

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
November 9, 2021**

The Blaine planning commission met in the City Hall Chambers on Tuesday, November 9, 2021. Chair Ouellette called the meeting to order at 7:00PM.

Members Present: Commission Members: Deonauth, Goracke, Halpern, Homan, Olson, Villella, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: None.

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

NEW BUSINESS

Item 4.3 – Case File No. 21-0070 – Public Hearing – The city is proposing a code amendment to the FR (Farm Residential), RE (Residential Estate), R-1 (Single Family) and DF (Development Flex) zoning districts and Section 33 (Performance Standards) to allow accessory dwelling units in single family districts.
CITY OF BLAINE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0070 was opened at 7:22PM.

Chair Ouellette noted for the record receipt of a letter from Rob Lucy stating his neighbor just moved and may have been able to remain in his home if ADUs were allowed.

The public hearing was closed at 7:23PM.

Commissioner Villella stated he fully supported this code amendment going forward. He asked what neighboring cities were doing regarding ADUs.

Community Development Specialist, Elizabeth Showalter explained adjacent cities have not adopted ADU ordinances, but noted Burnsville and Plymouth have ordinances in place. She stated Fridley was in the process of approving an ADU ordinance.

Commissioner Halpern requested further information regarding the type of housing was in the R-1B zoning district.

Community Development Specialist, Elizabeth Showalter reported the R-1B zoning district applied primarily to The Sanctuary neighborhood. She reported attached ADUs would be allowed in The Sanctuary, but detached units would not be allowed due to the restrictions on detached accessory buildings in general.

Commissioner Halpern questioned if density would become a concern if a number of homeowners had ADU's within the same neighborhood.

Community Development Specialist, Elizabeth Showalter stated generally utilization has been minimal in other communities due to the cost of building an ADU.

Motion by Commissioner Vilella to recommend approval of Planning Case 21-0070, the proposed code amendment to the FR (Farm Residential), RE (Residential Estate), R-1 (Single Family), R-1AA (Single Family), R-1A (Single Family), R-1B (Single Family) and DF (Development Flex) zoning districts and Section 33 (Performance Standards) to allow accessory dwelling units in single family districts. Motion seconded by Commissioner Goracke. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the December 6, 2021 city council meeting.