



**City of Blaine**  
**Anoka County, Minnesota**  
**Meeting Agenda - Final-revised**  
**City Council**

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

*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.*

---

Wednesday, January 19, 2022

7:30 PM

Council Chambers

---

1. **CALL TO ORDER BY THE MAYOR**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **AWARDS - PRESENTATIONS - ORGANIZATIONAL BUSINESS**
5. **COMMUNICATIONS**
6. **OPEN FORUM**

*Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.*

7. **ADOPTION OF AGENDA**
8. **APPROVAL OF CONSENT AGENDA:**

*All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.*

**8.-1**      [MO 22-013](#)      Schedule of Bills Paid

**Sponsors:** Huss

**Attachments:** [December 31, 2021 Bills Paid](#)

[December 31 ,2021 Subset of Bills Paid](#)

[January 7, 2022 Bills Paid](#)

[January 7, 2022 Subset of Bills Paid](#)

[December 2021 P/R Checks and Wire Transfers](#)

**8.-2**      [MO 22-014](#)      Approval of Minutes

**Sponsors:** Sorensen

**Attachments:** [12-20-21 Council Minutes](#)

[01-03-22 Workshop Minutes](#)

[01-03-22 Closed Workshop - Pending Litigation Discussion](#)

[01-03-22 Council Minutes](#)

**8.-3**      [ORD](#)  
[21-2490](#)      Second Reading

Amending Section 74-81(g) (4) g of the Municipal Code of the City of Blaine Establishing 2022 Park Dedication Fees

**Sponsors:** Krieger

**Attachments:** [2021 Comparative Park Dedication Fees](#)

**8.-4**      [RES](#)  
[22-006](#)      Granting Final Plat Approval to Subdivide Approximately 111 Acres into 180 Single-Family Lots and 10 Outlots to be Known as Lexington Waters at 13143 Lexington Avenue NE. MN Landco AREP Lexington Waters, LP (Case File No. 21-0089/SLK)

**Sponsors:** Sellman

**Attachments:** [Attachments](#)

**8.-5**      [MO 22-019](#)      Consider Approval of a Settlement Agreement Reached in the Larson Properties, LLC and Citi-Cargo & Storage Company, Inc. v. City of Blaine Civil Litigation

**Sponsors:** Thorvig

**Attachments:** [Final Settlement Agreement](#)

**9.**            **7:30 P.M. - PUBLIC HEARING AND ITEMS PUBLISHED FOR A CERTAIN TIME****9.-1**      [MO 22-015](#)      Approve Off-Sale 3.2 Malt Liquor and Tobacco and Tobacco Products Licenses for Kwik Trip, Inc DBA Kwik Trip #1136, 10880 Austin Street NE, Blaine MN

**Sponsors:** Sorensen

**Attachments:** [Kwik Trip #1136](#)

**10. DEVELOPMENT BUSINESS**

- 10.-1**     [ORD](#)             Second Reading  
              [22-2492](#)
- Granting a Rezoning from PBD (Planned Business District) to DF (Development Flex) for 3.06 Acres at 4313 Ball Road NE. BeeHive Blaine (Case File No. 21-0074/SLK)
- Sponsors: Sellman  
              Attachments: [Attachments](#)  
                              [Unapproved PC Minutes 121421](#)
- 10.-2**     [RES](#)             Granting a Conditional Use Permit to Allow for the Construction of an  
              [22-008](#)             approximately 14,235 Square Foot, 24-Unit Memory Care Facility in a DF (Development Flex) Zoning District at 4313 Ball Road NE. BeeHive Blaine (Case File No 21-0074/SLK)
- Sponsors: Sellman  
              Attachments: [Attachments](#)  
                              [Unapproved PC Minutes 121421](#)
- 10.-3**     [RES](#)             Granting Final Plat Approval of 3.06 Acres into One Lot to be Known as  
              [22-009](#)             Ball Road 3rd Addition at 4313 Ball Road NE. Sambatek, Inc. (Case File No. 21-0087/SAS)
- Sponsors: Sellman  
              Attachments: [Attachments](#)
- 10.-4**     [ORD](#)             Second Reading  
              [22-2491](#)
- Granting a Rezoning from B-2 (Community Commercial) to DF (Development Flex) for 1.79 Acres at 9280 Baltimore St NE. Suite Living of Blaine (Hampton Companies) (Case File No. 21-0071/SLK)
- Sponsors: Sellman  
              Attachments: [Attachments](#)  
                              [Unapproved PC Minutes 121421](#)
- 10.-5**     [RES](#)             Granting a Conditional Use Permit to Allow for the Construction of an  
              [22-010](#)             Approximately 21,000 Square Foot, 32-Unit Assisted Living and Memory Care Facility in a DF (Development Flex) Zoning District at 9280 Baltimore Street NE. Suite Living of Blaine (Hampton Companies) (Case File No 21-0071/SLK)
- Sponsors: Sellman  
              Attachments: [Attachments](#)  
                              [Unapproved PC Minutes 121421](#)

