventures First Addition with the following conditions:

1. All development signage by separate review.
2. Any development on the site must meet the City's tree preservation requirements.
3. Park dedication will be required for Lots 2,3, and 4 at the time of building permits.
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.

In Planning Case File No. 26-0031, it is recommended that the Planning Commission recommend a conditional use permit in the PBD zoning district to allow the following:

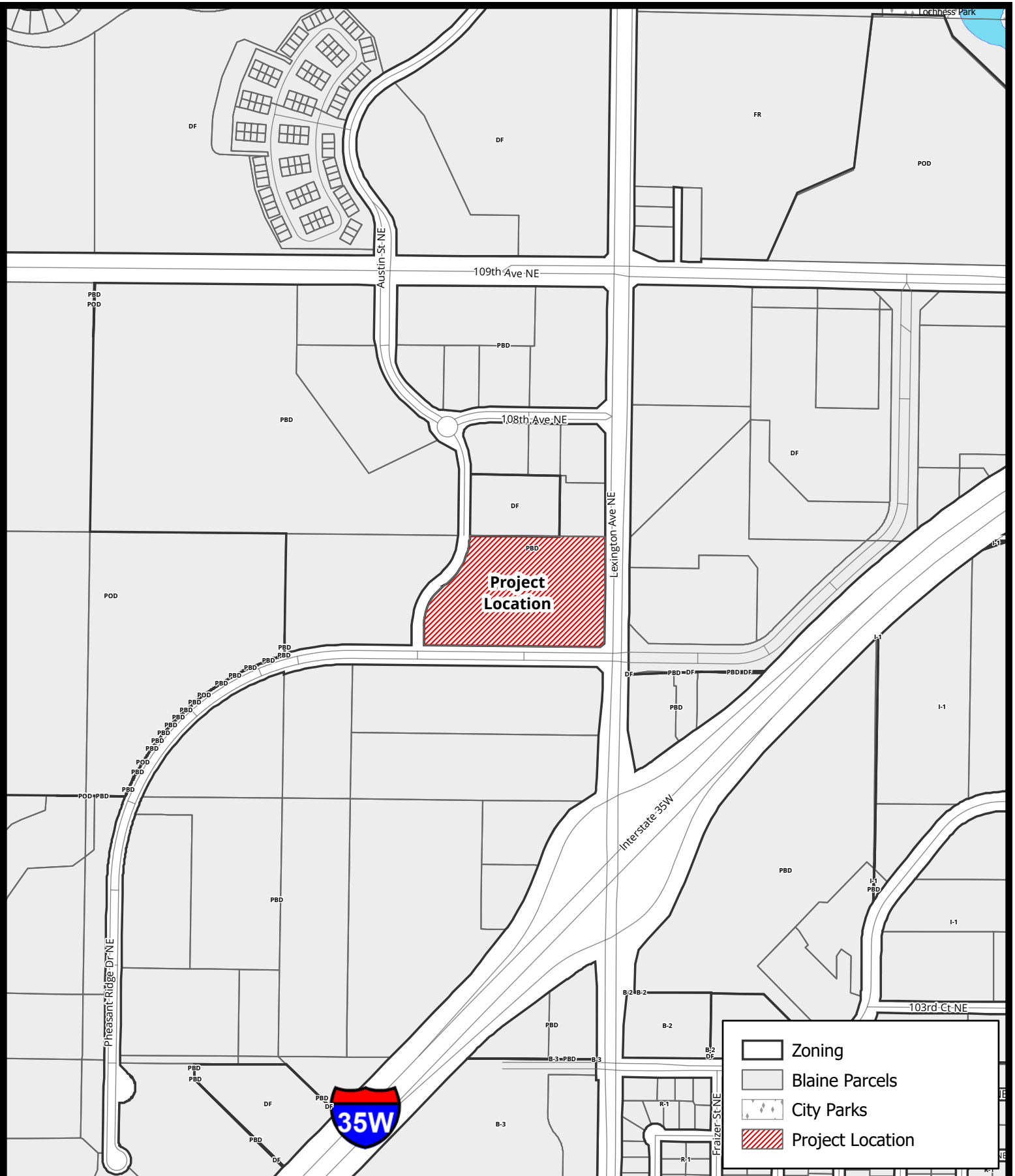
- a. Lot 1: Zero lot line for parking/shared access on west, east and north property lines. Zero lot line for building on north and east property line.
- b. Lot 2: Credit Union/Bank Use. Zero lot line for parking/shared access on west and north property lines.
- c. Lot 3: Retail and Restaurant Use. Zero lot line for parking/shared access on west, north and south property lines
- d. Lot 4: Medical Office, Retail, and Restaurant Uses. Zero lot line for parking/shared access on west and south property lines.

