



City of Blaine

City Council Workshop

July 6, 2026 | 5:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING

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

- 1. Call to Order**
- 2. Roll Call**
- 3. New Business**
 - 3.1.** 2026-135 Concept Plan for Christian Brothers Automotive at 10919 Austin Street NE.
(30 Minutes)
Sponsors: Sheila Sellman, Community Development Director
 - 3.2.** 2026-136 Police Department 2025 Year in Review (45 minutes)
Sponsors: Brian Podany, Safety Services Manager/Police Chief
 - 3.3.** 2026-137 Council Subcommittee Updates (15 Minutes)
Sponsors: Erik Thorvig, City Manager
- 4. Other Business**
- 5. Adjournment**



City of Blaine Staff Report

File Number: 2026-135

Agenda Date	Status
July 6, 2026	
In Control	File Type
City Council	Workshop Item

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.1

Concept Plan for Christian Brothers Automotive at 10919 Austin Street NE. (30 Minutes)

Background

History

In 2022, Christian Brothers Automotive sought feedback from the City Council regarding a proposal to construct an auto repair facility within the Lexington Meadows development, located just south of 109th Avenue. Accommodating the proposed use would have required an amendment to the Planned Business District (PBD) zoning district to permit auto repair facilities. The City Council indicated that it was not supportive of amending the PBD ordinance to allow auto repair uses or of permitting such a use within the Lexington Meadows development.

Earlier this year, a conditional use permit was approved for the North Meadows development (North of 109th Avenue). The CUP included the following uses: general retail, office, animal hospital, restaurants, outdoor dining, zero lot line shared access/parking. Since the property is zoned Development Flex (DF), the uses and development standards are approved through a CUP. Auto repair was not approved with this CUP and therefore is not allowed in this development without a CUP amendment.

Zoning and Land Use

The subject property is zoned DF. The property is guided Planned Industrial/Planned Commercial (PI/PC). The parcel is part of an 8.36 acre commercial development known as North Meadows.

The properties to the north, west, and east are zoned DF. Townhomes are to the west and future commercial development is to the north. Wetlands are to the east.

Proposal

Christian Brothers Automotive has over 335 locations in over 30 States. The company has been in operation for over 43 years.

Christian Brothers Automotive (CBA) is looking to enter into the Blaine market. They offer repair service

and maintenance for every type of vehicle. Hours of operation are 7AM to 6PM Monday through Friday and closed on the weekends.

The Council should consider whether the proposed project is in harmony with the overall North Meadows project and whether it meets the vision the City Council has for development in this area.

Grading/Storm Drainage

The current concept plan appears to work in coordination with the currently approved grading or storm water drainage patterns for the shared access driveway and neighboring properties.

Utilities

The current concept plan appears to work in coordination with the currently approved utility plan for the shared access driveway and neighboring properties. No new connections to public mains are proposed.

Wetlands/Watershed/FEMA

There are no wetlands on this specific property. There are no FEMA flood plain on this specific property. A Rice Creek Watershed District review will be required if the project goes forward.

Access/Street Design/Sidewalks/Trails

The current concept plan will utilize the currently approved shared access drive. No new access points to Austin Street 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.

Staff Recommendation

Provide feedback on the concept plan and determine if auto repair should be allowed in this location.

Questions for Council

1. Does the Council support allowing auto repair in this location?
2. Does the Council have any feedback on the layout of the site?
3. Does the Council have any feedback on the building elevations?

Attachment List

1. Attachments
2. Workshop Minutes February 23, 2022

ALTA/NSPS LAND TITLE SURVEY

FOR: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
OF: XXX AUSTIN STREET NE, BLAINE, MINNESOTA

PARCEL DESCRIPTION:

(Per Title Commitment No. NCS-1302210-HOU1, prepared by First American Title Insurance Company National Commercial Services, dated March 31, 2026)

Outlot J, NORTH MEADOWS, according to the recorded plat thereof, Anoka County, Minnesota. (Abstract Property)

To be re-platted as:

Outlots A and B, and Lot, Block 1, NORTH MEADOWS THIRD ADDITION.

