



City of Blaine

Planning Commission

August 12, 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.** 2026-56 Approval of the July 14, 2026 Planning Commission Minutes
Sponsors:
- 4. Public Hearing**
 - 4.1.** 2026-382 Case File No. 26-0036 // Metropolitan Airport Commission // Airport
The applicant is proposing amendments to Section 133-8(a) of the City of Blaine Zoning Ordinance to allow billboards to be constructed on property with a land use designation of Airport (AP).
Sponsors: Alex Koberoski, Assistant Planner
- 5. Adjournment**



City of Blaine

Planning Commission

July 14, 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, July 14, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Freeman, Olson, Swanson and Chair Goracke.

Members Absent: Commission Members Geiselhart, Halpern and Howard.

Staff Present: Elizabeth Showalter, Housing Program Coordinator
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2026-55 Approval of the June 9, 2026 Planning Commission Minutes
Sponsors:

Motion by Commissioner Swanson to approve the minutes of June 9, 2026, as presented. Motion seconded by Commissioner Freeman. The motion passed 4-0.

4. Public Hearing

4.1. 2026-285 Case File No. 26-0032 // Sentinel Management Company // 9436 and 9422
Ulysses Street NE
The applicant is requesting the following:

1. Comprehensive plan amendment from High Density Residential/Planned Industrial/Planned Commercial and Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial.

2. Preliminary plat to reconfigure two existing lots totaling approximately 12 acres into three lots to be known as Cloverleaf Commons Third Addition.
3. Conditional use permit to allow an 84-unit apartment building in a Planned Business District (PBD) zoning district with shared parking and shared access.

Sponsors: Elizabeth Showalter, Housing Program Coordinator

The report to the planning commission was presented by Elizabeth Showalter, Housing Program Coordinator. The public hearing for Case File 26-0032 was opened at 7:09PM. As no one wished to appear, the public hearing was closed at 7:09PM.

Fabrizio Montramini, Sentinel Management Company, thanked the commission for considering his request. He explained his company was located in Edina and was founded in 1972. He noted his company purchased this property in 2024, and he believed this expansion would be a good opportunity for the community.

Chair Goracke inquired if the applicant supported completing an updated traffic study prior to the city council meeting.

Mr. Montramini reported his consultant should be able to complete the updated traffic study prior to the city council meeting.

Motion by Commissioner Olson to recommend approval of Planning Case 26-0032A a comprehensive plan amendment from Planned Industrial/Planned Commercial and High Density Residential/Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial with the following rationale:

Case 26-0032A:

1. The proposed land use amendment is consistent with the goal of the housing chapter of the comprehensive plan to "support the development of well-designed and appropriately-located multifamily housing projects when these developments improve access to affordable housing and transit, creative positive community impacts, and preserve natural resources."
2. The proposed land use amendment is consistent with the goal of the land use chapter of the comprehensive plan to "recognize varied housing densities as a means of accommodating community growth" and "encourage increased density through appropriately designed and located townhouses and apartments, a variety of single-family detached-style homes with clustering, varying lot sizes, and shared open space."

Motion by Commissioner Olson to recommend approval of Planning Case 26-0032B a preliminary plat approval to subdivide approximately 12 acres to be known as Cloverleaf Commons Third Addition with the following conditions:

Case 26-0032B:

- 1. Park Dedication is due at time of building permit for the proposed new apartment units. A total of \$407,968 is due if paid in 2026 for 84 units with credit for previously paid park dedication for 0.4 acres of commercial land.**
- 2. 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 1 is \$5,518.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.4 acres of upland for a total sewer area charge of \$13,243.20.**
- 3. The developer is responsible to submit a traffic impact study prior to any site plan approvals. Developer shall complete any mitigation measures identified in the traffic impact study, as determined by the Director of Engineering.**
- 4. The developer is responsible for obtaining a Coon Creek Watershed District (CCWD) permit. A copy will need to be submitted to the city prior to any site plan construction.**
- 5. 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.**
- 6. 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.**
- 7. A shared parking and access agreement shall be recorded on all three parcels concurrently with recording the plat. Proof of recording must be submitted to the City prior to issuance of any permits.**