With the following conditions:

1. The uses for all lots will need to obtain a CUP amendment if the use is not permitted by this CUP, including outdoor dining.
2. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.
3. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.
4. The proposed development will be required to provide an updated Traffic Impact Study to determine any additional roadway and/or intersection improvements will be required.
5. The developer will need to submit the project to RCWD. Review, approval and permits are required prior to city plan approval and start of site work.

Attachment List

1. Attachments



Case File No. 26-0031

Blaine Ventures First Addition

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.

0 0.04 0.09 0.17 Miles

Scale: 1:7,597



BlaineMN.gov

C:\Users\kdomek\OneDrive\Stantec Consulting\190300551 Swervo-Pheasant Ridge Project Title\5 SURVEY\CA01\190300551 Preliminary Plat.dwg Plot Date & Time: 6 May 2026 10:45 AM

PRELIMINARY PLAT OF BLAINE VENTURES FIRST ADDITION

LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED

That part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 31, Range 23, Anoka County, Minnesota, lying North of the South 780 feet thereof, and lying Easterly of a line drawn 30 feet Easterly from the following described line, as measured perpendicularly and radially thereto:

Commencing at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence along the North line thereof South 89 degrees 27 minutes 45 seconds West, assumed basis of bearings, a distance of 780.00 feet to the point of beginning of the line to be described; thence along non-tangential curve, concave Northwesterly and having a radius of 285.67 feet, a central angle of 53 degrees 10 minutes 40 seconds and a chord of 255.72 feet bearing South 26 degrees 03 minutes 05 seconds West, an arc distance of 265.14 feet to a point of reverse curvature; thence along a tangential curve, concave Easterly and having a radius of 285.67 feet and a central angle of 53 degrees 06 minutes 16 seconds, an arc distance of 264.77 feet to a point of tangency; thence South 0 degrees 27 minutes 51 seconds East, 100.00 feet to a point of termination in the North line of said South 780 feet of the Southeast Quarter of the Northeast Quarter, distant 1006.68 feet Westerly of the Northeast corner of said South 780 feet.

EXCEPT Parcel 6, Anoka County Right-of-Way Plat No. 61. Anoka County, Minnesota
Abstract Property

PRESENT ADDRESS

THE SUBJECT PROPERTY ADDRESS:
4131 Pheasant Ridge Drive NE, Blaine, MN 55449
PROPERTY ID: 23-31-23-14-0006

TAXPAYER / PROPERTY OWNER

Swervo Development Corporation

LAND SURVEYOR

Stantec
2080 Wooddale Drive, Suite 100,
Woodbury, MN 55125
Kyle A. Domek
MN License Number 62734

DATE OF PRELIMINARY PLAT

MAY 6, 2026

PLATTED AREAS

GROSS LAND AREA TO BE PLATTED = 454,053.38 SQ. FT. (10.42 ACRES ±)

LOT 1 = 130,756.5± S.F. OR 3.00± ACRES
LOT 2 = 30,511.1± S.F. OR 0.70± ACRES
LOT 3 = 40,655.4± S.F. OR 0.93± ACRES
LOT 4 = 83,233.4± S.F. OR 1.91± ACRES
OUTLOT A = 76,229.6± S.F. OR 1.75± ACRES
OUTLOT B = 92,667.4± S.F. OR 2.13± ACRES

