

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
December 13, 2022**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, December 13, 2022. Vice Chair Halpern called the meeting to order at 7:00PM.

Members Present: Vice Chair Halpern, Commission Members: Deonauth, Gorzycki, Olson, and Swanson.

Members Absent: Chair Goracke and Commission Member Homan.

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

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**PUBLIC HEARING**

Item 4.2 – Case File No. 22-0073 – Public Hearing – The applicant is requesting approval of a preliminary plat to subdivide 42.31 acres into four (4) lots and one outlot to be known as The Blaine Back 40.  
THE BLAINE BACK 40 (KE PROPERTIES LLC), 104<sup>TH</sup> LANE AND FLANDERS STREET NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0073 was opened at 7:18PM. As no one wished to appear, the public hearing was closed at 7:18PM.

**Motion by Commissioner Swanson to recommend approval of Planning Case 22-0073 based on the following conditions:**

Case 22-0073:

1. Park dedication will be due with the platting of Lot 2 Block 1 for that portion of the lot that has not paid park dedication in the past with the development of the existing building. The three new lots (Lots 1 and 3 Block 1 and Lot 1 Block 2) will be required to pay park dedication for the developable area on each parcel. Calculation for acreage to include all upland areas including areas to be used for drainage ponds. This fee shall be paid at the rate in effect at the time of the final plat, prior to release of mylars for recording at Anoka County.

2. Site plan approval per lot as each develops is required. Review of the proposed site plan will occur during building permit application. This includes meeting fire access and parking requirements.
3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the city prior to issuance of building permits.
4. The developer will be responsible for Trunk Sanitary Sewer area charges that become due with platting for upland acreage. The 2022 rate for Sanitary Sewer District 6 is \$6,619.00 per upland acre and will be applied to the acreage platted, this phase is proposing to develop 12 acres of upland for a total sewer area charge of \$79,428. The rate in effect at time of payment will be applied.
5. Execution and recording of a development agreement which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

**Motion seconded by Commissioner Gorzycki. The motion passed 5-0.**

Vice Chair Halpern noted this would be on the agenda of the January 4, 2023 city council meeting.