

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
January 10, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, January 10, 2023. Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members: Halpern, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Members: Deonauth and Gorzycki.

Staff Present: Shawn Kaye, Planner
Teresa Barnes, Project Engineer

PUBLIC HEARINGS

Item 4.2 – Case File No. 22-0084 – Public Hearing – The applicant is requesting a conditional use permit for a car wash in a B-2 (Community Commercial) zoning district.
SILVERSTAR CAR WASH (MIDWEST FIDELITY PARTNERS, LLC), 9280 BALTIMORE STREET NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0084 was opened at 7:11PM. As no one wished to appear, the public hearing was closed at 7:12PM.

Jerry Neu, representative for the applicant, thanked the Commission for considering his request.

Chair Goracke requested further information on how the three lanes would feed into the car wash. Mr. Neu discussed how the lanes would divide patrons into three separate lanes before entering the single lane car wash.

Chair Goracke questioned how many employees the car wash would have. Mr. Neu reported the car wash would have four employees on site at all times.

Commissioner Halpern asked how this business would thrive considering there were other car washes and gas stations with car washes in the area. Mr. Neu explained an analytic program was used to find this lot and he believed this would be a great location for a car wash in Blaine.

Commissioner Olson expressed concern with the traffic in this area and anticipated the car wash would increase the traffic flow in this area. She questioned if the city took this into consideration prior to presenting this case to the planning commission.

Chair Goracke stated he had the same concerns and asked if Baltimore could handle additional traffic.

Project Engineer Teresa Barnes reported staff had taken this into consideration and noted this section of Baltimore could handle additional traffic. She explained a roundabout would be installed this year at 99th and Baltimore Street which would assist with improving traffic flow in this area.

Motion by Commissioner Halpern to recommend approval of Planning Case 22-0084 based on the following conditions:

Case 22-0084:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
3. All signage requires a separate permit meeting the requirements of the zoning ordinance. The building will be permitted to have wall signage on two elevations.

4. A demolition permit is required to remove structures from the site. All structures to be removed prior to a building permit being issued for the site.
5. City shall receive a copy of the issued Coon Creek Watershed Permit prior to the issuance of the building permit.

Motion seconded by Commissioner Olson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the February 6, 2023 city council meeting.