DEDICATED RIGHT-OF-WAY = 0.00± S.F. OR 0.00± ACRES

SURVEYORS CERTIFICATION

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

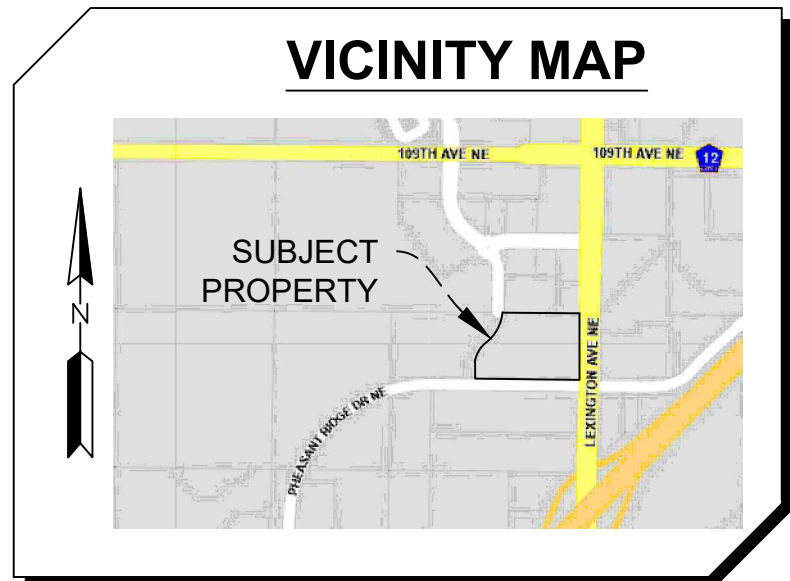
DRAFT COPY

5/6/2026

Kyle A. Domek

Date

MN LS 62734

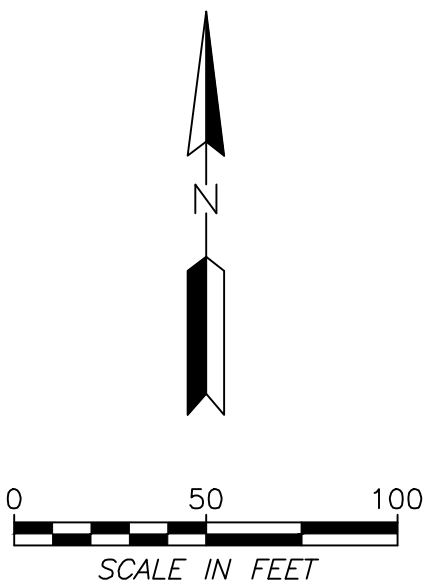


LEGEND

- SET 1/2" x 14" IRON PIPE WITH PLASTIC CAP 62734 OR MAG NAIL W/WASHER
- FOUND MONUMENT
- ⊙ FOUND WASHINGTON COUNTY MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ STORM SEWER INLET
- ⊙ STORM SEWER INLET
- ⊙ HYDRANT
- ⊙ AUTO SPRINKLER
- ⊙ GAS METER
- ⊙ COMMUNICATIONS PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊙ DECORATIVE LIGHT

- ⊙ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ TRAFFIC SIGN
- ⊙ BOLLARD/POST
- ⊙ UTILITY POLE
- ⊙ ANCHOR CABLE
- ⊙ LIGHT POLE
- ⊙ HANDICAP PARKING SPACE
- ⊙ STOP LIGHT
- ⊙ HAND HOLE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ DECIDUOUS TREE
- ⊙ WATER VALVE
- ⊙ ELECTRICAL PEDESTAL

- X — FENCE LINE
- >>> — STORM SEWER
- — — SANITARY SEWER
- — — WATERMAIN
- G — UNDERGROUND GAS LINE
- COM — UNDERGROUND COMMUNICATION LINE
- OU — OVERHEAD UTILITY LINE
- — — TREE LINE
- — — BUILDING



GENERAL NOTES

- Bearings shown hereon are based on the south line of LEXINGTON MEADOWS 5TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota. Said south line is assumed to bear South 89°27'38" East.
- Elevations and contours shown hereon were established with GPS and are relative to the NAVD88 vertical datum.



