



City of Blaine Anoka County, Minnesota Minutes

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Planning Commission

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.

The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.

Public comments prior to the meeting must be received by 4:30 PM on the Tuesday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

Tuesday, July 12, 2022

7:00 PM

Council Chambers

1. Call To Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 12, 2022. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members: Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members: Deonauth, Halpern, and Olson.

Staff Present: Sheila Sellman, City Planner
Teresa Barnes, Project Engineer

Present: 2 - Commissioner Homan, and Commissioner Goracke

Excused: 2 - Chair Ouellette, and Villella

Absent: 2 - Commissioner Olson, and Commissioner Halpern

2. Approval of Minutes

2.-1

Approval of the June 14, 2022 Planning Commission Minutes

Attachments: [Unapproved Minutes 061422](#)

Motion by Commissioner Gorzycki to approve the minutes of June 14, 2022, as presented. Motion seconded by Commissioner Swanson. The motion passed 3-0-1 (Commissioner Homan abstained).

Aye: 1 - Goracke

Abstain: 1 - Homan

3. Old Business

None.

4. New Business

**4.-1 Public Hearing Case File No. 22-0041 // Lake & Land Surveying,
Inc. // 11511 7th Street NE**

The applicant is requesting a preliminary plat to subdivide two lots and one outlot into two lots to be known as Perry Heathfield Preserve.

Attachments: [Attachments](#)
[Unapproved PC Minutes 071222](#)

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 22-0041 was opened at 7:03PM.

Holly Berg, 11482 Terrace Road NE, asked if the trees lining her backyard would be removed.

Chair Goracke recommended the applicant speak to this question.

The public hearing was closed at 7:05PM.

Gene Perry, 11511 7th Street, stated he would be splitting his lot. He indicated there was no plans to change anything. He reported this lot was within the watershed and was not buildable. He explained for tax purposes he was splitting the lot.

Motion by Commissioner Homan to recommend approval of Planning Case 22-0041 based on the following conditions:

Case 22-0041:

1. The driveways associated with both existing lots to be modified to be located entirely on the respective properties and meet 3-foot side yard setbacks prior to release of mylars for recording.

2. Accessory buildings exceeding the two allowed per property in the R-1 (Single Family) zoning district shall be removed prior to release of mylars for recording. If the property owners obtain a Conditional Use Permit (CUP) to allow for additional accessory buildings, additional accessory buildings as permitted by the CUP may remain.

3. The developer is responsible for recording the plat mylars with Anoka County.

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

Aye: 2 - Homan, and Goracke

Chair Goracke noted this would be on the agenda of the August 1, 2022 city council meeting.

4.-2

Public Hearing Case File No. 22-0042 // Anoka-Hennepin Independent School District 11 (Sunrise Elementary School) // 12576 Lever Street NE

The applicant is requesting a conditional use permit amendment for a building addition of eight classrooms with storm shelter area in a DF (Development Flex) zoning district.

Attachments: [Unapproved PC Minutes 071222](#)
 [Attachments](#)

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 22-0042 was opened at 7:09PM. As no one wished to appear, the public hearing was closed at 7:10PM.

Chair Goracke explained he lived just down the road from this school and he understood there were many children in this neighborhood. He stated it was wonderful to see the school growing.

Ben Martinson, Anoka Hennepin School District representative, introduced himself to the commission noting this area of Blaine has been expanding which led to the request for an addition to this school. He commented further on how there has been a shift of parents dropping students off at school versus children being bussed.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 22-0042 based on the following conditions:

Case 22-0042:

1. The building materials shall be glass, brick and metal and match the existing building.
2. Building setbacks shall be 50-feet on front, side, and rear.

3. **Parking setback shall be 30-feet on front, side, and rear.**

4. **The proposed addition shall include plans to modify the internal and external traffic patterns to ensure that the affects to the local public roads are minimized and be approved by the City Engineer prior to issuance of a building permit.**

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

Aye: 2 - Homan, and Goracke

Chair Goracke noted this would be on the agenda of the August 1, 2022 city council meeting.

Adjournment

Adjournment time was 7:13PM.

Motion by Commissioner Homan to adjourn the regular planning commission meeting. Motion seconded by Commissioner Swanson. The motion passed 4-0.

Aye: 2 - Homan, and Goracke