[Surveyor's Note: The lot lines shown hereon interior to the boundary of Outlot J are the lot and outlot lines per NORTH MEADOWS THIRD ADDITION. The status of the recordation of said NORTH MEADOWS THIRD ADDITION is unknown to the surveyor as of the date of this survey.]

GENERAL NOTES

- Title of the surveyed parcel is vested in North Meadows LLC, a Minnesota limited liability company.
- Per Address Map No. 26-01, prepared by the City of Blaine, the addresses are as follows: Outlot A - 10919 Austin Street NE, Blaine, Minnesota 55449; Outlot B - 10903 Austin Street NE, Blaine, Minnesota 55449; Lot 1, Block 1 - 10909 Austin Street NE, Blaine, Minnesota 55449.
- According to FEMA Letter of Map Revision Based on Fill Case No. 21-05-4039A, dated September 01, 2021, affecting Map Panel Number 27003C0345E with an effective date of 12/16/2025, the surveyed parcel is Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain).
- The surveyed parcel boundary contains 364,271 sq. ft. (±8.36 acres).
- Bearings shown hereon are based upon the Anoka County Coordinate System.
- Benchmark: Minnesota Department of Transportation GSID Station #823 (Name: LINO MNDT); Elevation: 929.35 feet (NAVD 88).
- No zoning endorsement letter was furnished to the surveyor at the time of the survey. According to the current zoning information, as made available by the City of Blaine, the surveyed parcel is zoned DF (Development Flex). For more information regarding setbacks, contact the City of Blaine Planning and Zoning Department at (763) 785-6180.
- No designated parking stalls were observed at the time of the survey.
- The above-ground utilities have been field located as shown. The underground utilities were field marked by utility companies in response to Gopher State One Call Ticket Number 260620139, dated 3/09/2026, or were taken from plans provided by the City of Blaine. On-site excavations were not performed to determine the exact location, depth, and existence of the utilities, and as such, the locations shown hereon are approximate. Additionally, utility locate requests made by surveyors may be ignored or result in an incomplete response. Prior to any digging or excavation, contact Gopher State One Call at (651) 454-0002 for a utility locate.
- The surveyed parcel has access to Austin Street NE, a public street.
- Condition, quality, and existence of subsurface materials were not examined for the duration of this survey. Northwind Land Surveying, LLC makes no statement concerning the suitability of soils within the surveyed parcel boundary, which may affect use or development.
- Title Commitment No. NCS-1302210-HOU1, prepared by First American Title Insurance Company National Commercial Services, dated March 31, 2026 at 7:30 a.m., Schedule B Part II Survey Related Exceptions are as follows:
 - Item #2: The effect on the Title of and encumbrance, violation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of and improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land. (Surveyor's Note: None observed or known.)
 - Item #4: Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records. (Surveyor's Note: None observed or known.)
 - Item #7: Easements, or claims of easements, not shown by the Public Records. (Surveyor's Note: None were known or provided to the surveyor at the time of the survey.)
 - Item #12: Plat of North Meadows, recorded September 29, 2020, as Document No. 2280669.014. (Surveyor's Note: Outlot J boundary per NORTH MEADOWS is shown hereon.)
 - Item #13: Terms, conditions, obligations, provisions and easements as contained in the Development Contract, dated September 22, 2020, recorded September 29, 2020, as Document No. 2280669.016. (Surveyor's Note: Not survey related.)
 - Item #14: Terms and conditions as contained in the Resolution: Res 20-43, dated April 20, 2020, recorded March 12, 2021, as Document No. 2308028.005. (Surveyor's Note: Said document affects the surveyed property but does not contain any plottable easements and is not shown hereon.)
 - Item #15: Terms and conditions as contained in the Resolution: Res 21-153, dated August 2, 2021, recorded September 13, 2021, as Document No. 2336153.001. (Surveyor's Note: Not survey related.)
 - Item #16: Terms and conditions as contained in the Resolution: Res 26-31, dated March 2, 2026, recorded March 30, 2026, as Document No. 2462929.004. (Surveyor's Note: Said document affects Outlot B, NORTH MEADOWS THIRD ADDITION, granting a Conditional Use Permit to construct a bank with a Zero Lot Line along the North line. Not shown hereon.)
 - Item #17: Rights of way for drainage tiles, ditches, feeders and laterals, if any. (Surveyor's Note: None known or observed.)

