



City of Blaine

Planning Commission

June 9, 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, June 9, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Howard and Olson.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

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

Motion by Commissioner Swanson to approve the minutes of May 12, 2026, as presented. Motion seconded by Commissioner Freeman. The motion passed 5-0.

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

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 26-0022 was opened at 7:04PM.

Wilhelm Schuster, 47 132nd Avenue, explained he supported the proposed request and he appreciated how this addition would assist with cleaning up the property.

Keith Ewer, 135 132nd Avenue, stated he did not object to the proposed structure. He asked if there were any criteria that had to be met in order to put this structure up.

Assistant Planner Koberoski explained the zoning district (R-E) allowed for a structure up to 2,000 square feet for total accessory building square footage and the applicant required a conditional use permit in order to have a 3,000 square feet of accessory building space.

Mr. Ewer reported he would like to have a larger structure on his property in order to allow him to store his belongings inside. He commented he supported this request moving forward with the understanding he would also be allowed to have up to 3,000 square feet of accessory structure space.

Chair Goracke encouraged Mr. Ewer to make an appointment with the planning department in order to discuss the plans he has for expanding his accessory structure.

Chad Woolson, 125 132nd Avenue NE, stated he lived directly across from the applicant and noted he supported the proposed request.

John Schroeder, resident of Blaine, explained he had no problem with the proposed building. He stated he was limited to 900 square feet when he constructed his building, but now the limit has been changed to 2,000 square feet.

The public hearing was closed at 7:15PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 26-0022 based on the following conditions:

Case 26-0022:

- 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.

Motion seconded by Commissioner Geiselhart. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0023 was opened at 7:17PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 26-0023 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:

Case 26-0023:

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.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the June 15, 2026 city council meeting.

- 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

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 26-0024 was opened at 7:20PM. As no one wished to appear, the public hearing was closed at 7:20PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0024 based on the following conditions:

Case 26-0024:

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.

Motion seconded by Commissioner Halpern. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the June 15, 2026 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0026 was opened at 7:22PM.

Brett Florian, architect for the applicant, explained he has completed projects for ProTech all over the country. He reported all work on vehicles would be done inside the building.

The public hearing was closed at 7:23PM.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 26-0026 based on the following conditions:

Case 26-0026:

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

Motion seconded by Commissioner Freeman. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 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

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 26-0027 was opened at 7:25PM. As no one wished to appear, the public hearing was closed at 7:26PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0027 based on the following conditions:

Case 26-0027:

- 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.**

Motion seconded by Commissioner Geiselhart. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0029 was opened at 7:29PM.

Tad Wickstrom, explained he was the father/father-in-law of the applicants and noted he was available for comments or questions.

The public hearing was closed at 7:30PM.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 26-0029 based on the following conditions:

Case 26-0029:

- 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.**

Motion seconded by Commissioner Freeman. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 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

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 26-0030 was opened at 7:35PM.

Megan Karr, representative for the applicant, noted she was available for comments or questions.

The public hearing was closed at 7:36PM.

Commissioner Halpern reported the traffic concerns from the neighbors should be brought to city staff.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 26-0030 based on the following conditions:

Case 26-0030:

- 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.**

Motion seconded by Commissioner Freeman. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0031 was opened at 7:41PM.

Michael Margulies, Blaine Ventures representative, introduced himself to the commission and noted he was available for questions or comments.

The public hearing was closed at 7:41PM.

Chair Goracke commended the applicant for the impressive elevations.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0031A a comprehensive plan amendment from Planned Industrial (PI) to Planned Industrial/Planned Commercial (PI/PC) with the following rationale:

Case 26-0031A:

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.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0031B 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:

Case 26-0031B:

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.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0031C 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:

Case 26-0031C:

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.

Motion seconded by Commissioner Halpern. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

5. Adjournment

**Motion by Commissioner Freeman to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Geiselhart. The motion passed 5-0.**

Adjournment time was 7:43PM.