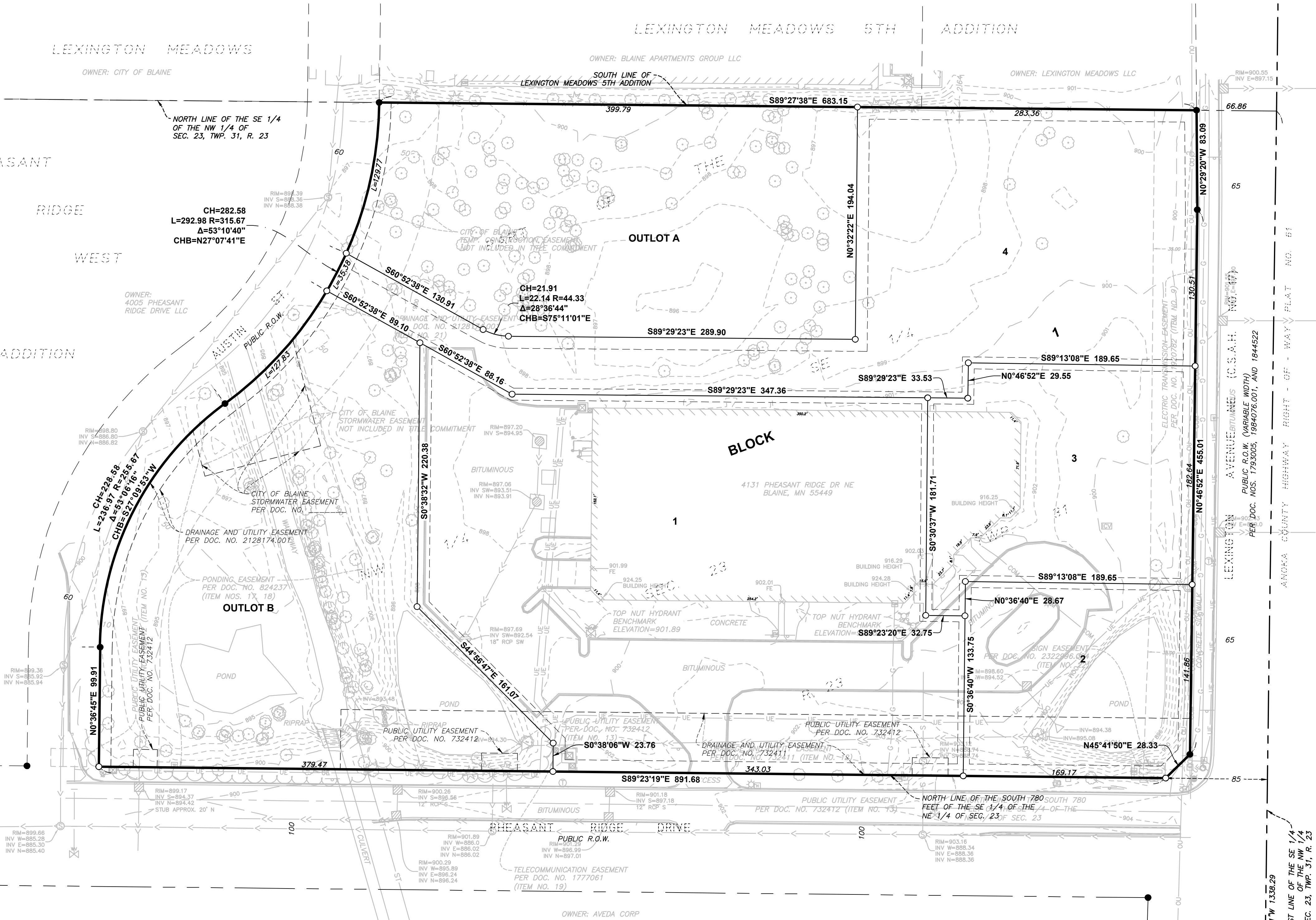
CLIENT NAME
SWERVO DEVELOPMENT CORPORATION

PROJECT TITLE
PRELIMINARY PLAT