CERTIFICATION

To Christian Brothers Automotive Corporation, a Texas corporation, and to First American Title Insurance Company National Commercial Services: This is to certify that this map or plat and the survey on which it based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 11(b), 13 & 20 of Table A thereof. The fieldwork was completed on 3/10/2026.

Date of Plat or Map: May 11, 2026

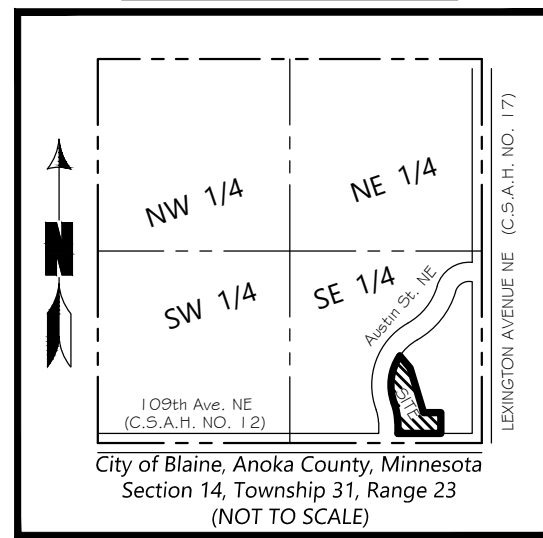
Signed: Northwind Land Surveying, LLC

By: *Kevin C. McCain*
Kevin C. McCain
Minnesota License No. 58542

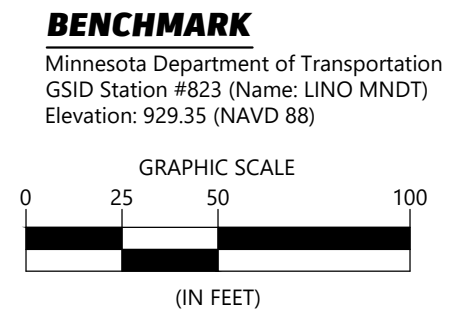
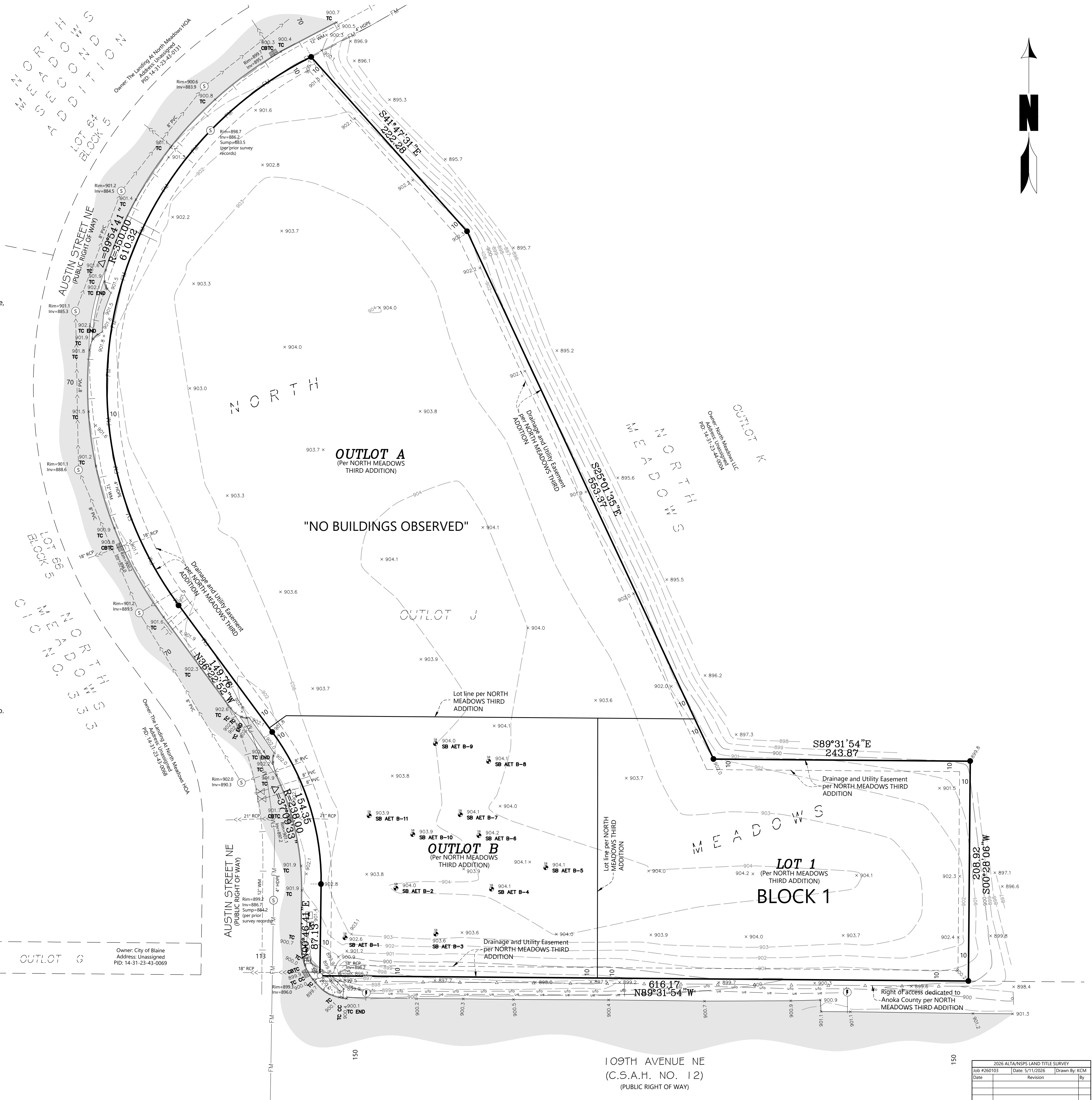
POSSIBLE ENCROACHMENTS

None observed at the time of survey.

VICINITY MAP



- ### LEGEND
- Denotes Found Iron Monument, Marked RLS #40361
 - Denotes Set Rebar, Marked RLS #58542
 - Denotes Catch Basin
 - ▭ Denotes Flared End Section
 - ⊕ Denotes Gate Valve
 - ⊙ Denotes Hydrant
 - ⊖ Denotes Misc. Sign
 - ⊕ Denotes Soil Boring, by others
 - ⊕ Denotes Traffic Signal
