

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
February 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, February 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Member Gorzycki.

Staff Present: Shawn Kaye, Planner  
Elizabeth Showalter, Community Development Specialist  
Shelia Sellman, City Planner  
Teresa Barnes, Project Engineer

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**PUBLIC HEARINGS**

Item 4.3 – Case File No. 23-0001 – Public Hearing – The applicant is requesting a conditional use permit amendment that will allow up to 1,979 square feet of garage/accessory space and a 19-foot side yard setback for a garage addition in a RF (Residential Flex) zoned property.  
KEVIN SZOZDA, 3250 PHEASANT RUN NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0001 was opened at 7:43PM. As no one wished to appear, the public hearing was closed at 7:44PM.

Chair Goracke asked if staff received any comments or questions from the neighbors.

Planner Shawn Kaye reported she received one call from a neighbor asking questions about where the garage would be located and how it would be used.

Commissioner Olson questioned if the applicant reached out to the neighbors to make them aware of this request.

Kevin Szozda, 3250 Pheasant Run NE, stated he spoke to all of his surrounding neighbors and three of the neighbors within the Lakes. He explained all were very supportive of his request.

**Motion by Commissioner Homan to recommend approval of Planning Case 23-0001 based on the following conditions:**

Case 23-0001:

1. A building permit must be obtained prior to construction of the building.
2. The new accessory building space to be used for personal storage only.
3. The addition to the garage is limited to 1,302 square feet. The total square footage for garage/accessory building space is limited to 1,979 square feet.
4. The north property line is limited to a 19-foot side yard setback.
5. The proposed addition shall match the existing house construction in terms of architectural style, exterior color, and materials.
6. Surface water drainage around the new addition will be accounted for, and permission from the adjoining property will need to be obtained if necessary.

**Motion seconded by Commissioner Halpern. The motion passed 6-0.**

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