DWN BY CHK'D
KAD JRN

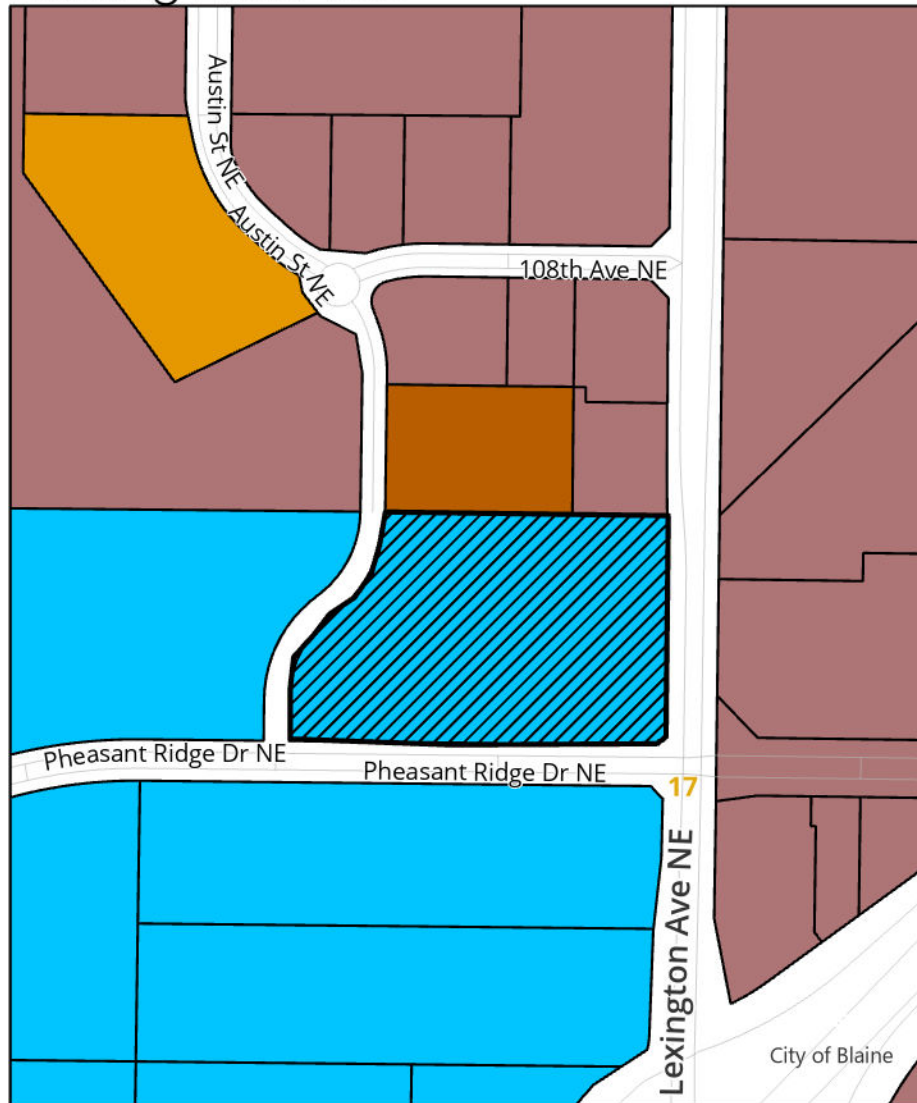
APP'D DWG DATE SEE CERT.
KAD SCALE SEE SCALE BAR