 - ⊕ Denotes Electric Box
 - ⊕ Denotes Handhole
 - ⊕ Denotes Electric Manhole
 - ⊕ Denotes Sanitary Manhole
 - ⊕ Denotes Bituminous Surface
 - ⊕ Denotes Concrete Surface
 - ⊕ Denotes Fiber Optic Line
 - ⊕ Denotes Underground Electric Line
 - ⊕ Denotes Sanitary Sewer Pipe
 - ⊕ Denotes Storm Sewer Pipe
 - ⊕ Denotes Water Main Pipe
 - ⊕ Denotes Existing Contour
 - ⊕ Denotes Existing Elevation



NORTHWIND LAND SURVEYING, LLC

11876 EVERGREEN CIRCLE NW
COON RAPIDS, MN 55448
TEL 612-718-1698
WWW.NORTHWINDLS.COM

2026 ALTA/NSPS LAND TITLE SURVEY		
Job #260103	Date: 5/11/2026	Drawn By: KCM
Date	Revision	By



* For Design Intent Only

FUSION AE



* For Design Intent Only

FUSION AE



Christian Brothers

A U T O M O T I V E[®]

CBA Background Information:

To give you a little background about us (Christian Brothers Automotive), we have over 335 locations in over 30 States. We have been in operation for over 43 years, since 1982, and have never closed a location.

