

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

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 9, 2021. Chair Ouellette 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: 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
 Lori Johnson, City Planner
 Elizabeth Showalter, Community Development Specialist
 Teresa Barnes, Project Engineer
 Patricia Robinson, Administrative Assistant

APPROVAL OF MINUTES

Motion by Commissioner Goracke to approve the minutes of February 9, 2021, as presented. Motion seconded by Commissioner Homan. A roll call vote was taken. The motion passed 7-0.

OLD BUSINESS

None.

NEW BUSINESS

Item 4.6 – Case File No. 21-0007 – Public Hearing – The applicant is requesting the following:

- 1.) Comprehensive land use amendment for HI (Heavy Industrial) to LI (Light Industrial).

2.) Rezoning from I-2 (Heavy Industrial) to I-1 (Light Industrial).
CITY OF BLAINE, 10201 XYLITE STREET NE.

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0007 was opened at 8:23PM.

Mark Roar, 10325 Xylite Street and 2660 103rd Court, explained both of his properties back up to the subject property. He indicated the zoning on this property goes against the League of Minnesota Cities guidance for zoning transitions. He understood the property needed to be developed and appreciated the fact that the city was proposing a compromise that would take into consideration the concerns of the adjacent neighborhood.

The public hearing was closed at 8:25PM.

Chair Ouellette stated at one time the Sanctuary property was zoned FR (Farm Residential).

City Planner, Lori Johnson reported this was the case.

Commissioner Olson asked if property owner had plans for the site.

City Planner, Lori Johnson explained this was a city initiated rezoning.

Motion by Commissioner Goracke to recommend approval of Planning Case 21-0007 a rezoning and land use amendment of 10201 Xylite Street to I-1 (Light Industrial) and LI (Light Industrial) based on the following rationale:

Case 21-0007:

1. Given this site's proximity to the residential homes to the north, the heavy industrial uses of the I-2 (Heavy Industrial) zoning district and corresponding land use of HI (Heavy Industrial), are not compatible with or conducive to the welfare of the residential neighborhood.
2. The I-1 (Light Industrial) zoning and the LI (Light Industrial) land use provides the opportunity for the property to be developed with no outside storage uses and uses that are more compatible with the residential neighborhood to the north.

3. The light industrial development market is strong right now in Minnesota and there are likely to be interested developers that do not need the heavy industrial uses of the current zoning district and land use classification.

Motion seconded by Commissioner Halpern. A roll call vote was taken. The motion passed 6-0-1 (Commissioner Villella abstained).

Chair Ouellette noted this would be on the agenda of the April 5, 2021 city council meeting.