PROJECT NO. SHEET NO.
190300053 1 OF 1

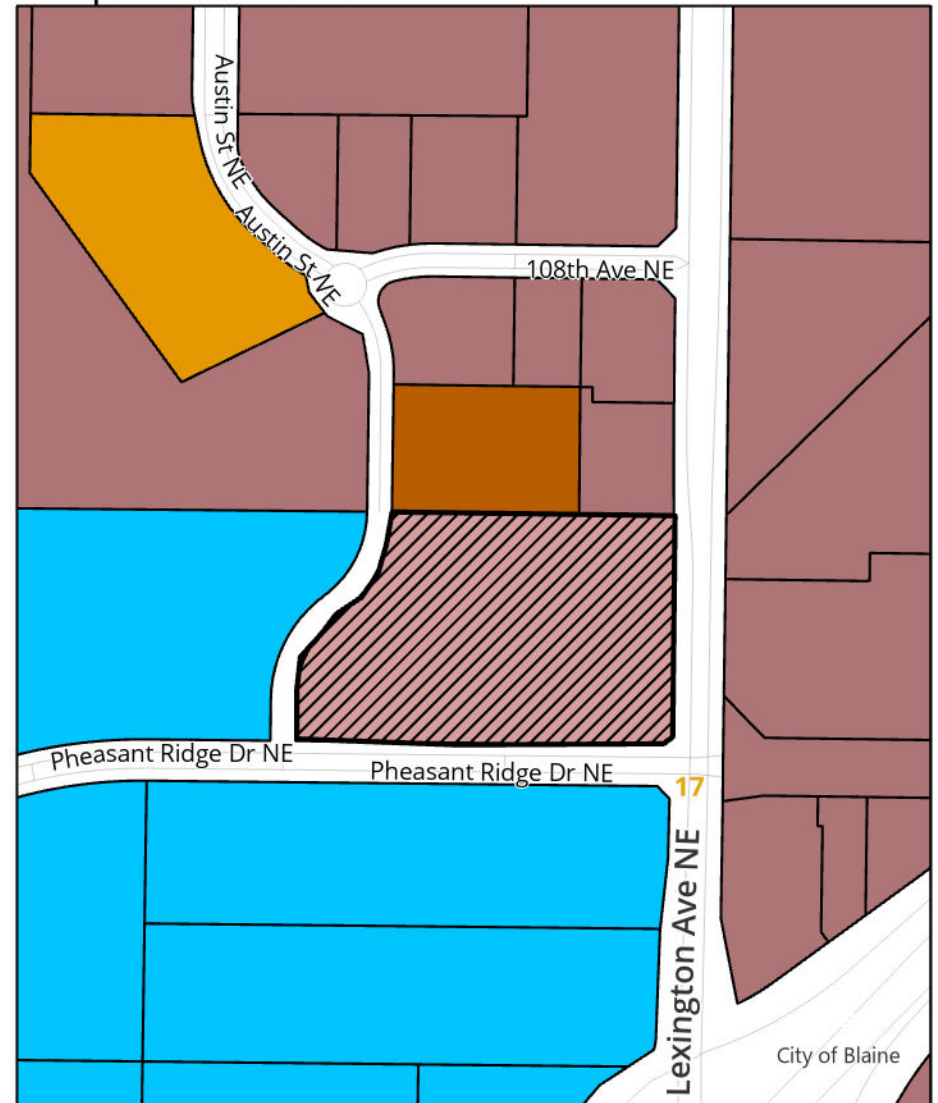


26-0031 Blaine Ventures