Our shops are owner-operated, meaning that the franchisee will be in the shop on a day-to-day basis, ensuring quality service and maintenance of the facility. With the owners being local to the area served, community involvement is big for Christian Brothers. Franchisees take active roles in the community with sponsorships, donations, and to actively give back their time to the community.

CBA Hours of Operation:

Our hours of operation are 7:00 AM to 6:00 PM Monday through Friday and closed on the weekends.

CBA Scope of Work:

When it comes to the service we provide, our model is to provide customers with the dealership experience while having the convenience of being located within your community without added cost or wait time.

We are not a lube or quick service shop. The bulk of our work involves the general maintenance of vehicles. We handle most post-warranty work, including diagnostics, brakes, shocks, tune-ups, electrical systems, AC service, alignments, AND some oil changes, which are less than 10% of our total shop revenue systemwide.

We do not perform any bodywork, painting, tire recapping, or other huge noise generators. We do not rebuild engines or transmissions in our shops. We do, on occasion, pull an engine or transmission to swap it for a new one. We replace them by sending them out as sublet work to a local company, and it is usually completed within a day. This happens to be a rather small part of our business, about less than 2%, but it is something that is included in our services.

We do not store any tires, equipment, or materials outdoors.

Vehicle storage:

We typically complete work on the same day. However, if an owner can't retrieve their vehicle before closing, we utilize our bays to store the vehicle. Overnight outside parking is typically limited to owners' early drop-off, late pick-up, or other scheduling issues.

Shop cleanliness:

Shops utilize a Zamboni-style floor cleaner to keep the shop clean and avoid run-off of any materials. Automotive fluids are stored in double-walled containers and recycled to avoid contaminant release. Each shop also utilizes an oil-water separator as a fail-safe for any materials that may get into the floor drains.

Daily traffic:

We are a destination-based location and generally we do not generate large increases in traffic. In total, the average store will see 18 to 22 cars in a day and during peak demand days our businesses can see 30 plus cars per day.

Neighborhood benefit

The proposed development will provide additional automotive repair services to the citizens of the city and the greater service area. The proposed CBA development will also provide desirable employment and enlarge the tax base by encouraging economic development activities. Our average ticket is mid-\$600s based on 2023 numbers. In the same year, the average location generated \$2.9MM in revenue.

Should you have any questions or require any additional information, please feel free to contact us. Thanks so much!

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3.1 Christian Brothers Automotive Development Proposal (109th and Lexington Avenue).

City Planner Sellman stated Christian Brothers Automotive (CBA) is looking to enter into the Blaine market. CBA offers repair service and maintenance for every type of vehicle. There are 250 franchised partner locations in 30 states, four of which are in Minnesota located in Andover, Lakeville, Maple Grove and Inver Grove Heights. The typical store has a two-tone brick finish. Information regarding typical operating procedures, etc., for the business. CBA has looked at various sites in Blaine and generally want to be located along the Lexington Avenue corridor. After reviewing various sites with staff, CBA is specifically looking at Lot 2, Lexington Meadows 4th Addition at the corner of Austin Street and 108th Avenue adjacent to new North Memorial Health clinic currently under construction. This property is zoned Planned Business District (PBD). Staff reviewed the intent of the Planned Business District. Automotive repair is not currently permitted in the PBD zoning district. CBA would like to discuss the feasibility of amending the zoning code to allow automotive repair or to modify the zoning for the site.

Ms. Sellman explained the council shall consider whether the proposed project is in harmony with the overall Lexington Meadows project and whether it meets the vision the city council has for development in this area. The council has discretion whether to allow this type of use due to the requirement of a rezoning or code amendment. If there is interest by the city council in allowing the use, staff will determine the appropriate procedure and process moving forward. Alternatively, if the council is not interested in the project in this location, staff can continue to work with the business to find an alternative site that may be more conducive to the use.