- 10.-6**     [ORD](#)  
              [22-2493](#)     Second Reading
- Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for 9.82 Acres at 1080 and 1100 113th Avenue NE. Alexander Woods 3rd Addition (Capital Trust Development LLC) (Case File No. 21-0077/EES)
- Sponsors: Sellman
- Attachments: [Attachments](#)
- [Unapproved PC Minutes 121421](#)
- 
- 10.-7**     [RES](#)  
              [22-011](#)     Granting Preliminary Plat Approval to Subdivide Approximately 9.82 Acres into 29 Lots and 2 Outlots to be Known as Alexander Woods 3rd Addition at 1080 and 1100 113th Avenue NE. (Capital Trust Development LLC) (Case File No. 21-0077/EES)
- Sponsors: Sellman
- Attachments: [Attachments](#)
- [Unapproved PC Minutes 121421](#)
- 
- 10.-8**     [RES](#)  
              [22-012](#)     Granting a Conditional Use Permit to Allow for the Construction of 29 Single Family Homes in a DF (Development Flex) Zoning District at 1080 and 1100 113th Avenue NE. Alexander Woods 3rd Addition (Capital Trust Development LLC) (Case File No. 21-0077/EES)
- Sponsors: Sellman
- Attachments: [Attachments](#)
- [Unapproved PC Minutes 121421](#)
- 
- 10.-9**     [ORD](#)  
              [22-2494](#)     Second Reading
- Granting Amendments to Revise and Update Sections of the Blaine Zoning Ordinance. City of Blaine (Case File No. 21-0080/EES)
- Sponsors: Sellman
- Attachments: [Zoning Ordinance](#)
- [Unapproved PC Minutes 121421](#)

- 10.-10**     [RES](#)     Summary Publication - Ordinance 22-2494, Amendments to Revise and  
[22-013](#)     Update Sections 29.030 Single Family (R-1), 29.040 Single Family  
(R-1AA), 29.050 Single Family (R-1A), 29.070 Two Family (R-2), 30.00 -  
Neighborhood Commercial (B-1), 30.10 - Community Commercial (B-2),  
30.20 - Regional Commercial (B-3), 30.30 - Office (B-4), 30.40 - Regional  
Recreation (RR), 30.50 - Planned Business District (PBD), 30.60 -  
Planned Business District - Airport (PBD-A), 30.70 - Planned Office  
District (POD), 30.80 - Town Commercial (B-5), 31.00 Light Industrial (I-1),  
31.10 Light Industrial (I-1A), 31.20 Heavy Industrial (I-2), 31.30 Heavy  
Industrial (I-2A), 33.08 Fences, 33.13 Parking, 33.14 Overhead Doors and  
Loading Spaces, and 34.07 - Permitted Signs - Permit Required of the  
Blaine Zoning Ordinance, City of Blaine (Case File No. 21-0080/EES)

**Sponsors:** Sorensen

- 10.-11**     [ORD](#)     First Reading  
[22-2495](#)     An Interim Ordinance for the 105th Avenue and Radisson Road  
Redevelopment Area. City of Blaine (Case File No. 22-0001/SAS)

**Sponsors:** Sellman

**Attachments:** [Exhibit A](#)

## **11.        ADMINISTRATION**

- 11.-1**     [RES](#)     Receive Feasibility Report and Order Public Hearing for the 2022 Street  
[22-014](#)     Reconstructions, Improvement Project No. 22-04

**Sponsors:** Schluender

**Attachments:** [2022 Street Reconstructions Location Map](#)

[22-04 FINAL Feasibility Report](#)

- 11.-2**     [RES](#)     Adopt the 2022 - 2026 Park Development Budget  
[22-015](#)

**Sponsors:** Huss and Bong

**Attachments:** [Parks Development 2022-2026](#)

[2022-2026 Park Development and Open Space - CIP](#)

- 11.-3**     [RES](#)     Adopt the 2022 - 2026 Open Space Budget  
[21-219](#)

**Sponsors:** Bong

**Attachments:** [2022 Open Space Budget](#)

[2022-2026 Park Development and Open Space - CIP](#)

- 11.-4      [MO 22-016](#)    Accept Quote from ISG Inc. for Professional Engineering and Design Services for a Band Shell and Restrooms at Aquatore Park in the amount of \$123,025.

**Sponsors:** Krieger

**Attachments:** [Band Shell Budget](#)  
[Proposal](#)

- 11.-5      [MO 22-017](#)    Approve 2022 Public Works Capital Equipment Purchases

**Sponsors:** Haukaas

**Attachments:** [2022 Capital Equipment Request](#)

- 11.-6      [MO 22-018](#)    Approve 2022 Safety Services Capital Equipment Purchases

**Sponsors:** Podany

12.        **OTHER BUSINESS**

13.        **ADJOURNMENT**