Existing Land Use

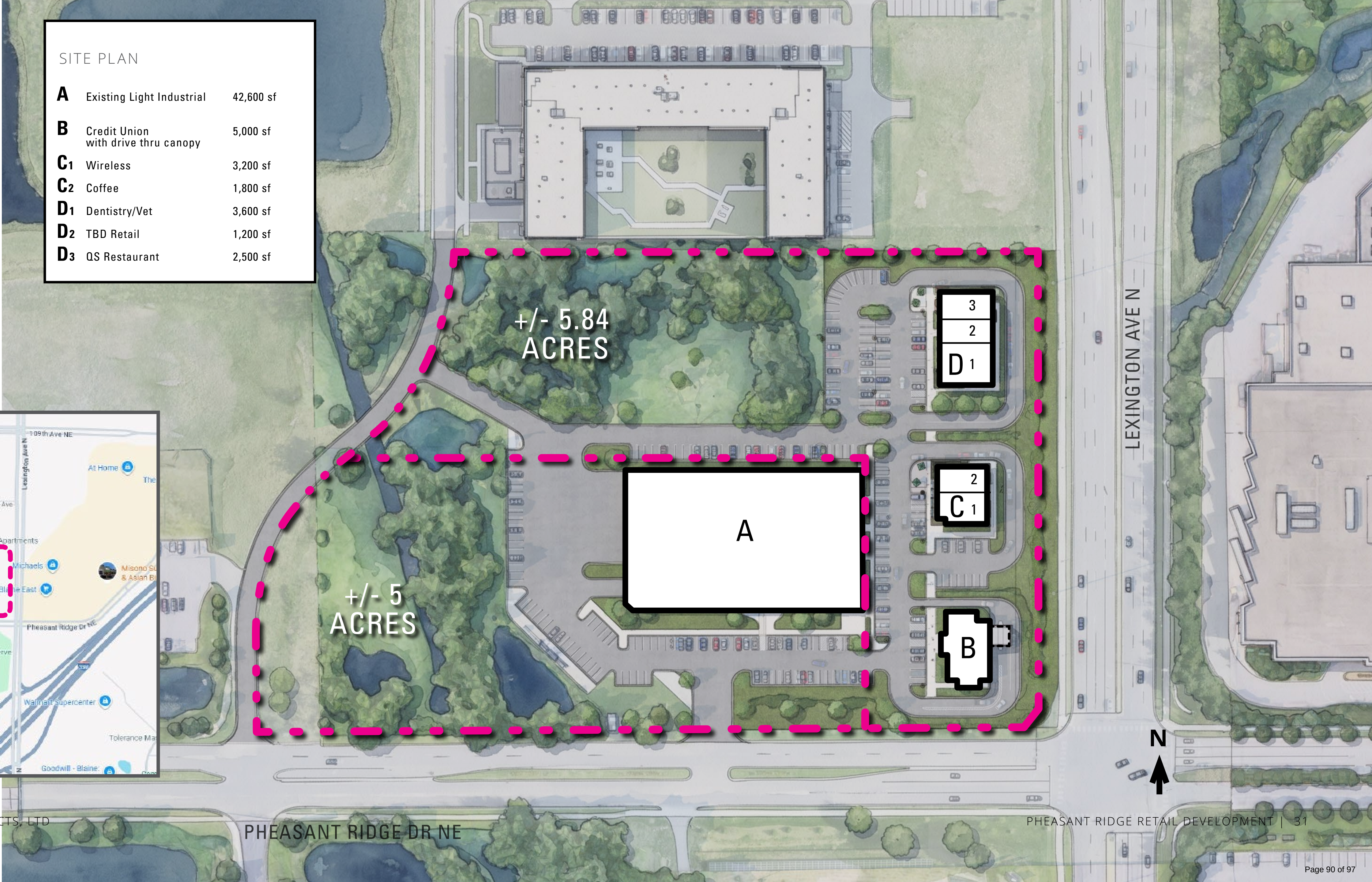
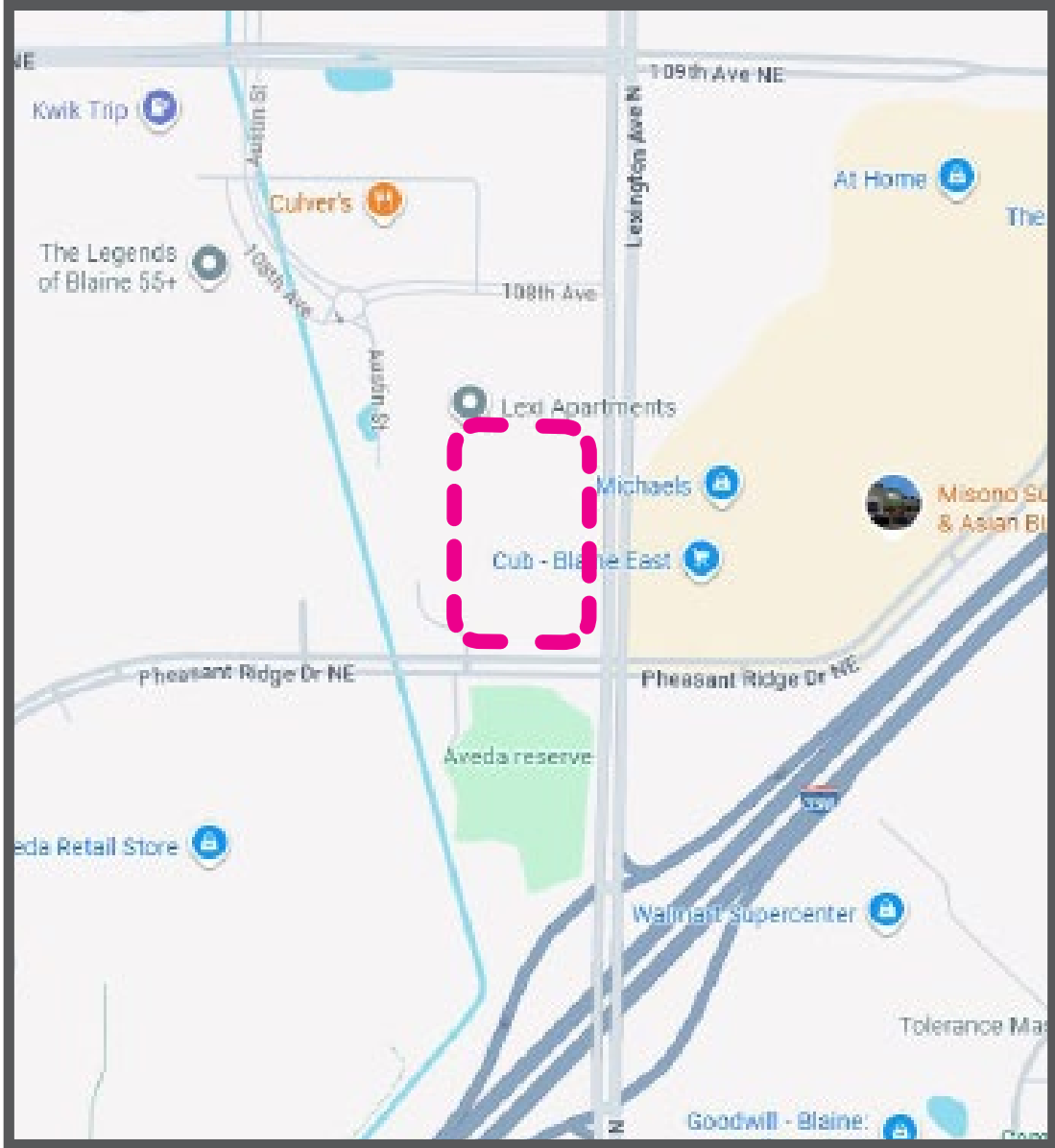