Billy Green, Christian Brothers representative, thanked the council for considering his request and noted he was available for questions.

Lisa Deal, Commercial Real Estate Broker in the Twin Cities, explained she has been working with Christian Brothers for the past four years. She reported they have over 250 locations nationwide in 30 states. She noted this business began in Lakeville and has since expanded to Andover, Maple Grove, Inver Grove Heights, Savage and Chanhassen. She noted Christian Brothers completes automotive maintenance, oil changes, and tire repair. She discussed the number of automotive maintenance centers in the community and indicated the Blaine

market was being targeted by Christian Brothers. She noted the prototype building was approximately 5,500 square feet in size.

Todd Kaufman, stated after speaking with Ms. Deal and Christian Brothers he believed this site would work well. He commented on the other uses that were being considered for this property, noting there were a lot of moving parts at this time.

Mayor Sanders thanked the group for their work on this project and for choosing Blaine. He agreed this site may suit this use, but noted he was somewhat tied to the current zoning for this property. He discussed how the site would change if the entire corner were rezoned.

Councilmember Robertson stated it was nice to see how businesses wanted to come into the community. She thanked the applicant for meeting with the Mayor and Council in order to bring his vision to life. She indicated she generally did not like making zoning modifications. She believed the council had a different vision for this area and did not believe this was the right property.

Mayor Sanders reported the council would be happy to work with Christian Brothers should they find another property in Blaine.

Councilmember Massoglia stated he would be open to it because of the proposed aesthetics of the building. He noted he has visited the Christian Brothers in Andover and it is surrounded by restaurants. He understood the concerns that have been raised on what other uses would come into the site if the property were rezoned.

Councilmember Jeppson commented she agreed with the Mayor and Councilmember Robertson on this issue. She noted this property was a blank canvas and altering the zoning of the site would completely alter the canvas. She did not believe the applicant was proposing a bad product, but rather she wanted to see what else would happen in this area prior to moving forward with this use.

Councilmember Paul stated this area was wide open at this time and if this business did not fit, he would hope the applicant would seek another property in Blaine.

Mr. Green thanked the council for the feedback then asked if this use was not welcome at this time or at any point in the future.

Mayor Sanders reported the city has a vision for this property and explained rezoning the site would change this vision and would be premature at this time. For this reason, he did not see how the proposed use would fit onto the site.

Ms. Deal discussed the amount of traffic that would be expected onto the property per day (24 cars) and estimated the site would have seven employees. She reported the use would only be open Monday through Friday.

Mr. Green added that very few cars would be parked onsite overnight and noted his business offers a shuttle service to return people to their place of employment or home after dropping off a vehicle.

Mayor Sanders thanked Mr. Green for this information and stated he would like to see this business in Blaine on a property that fit the zoning requirements.



City of Blaine Staff Report

File Number: 2026-136

Agenda Date	Status
In Control	File Type
July 6, 2026	
City Council	Workshop Item

New Business - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 3.2

Police Department 2025 Year in Review (45 minutes)

Background

Chief Podany will provide a Blaine Police Department 2025 Year in Review. In addition to the year in review, discussion will be requested with the Council to obtain input on desired future communications. This will include any desired services, as well as frequency and type of updates to the Council from the Police Department.

Staff Recommendation

Questions for Council

Chief Podany would like to ask council the following:

- Do you have any questions about the 2025 Year in Review that was presented?
- How often would you like a police department update (current frequency, quarterly, monthly, every 6 months)?
- Do you want the weekly email updates to continue?
- Would you like the updates to be presented at workshop or a regular council meeting for public education?

Attachment List

None



City of Blaine Staff Report

File Number: 2026-137

Agenda Date	Status
In Control	File Type
July 6, 2026	
City Council	Workshop Item

New Business - Erik Thorvig, City Manager

Agenda Item # 3.3

Council Subcommittee Updates (15 Minutes)

Background

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

Twin Cities Gateway- Councilmember Fleming
Anoka County Joint Law Enforcement Council - Mayor Sanders

Staff Recommendation

Receive the reports.

Questions for Council

Attachment List

None