Motion by Commissioner Olson to recommend approval of Planning Case 26-0032C a conditional use permit to allow an 84-unit apartment building and shared access and zero lot line on the north and east sides of the proposed Lot 2, Block 1 in a Planned Business District (PBD) zoning district with the following conditions:

Case 26-0032C:

- 1. Architectural design of the proposed apartment building shall be consistent with the elevations and materials submitted with the application.**
- 2. A zero lot line setback applies to parking between lots 1, 2, and 3, and to the eastern building setback on lot 2 and the western building setback on lot 3.**

Motion seconded by Commissioner Freeman. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the August 3, 2026 city council meeting.

5. New Business

5.1. 2026-346 2050 Comprehensive Plan Introduction
Sponsors: Elizabeth Showalter, Housing Program Coordinator

Ms. Showalter stated the city is required under state statute to update its comprehensive plan every 10 years. The 2050 plan must be completed and submitted to the Metropolitan Council by the end of 2028. The city will be utilizing an advisory group for the comprehensive plan which will include representatives from city commissions, members of the public, and city council members. Planning commission members were asked to express interest in the advisory group either at the meeting, or by emailing staff following the meeting. The advisory group will generally meet on the first Tuesday of the month, with a total of eight meetings expected between October 2026 and August 2027. She encouraged commissioners interested in serving on the advisory group to contact city staff.

6. Adjournment

**Motion by Commissioner Olson to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Freeman. The motion passed 4-0.**

Adjournment time was 7:19PM.



City of Blaine Staff Report

File Number: 2026-382

Agenda Date	Status
August 12, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.1

Case File No. 26-0036 // Metropolitan Airport Commission // Airport

The applicant is proposing amendments to Section 133-8(a) of the City of Blaine Zoning Ordinance to allow billboards to be constructed on property with a land use designation of Airport (AP).

Background

Attachments Proposed Ordinance
Planning Commission: August 12, 2026
City Council: September 9, 2026, and September 21, 2026

Staff report prepared by Alex Koberoski, Assistant Planner.

Billboards are currently permitted only within specified zoning districts and only when located adjacent to U.S. Highway 10 or Interstate Highway 35W. The Metropolitan Airports Commission (MAC) has expressed interest in constructing a billboard adjacent to Highway 10, however, the Airport land use designation is not currently included among the districts where billboards are permitted.

Several existing billboards are located along Highway 10 and comply with all applicable ordinance standards, including maximum height and sign area, required setbacks, and architectural design requirements. The proposed ordinance amendment to allow billboards within the Airport land use designation is consistent with the existing development pattern along the Highway 10 corridor. Staff finds that the request is reasonable, is not inconsistent with surrounding land uses, and would not detract from or impede the City's goals and vision for the area.

The applicant has submitted a preliminary site plan identifying a proposed billboard location on the southern portion of the property, adjacent to Highway 10. The proposed location appears capable of meeting the applicable billboard standards, subject to review and approval through the permitting process.

Recommendation

In Planning Case File No. 26-0036, it is recommended that the Planning Commission recommend approval of amendments to Section 133-8(a) of the City of Blaine Zoning Ordinance to allow billboards to be constructed on property with a land use designation of Airport (AP).

Attachment List

1. Ordinance Amendments to Section 133

**Ordinance Approving Amendments to Section 133-8(a) of the City of Blaine
Zoning Ordinance (Case File No. 26-0036)**

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in overstrike)

- (a) *Generally.* Outdoor advertising structures and billboards which advertise products or businesses not connected with the site or building on which they are located shall be permitted only on property which is zoned Light Industrial (I-1, I-1A), Heavy Industrial (I-2, I-2A), Planned Business District (PBD), Community Commercial (B-2), ~~or~~ Regional Commercial (B-3) or properties with a land use designation of Airport (AP).