Proposed Land Use



- HDR - High Density Residential
- HDR-2 - High Density Residential
- PI - Planned Industrial
- PI/PC - Planned Industrial/ Planned Commercial

SITE PLAN		
A	Existing Light Industrial	42,600 sf
B	Credit Union with drive thru canopy	5,000 sf
C₁	Wireless	3,200 sf
C₂	Coffee	1,800 sf
D₁	Dentistry/Vet	3,600 sf
D₂	TBD Retail	1,200 sf
D₃	QS Restaurant	2,500 sf















BUILDING	PROPOSED USE	GROSS SQUARE FOOTAGE	PARKING RATIO (STALL / SF)	STALLS REQUIRED	ADA STALLS REQUIRED	STALLS PROPOSED	ADA STALLS PROPOSED
A	EXISTING MANUFACTURING	22,810	1/500	46	3	67	4
	EXISTING WAREHOUSING	18,000	1/2000	9			
	*EXISTING RETAIL	2,390	1/200	12			
B	CREDIT UNION	5,000	1/400	13	1	13	1
C	*RETAIL	3,200	1/200	16	2	39	2
	COFFEE W/ DRIVE THRU	1,800	-	-			
	ASSUMING 80% CUSTOMER SPACE	1440	1/100	15			
	ASSUMING 20% KITCHEN SPACE	360	1/200	2			
D	FOOD W/ DRIVE THRU	2,500	-	-	3	90	3
	ASSUMING 80% CUSTOMER SPACE	2000	1/100	20			
	ASSUMING 20% KITCHEN SPACE	500	1/200	3			
	DENTIST VET	3,600	1/150	24			
	*RETAIL	1,200	1/100	12			
TOTAL		-	-	172	9	209	10

NOTES: *THE NUMBER OF PARKING SPACES SHALL NOT EXCEED THE MINIMUM REQUIREMENT BY MORE THAN 10 PERCENT.