



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.

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

Tuesday, January 10, 2023

7:00 PM

Council Chambers

1. Call To Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, January 10, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members: Halpern, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Members: Deonauth and Gorzycki.

Staff Present: Shawn Kaye, Planner
Teresa Barnes, Project Engineer

Present: 4 - Commissioner Homan, Commissioner Goracke, Commissioner Olson, and Commissioner Halpern

Excused: 2 - Chair Ouellette, and Villella

3. Approval of Minutes

Approval of the December 13, 2022 Planning Commission Minutes

Attachments: [Unapproved Minutes 121322](#)

Motion by Commissioner Olson to approve the minutes of December 13, 2022, as presented. Motion seconded by Commissioner Halpern. The motion passed 3-0-2 (Commissioner Homan and Chair Goracke abstained).

Aye: 2 - Olson, and Halpern

Abstain: 2 - Homan, and Goracke

4. Public Hearing**Public Hearing Case File No. 22-0083 // Culver's Restaurant (Van Houtan Holdings, LLC) // 4121 108th Avenue NE.**

The applicant is requesting a conditional use permit for a Culver's restaurant, outdoor dining and shared access/parking between lots in a PBD (Planned Business) zoning district.

Attachments: [Attachments](#)
 [Unapproved PC Minutes 011023](#)
 [Presentation](#)

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0083 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Richard Van Houtan, representative for Culver's, introduced himself to the commission and thanked him for considering his request.

Chair Goracke asked if the proposed Culver's would be a second location or relocation of the existing Culver's. Mr. Van Houtan explained there would be two Culver's in Blaine.

Chair Goracke questioned how many employees the new Culver's would have. Mr. Van Houtan stated the new Culver's would have 50 to 60 employees.

Commissioner Halpern inquired if the new Culver's would put the other Culver's at risk. Mr. Van Houtan commented on the market study that was completed for this property, noting the surrounding three miles was studied. He reported each Culver's would have its own separate market.

Motion by Commissioner Homan to recommend approval of Planning Case 22-0083 based on the following conditions:

Case 22-0083:

- 1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.**
- 2. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.**

3. All signage requires a separate permit meeting the requirements of the zoning ordinance. The site will be limited to signage on two wall elevations.
4. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
5. The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use.
6. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit.
7. The outdoor dining area will be limited to no more than three tables and 12 seats in the outdoor dining area.
8. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
9. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
10. The parcel (outlot) will need to be final platted into a lot and block prior to any building permits being issued for the site and recording of the Conditional Use Permit.
11. City shall receive a copy of the issued Rice Creek Watershed Permit prior to the issuance of the building permit.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Aye: 4 - Homan, Goracke, Olson, and Halpern

Chair Goracke noted this would be on the agenda of the February 6, 2023 city council meeting.

**Public Hearing Case File No. 22-0084 // Silverstar Car Wash
(Midwest Fidelity Partners, LLC) // 9280 Baltimore Street NE.**

The applicant is requesting a conditional use permit for a car wash in a B-2 (Community Commercial) zoning district.

Attachments: [Attachments](#)

[Unapproved PC Minutes 01/10/23](#)

[Presentation](#)

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0084 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:12PM.

Jerry Neu, representative for the applicant, thanked the Commission for considering his request.

Chair Goracke requested further information on how the three lanes would feed into the car wash. Mr. Neu discussed how the lanes would divide patrons into three separate lanes before entering the single lane car wash.

Chair Goracke questioned how many employees the car wash would have. Mr. Neu reported the car wash would have four employees on site at all times.

Commissioner Halpern asked how this business would thrive considering there were other car washes and gas stations with car washes in the area. Mr. Neu explained an analytic program was used to find this lot and he believed this would be a great location for a car wash in Blaine.

Commissioner Olson expressed concern with the traffic in this area and anticipated the car wash would increase the traffic flow in this area. She questioned if the city took this into consideration prior to presenting this case to the planning commission.

Chair Goracke stated he had the same concerns and asked if Baltimore could handle additional traffic.

Project Engineer Teresa Barnes reported staff had taken this into consideration and noted this section of Baltimore could handle additional traffic. She explained a roundabout would be installed this year at 99th and Baltimore Street which would assist with improving traffic flow in this area.

Motion by Commissioner Halpern to recommend approval of Planning Case 22-0084 based on the following conditions:

Case 22-0084:

- 1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.**
- 2. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.**
- 3. All signage requires a separate permit meeting the requirements of the zoning ordinance. The building will be permitted to have wall signage on two elevations.**
- 4. A demolition permit is required to remove structures from the site. All structures to be removed prior to a building permit being issued for the site.**

5. City shall receive a copy of the issued Coon Creek Watershed Permit prior to the issuance of the building permit.

Motion seconded by Commissioner Olson. The motion passed 5-0.

Aye: 4 - Homan, Goracke, Olson, and Halpern

Chair Goracke noted this would be on the agenda of the February 6, 2023 city council meeting.

Adjournment

Adjournment time was 7:18PM.

Motion by Commissioner Olson to adjourn the regular planning commission meeting. Motion seconded by Commissioner Homan. The motion passed 5-0.