

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
April 13, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, April 13, 2021. Vice Chair Goracke called the meeting to order at 7:00PM. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Goracke, Halpern, Homan, Olson, and Vilella. Also present was Adjunct Member Drew Brown.

Members Absent: Chair Ouellette and Commissioner Deonauth.

Staff Present: Shawn Kaye, Associate Planner
Elizabeth Showalter, Community Development Specialist
Teresa Barnes, Project Engineer
Cathy Sorensen, City Clerk
Patricia Robinson, Administrative Assistant

NEW BUSINESS

Item 4.1 – Case File No. 21-0016 – Public Hearing – The applicant is requesting the following:

- A. Waiver of platting to subdivide a parcel of land (Parcel 2) into two separate parcels as part of a land exchange for Turfco Manufacturing ownership partners. The northeast portion of Parcel 2 will then be combined with the adjacent parcel to the west (Parcel 1).
- B. A conditional use permit amendment for a zero lot line for a building, driveway, and shared parking in an I-2 (Heavy Industrial) zoning district. TURFCO MANUFACTURING, INC., 1655 101ST AVENUE NE.

The report to the planning commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 21-0016 was opened at 7:08PM. As no one wished to appear, the public hearing was closed at 7:09PM.

George Kinhead, President of Turfco Manufacturing, thanked the commission for considering his request. He stated he was looking forward to completing a third expansion in the city of Blaine.

Motion by Commissioner Vilella to recommend approval of Planning Case 21-0016A a waiver of platting to subdivide a parcel of land (Parcel 2) into two separate parcels based on the following conditions:

Case 21-0016A:

1. Waiver of platting to be recorded at Anoka County.
2. The northeast portion of Parcel 2 that is created from the lot split must be combined with existing Parcel 1.
3. Approval contingent upon approval of the zero lot line conditional use permit.
4. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of the waiver of platting to subdivide a parcel of land into two separate parcels as part of a land exchange.

Motion by Commissioner Vilella to recommend approval of Planning Case 21-0016B a conditional use permit for a zero lot line for a building, driveway, and shared parking based on the following conditions:

Case 21-0016B:

1. Owners of both parcels of land to enter into a shared access and maintenance agreement for parking and driveways.
2. Conditional use permit does not replace the previous conditional use permits granted to Turfco Manufacturing, Inc. (Resolution No. 95-140 and 97-188).

Motion seconded by Commissioner Halpern. A roll call vote was taken. The motion passed 5-0.

Vice Chair Goracke noted this would be on the agenda of the May 3, 2021 city council meeting.