

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
May 11, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, May 11, 2021. Chair Ouellette called the meeting to order at 7:00PM. Due to the COVID-19 pandemic, this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Deonauth, Goracke, Halpern, Olson, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: Commission Members Homan and Villella.

Staff Present: Lori Johnson, City Planner  
Teresa Barnes, Project Engineer  
Pat Robinson, Planning and Economic Development Assistant

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**NEW BUSINESS**

Item 4.3 – Case File No. 21-0029 – Public Hearing – The applicant is requesting a conditional use permit for a freestanding solar installation in an I-2A (Heavy Industrial) zoning district.  
MEDTRONIC SOLAR PROJECT (TC SOLAR MV LLC), 2880 82<sup>ND</sup> LANE NE.

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0029 was opened at 7:49PM. As no one wished to appear, the public hearing was closed at 7:50PM.

**Motion by Commissioner Halpern to recommend approval of Planning Case 21-0029 based on the following conditions:**

Case 21-0029:

1. Site Plan approval and appropriate permits will be required prior to any work being performed on site. A Site Improvement Performance Agreement and

financial guarantee will also be required to cover the site improvements on site.

2. Site to be constructed and panels to be installed as shown on the plans submitted for the conditional use permit application.
3. The interior of the array must contain native grasses with a pollinator habitat.
4. Any deviation from the plans as presented will require a conditional use permit amendment.
5. The access road must be maintained at all times of the year to provide Fire Department access to the structures.
6. The project will require a permit from the Rice Creek Watershed District.

**Motion seconded by Commissioner Deonauth. A roll call vote was taken. The motion passed 5-0.**

Chair Ouellette noted this would be on the agenda of the June 7, 2021 city council meeting.