

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
November 10, 2020**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, November 10, 2020. 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: Lori Johnson, City Planner
Teresa Barnes, Project Engineer
Eric Thorvig, Community Development Director

APPROVAL OF MINUTES

Motion by Commissioner Homan to approve the minutes of October 13, 2020, as presented. Motion seconded by Commissioner Olson. A roll call vote was taken. The motion passed 7-0.

OLD BUSINESS

None.

NEW BUSINESS

Item 4.1 – Case File No. 20-0033 – Public Hearing – The applicant is requesting a conditional use permit to occupy and operate a church in a PBD (Planned Business District) zoning district.

THE HOLY CHRISTIAN CHURCH INTERNATIONAL, 3785 PHEASANT RIDGE DRIVE NE.

The report to the Planning Commission was presented by Lori Johnson, City Planner. The public hearing for Case File 20-0033 was opened at 7:09PM.

Wayne Felton, pastor of The Holy Christian Church International, introduced himself to the Commission. He commented on the growth and expansion that was occurring in Blaine and stated he was grateful for the opportunity to become a part of this community. He noted he oversees over 700 churches around the world. He explained his organization provides training to

these churches throughout the year, which would be great for Blaine. He commented further on how his church serves the community and thanked the Commission for their consideration.

The public hearing was closed at 7:15PM.

Chair Ouellette stated this was a nice location for the proposed church.

Motion by Commissioner Goracke to recommend approval of Planning Case 20-0033 based on the following conditions:

Case 20-0033:

1. The church is limited to the proposed use as described in the narrative submitted with the application for the conditional use permit. No sleeping accommodations can be created in this building for use during the “convocation” event or at any other time.
2. If the church deviates from the use as described in the submitted narrative, a conditional use permit amendment will be required.
3. The city will monitor traffic levels and patterns for the church and reserves the right to require the church to provide on-site traffic management should the need arise at some point in the future.
4. Temporary uses, such as outdoor events, are not permitted without a specific CUP amendment or Special Events License.
5. Permanent signage requires a separate sign permit approval process.
6. The applicant must obtain a certificate of occupancy from the city prior to occupying this building.

Motion seconded by Commissioner Olson. A roll call vote was taken. The motion passed 7-0.

Chair Ouellette noted this would be on the agenda of the December 7, 2020 City Council meeting.