

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
July 12, 2022**

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 12, 2022. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members: Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members: Deonauth, Halpern, and Olson.

Staff Present: Shelia Sellman, City Planner  
Teresa Barnes, Project Engineer

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**NEW BUSINESS**

Item 4.1 – Case File No. 22-0041 – Public Hearing – The applicant is requesting a preliminary plat to subdivide two lots and one outlot into two lots to be known as Perry Heathfield Preserve.  
LAKE & LAND SURVEYING, INC., 11511 7<sup>TH</sup> STREET NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 22-0041 was opened at 7:03PM.

Holly Berg, 11482 Terrace Road NE, asked if the trees lining her backyard would be removed.

Chair Goracke recommended the applicant speak to this question.

The public hearing was closed at 7:05PM.

Gene Perry, 11511 7<sup>th</sup> Street, stated he would be splitting his lot. He indicated there was no plans to change anything. He reported this lot was within the watershed and was not buildable. He explained for tax purposes he was splitting the lot.

**Motion by Commissioner Homan to recommend approval of Planning Case 22-0041 based on the following conditions:**

Case 22-0041:

1. The driveways associated with both existing lots to be modified to be located entirely on the respective properties and meet 3-foot side yard setbacks prior to release of mylars for recording.
2. Accessory buildings exceeding the two allowed per property in the R-1 (Single Family) zoning district shall be removed prior to release of mylars for recording. If the property owners obtain a Conditional Use Permit (CUP) to allow for additional accessory buildings, additional accessory buildings as permitted by the CUP may remain.
3. The developer is responsible for recording the plat mylars with Anoka County.

**Motion seconded by Commissioner Swanson. The motion passed 4-0.**

Chair Goracke noted this would be on the agenda of the August 1, 2022 city council meeting.