

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

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 13, 2021. Vice Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Member Deonauth and Chair Ouellette.

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

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**NEW BUSINESS**

Item 4.6 – Case File No. 21-0046 – Public Hearing – The City is requesting the following items:

- a) Code amendment to create a new B-5 (Commercial) zoning district.
- b) Rezoning of various properties from B-1 (Neighborhood Business) and FR (Farm Residential) to B-5 (Commercial).
- c) Comprehensive plan land use amendment to change certain properties from LDR (Low Density Residential) and PI/PC (Planned Industrial/Planned Commercial) to PC (Planned Commercial).

CITY OF BLAINE.

The report to the planning commission was presented by Erik Thorvig, Community Development Director. The public hearing for Case File 21-0046 was opened at 9:05PM.

Mark Kimble, representative for the property at 12064 Lexington Avenue, asked how this zoning would affect the residents that were living in the area.

Community Development Director, Erik Thorvig explained he spoke to a realtor yesterday because he understood this property was for sale. He noted if the property were rezoned to B-5 the existing house would be legal non-conforming. He reported this meant the house could stay in perpetuity, but would provide more options in the future for commercial development.

Mr. Kimble questioned how quickly the area would begin to redevelop into commercial uses.

Community Development Director, Erik Thorvig stated this would begin anytime after the properties were rezoned.

The public hearing was closed at 9:08PM.

Vice Chair Goracke asked if the commission had any comments on the four options presented by staff. He inquired if the commission supported gas stations, convenience stores or fast food in this area. He stated he supported gas stations and did not recommend the council put any restrictions on fast food. He indicated the restaurant market was changing and he did not support the city putting any restrictions in place for fast food restaurants.

Commissioner Halpern agreed restrictions should not be put in place when it comes to fast food. He stated this was a volatile market at this time due to COVID. He indicated he supported Option 2, which limits fast food restaurants to multitenant buildings, to allow for better reuse of buildings if a restaurant goes out of business.

Commissioner Villella commented he was against gas stations. He believed the city had enough gas stations already.

Commissioner Halpern agreed.

Commissioner Villella agreed with Commissioner Halpern's comments on fast food.

Commissioner Olson questioned how the city could limit gas stations in this area, but not in other areas in Blaine. She suggested gas stations and fast food be made a CUP in this area to allow them to be reviewed on a case by case basis, and noted that fast food restaurants are popular. She was of the opinion a large standalone

restaurant would not fit in this area, but supported fast food in multitenant buildings.

Commissioner Homan stated she supported gas stations and recommended fast food be limited to multitenant buildings.

Commissioner Villella thanked the city council and staff for having a strategic vision for this area of Blaine.

**Motion by Commissioner Villella to recommend approval of Planning Case 21-0046 a code amendment to create a new B-5 (Commercial) zoning district, approval of a rezoning of various properties from B-1 (Neighborhood Business) and FR (Farm Residence) to B-5 (Commercial), and approval of a comprehensive land use plan amendment to change certain properties from LDR (Low Density Residential) and PI/PC (Planned Industrial/Planned Commercial) to PC (Planned Commercial). Motion seconded by Commissioner Olson. The motion passed 5-0.**

Vice Chair Goracke noted this would be on the agenda of the August 2, 2021 city council meeting.