

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 13, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, April 13, 2021. Vice Chair Goracke 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: Goracke, Halpern, Homan, Olson, and Vilella. Also present was Adjunct Member Drew Brown.

Members Absent: Chair Ouellette and Commissioner Deonauth.

Staff Present: Shawn Kaye, Associate Planner
Elizabeth Showalter, Community Development Specialist
Teresa Barnes, Project Engineer
Cathy Sorensen, City Clerk
Patricia Robinson, Administrative Assistant

NEW BUSINESS

Item 4.2 – Case File No. 21-0017 – Public Hearing – The applicant is requesting a conditional use permit amendment to allow for 2,900 square feet of retail space in a PBD (Planned Business District) zoning district. UNCLAIMED FREIGHT DISCOUNT LLC, 1237 97TH AVENUE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist.

Vice Chair Goracke asked what the difference was between a conditional use permit and a conditional use permit amendment.

Community Development Specialist, Elizabeth Showalter explained a conditional use permit was previously granted for this property and the applicant is seeking to change the conditions placed on the development, which requires a conditional use permit amendment.

The public hearing for Case File 21-0017 was opened at 7:15PM.

Krista Buggs, representative for Unclaimed Freight, thanked the commission for considering her request. She appreciated the opportunity to enhance her business and hoped to remain in Blaine for a long time.

The public hearing was closed at 7:17PM.

Motion by Commissioner Olson to recommend approval of Planning Case 21-0017 based on the following conditions:

Case 21-0017:

1. Business operations must occur as described in the narrative attached to the staff report.
2. Retail sales are limited to salvage and surplus goods.
3. A Certificate of Occupancy is required prior to utilizing the space for retail.
4. All business signage by separate review and permit.
5. All conditions of Resolution 07-249, except for condition 4 remain unchanged. Condition 4 is amended to allow for the limited retail use allowed in this resolution. Any expansion or other retail uses on the property requires a conditional use permit amendment.

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

Vice Chair Goracke noted this would be on the agenda of the May 3, 2021 city council meeting.