



City of Blaine

City Council Workshop

July 20, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

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

The meeting was called to order by Mayor Pro Tem Robertson at 5:37PM.

2. Roll Call

PRESENT: Mayor Tim Sanders (arrived at 5:45PM), Councilmembers Terra Fleming, Chris Ford, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: Councilmember Leslie Larson.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; City Attorney Eric Larson; and City Clerk Catherine Sorensen.

3. New Business

- 3.1.** 2026-146 Concept Plan for Lindahl Estates at 931 117th Avenue NE (30 Minutes)
Sponsors: Sheila Sellman, Community Development Director

Community Development Director Sellman stated the applicant is seeking feedback on a concept plan proposed for 931 117th Ave NE. The property currently consists of one single family home. The property is currently zoned Single Family (R-1AA) and the applicant is proposing utilizing Development Flex (DF) zoning to allow for different lot dimensions. The property's comprehensive land use plan designation is Low Density Residential (LDR), which

requires a minimum density of 2.5 dwelling units per acre. As proposed, the eight-lot subdivision would result in a density of approximately 2.75 dwelling units per acre, meeting the density under the LDR designation. A seven-lot subdivision with all lots fronting Polk Street would not meet the density requirements, with a density of 2.38 units per acre. To accommodate the proposed subdivision, the applicant intends to rezone the property from R-1AA to DF. Under the existing R-1AA zoning district, the minimum lot size requirement is 10,800 square feet. All proposed lots meet or exceed this standard except Lot 6, which is shown as approximately 8,390 square feet.

Ms. Sellman reported the applicant also submitted an alternative concept utilizing a cul-de-sac. Based on the preliminary sketch, it may be possible to achieve the desired density while meeting the R-1AA minimum lot width requirements with this design. A seven-lot subdivision with a cul-de-sac is expected to meet the density requirements, since the stormwater basin for the development would take public street water, and therefore long term maintenance is the responsibility of the city, allowing the basin to be excluded from the density calculation. Since the plan does not show stormwater management, it is unclear whether the proposed cul-de-sac layout is feasible once stormwater infrastructure is incorporated. While the cul-de-sac concept appears to better address the R-1AA lot size and frontage requirements, it would still require rezoning to the DF district, as the proposed lots do not meet the minimum lot depth requirements of the R-1AA zoning district, and the concept plan is expected to change once stormwater infrastructure is addressed/incorporated. The current concept plan, as submitted, will account for any stormwater requirements within the rear of five (5) of the lots. Given that this area will not accept public street water, the area will be maintained by the property owners. An HOA would be required to be in place to sign the operation and maintenance agreement with the Coon Creek Watershed District (CCWD). Given that all lots would access the existing Polk Street, there would be no additional city maintenance required. As previously mentioned, there is a potential option for the construction of a cul-de-sac that would be dedicated public right-of-way and would allow for the proposed stormwater basin to be maintained by the City. Due to the additional cost of the construction of the cul-de-sac, the property owners would prefer to go with the concept as submitted.

Councilmember Massoglia asked what type of housing was being proposed. Jim Cormere, representing the applicants, introduced himself to the council and explained the homes will most likely be one-level dependent upon final grading.

Councilmember Newland stated he did not believe the cul-de-sac made sense but noted he supported the proposed rezoning. He indicated the smaller lots with single-level homes may be a popular housing option that was more affordable for Blaine residents.

Councilmember Robertson clarified no neighborhood meeting would be required if an application was submitted.

Councilmember Fleming explained she supported the proposed one-level homes along with the rezoning.

Councilmember Ford indicated he supported the proposed rezoning as well.

Council consensus was to support the proposed rezoning.

3.2. 2026-147 Development Flex (DF) Criteria Discussion (45 Minutes)
Sponsors: Sheila Sellman, Community Development Director

Ms. Sellman stated the Development Flex (DF) district was originally intended for residential development. However, there are commercial developments that are zoned DF. As currently written the intent is:

"The Development Flex (DF) District (formerly known as the residential flex district) is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this subpart. The development flex district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:"

Ms. Sellman reported staff is proposing to modify the intent to account for the range of uses that are permitted in the DF district with a CUP:

"The Development Flex (DF) District (formerly known as the residential flex district) is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles by allowing residential, commercial, institutional, public and industrial uses, the standards of which are customized in order to provide greater flexibility than is possible under the strict application of other sections of this subpart. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:"

Ms. Sellman explained staff is proposing several modifications to the DF zoning district to account for both residential and non-residential uses. Staff is also proposing revisions to clarify and streamline the language, making it more concise while better emphasizing the key objectives and priorities for the DF district. These amendments are intended to revise the DF district regulations to improve clarity for applicants and decision-makers, and to better align the ordinance with current development practices and City code. The proposed changes provide more defined expectations for both residential and nonresidential projects while maintaining the flexibility that is the purpose of the DF district. Overall, the amendments are designed to create a more consistent review process, ensure high-quality development, and support projects that are compatible with surrounding properties and compatible with the City's long-term planning goals.

Councilmember Robertson stated she supported the proposed language changes as recommended by staff.

Councilmember Newland asked if the city would be seeing more DF requests going forward. Ms. Sellman commented she does anticipate the city would be seeing more requests and staff wanted to see the language cleaned up. City Manager Thorvig stated 95% of the

residential subdivisions over the past 20 years have been DF.

Councilmember Massoglia explained he would like to see more R-1 zoning projects instead of projects coming forward as DF. Mr. Thorvig discussed how DF provides the city with additional leverage when reviewing subdivisions.

Council consensus was to support the changes as proposed.

4. Other Business

Director of Engineering Schluender reported work will begin on the Radisson Road reconstruction project on July 27.

Mr. Thorvig and Ms. Sellman reviewed the schedule and events planned for the 3M Open.

City Clerk Sorensen confirmed council's availability for the election canvass meeting on August 14 at 8AM.

5. Adjournment

The workshop adjourned at 6:25PM.



Signed by

A handwritten signature in black ink, appearing to read "Tim Sanders".

Tim Sanders, Mayor

Signed by

A handwritten signature in black ink, appearing to read "Catherine M. Sorensen".

Catherine M. Sorensen, City Clerk