

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
May 11, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, May 11, 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, Olson, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: Commission Members Homan and Villella.

Staff Present:       Lori Johnson, City Planner  
                          Teresa Barnes, Project Engineer  
                          Pat Robinson, Planning and Economic Development Assistant

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**NEW BUSINESS**

Item 4.1 – Case File No. 21-0034 – Public Hearing – The applicant is requesting a conditional use permit for the establishment of a new outdoor dining area (backyard park) in a B-2 (Community Commercial) zoning district. THE ROADSIDE (ELEVATE DEVELOPMENT GROUP), 12530 ULYSSES STREET NE.

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0034 was opened at 7:08PM.

Corey Burstad, Elevage Development Group, thanked the Commission for considering his request. He discussed how The Roadside has become a family friendly restaurant for the neighborhood. He commented on how The Roadside has evolved over the years and explained he would like to use the backyard park area for outdoor dining. He described the investment he has made into this business and explained he was working to elevate this restaurant for himself and his patrons. He stated he was willing to talk with the neighbors that had concerns about his business.

Chair Ouellette encouraged Mr. Burstad to speak with the neighbors after the meeting outside the Council Chambers in order to hear their concerns.

Walid Kandil, 12603 Lincoln Street NE, explained he sent an email to the city regarding his concerns. He stated the restaurant was quite loud and visitors use inappropriate language. He reported this restaurant was not safe for his kids. He discussed how his property value had been adversely impacted by this restaurant. He stated he spoke with 20 homeowners and had a petition. He explained this petition was full of signatures of homeowners that object to the noise being generated by the restaurant. He stated he has lived in the neighborhood for the past three years and he also had concerns with the traffic in the area. He indicated restaurant parking was spilling out into the neighborhood in front of his house. He asked that this not be allowed.

Scott Scherer, 12654 Lincoln Street, questioned if The Roadside could have signage to point cars to the overflow parking area in order to keep them out of the neighborhood.

Baquar Khan, 12674 Johnson Street, stated he was also concerned about the traffic from the restaurant that was spilling over into the adjacent neighborhood. He indicated this was a dead end neighborhood and he did not want extra traffic from The Roadside parking on both sides of the street. He reported this was a safety concern for his family.

The public hearing was closed at 7:24PM.

Commissioner Goracke asked if there was a way to have overflow parking addressed by the property owner.

City Planner, Lori Johnson suggested the applicant speak to this issue. She reported the Commission could add a conditional of approval, requiring the applicant to provide directional signage for overflow parking.

Mr. Burstad explained when he remodeled the interior of the restaurant, he took away almost 40 seats and this has been replaced with a walk up counter and smoke house. He commented on how he was proposing to shift these 40 indoor seats to outdoor seating. He described how he was using technology to make his site more efficient. He indicated he has not seen cars parking in the neighborhood and

stated he would like to hear more about this. He questioned if the cars on Lincoln Street were from his restaurant or from the ice cream shop.

Commissioner Halpern asked if any additional parking stalls would be added around the outdoor dining area. He questioned what would be done to address the noise concerns.

Mr. Burstad reported he brought in a landscape architect for this project. He commented that a fence may create sight line concerns. He indicated he was currently meeting the City's parking requirements for this property. He was of the opinion that this property had the right balance of parking lot and restaurant space.

Commissioner Olson stated this was a tremendous establishment, and it is busy at times. She anticipated once COVID was over, the parking concerns may increase. She suggested signage be posted on the neighborhood streets to keep restaurant patrons from spilling over onto the streets. She agreed that a fence should not be installed noting this would create sight line concerns. She suggested a fence be considered along the north side of 126<sup>th</sup> Avenue to offer screening for these residents from the new lights and outdoor activities.

City Planner, Lori Johnson reported staff would not have been comfortable with this request except for the fact 40 indoor seats had been removed in order to accommodate the outdoor dining. She reiterated that the applicant was meeting the city's parking requirements. She stated she could not recall a time where the city has required a property owner to install a fence on someone else's property.

Commissioner Olson supported overflow signage parking being put onsite to assist with directing traffic.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0034 based on the following conditions:**

Case 21-0034:

1. The outdoor dining area is limited to the landscaped area identified on the site plan presented for this application, and there can be no more than 50 seats in the outdoor dining area.

2. The outdoor dining area shall be open no later than 10PM Sunday through Thursday and 11PM Friday and Saturday.
3. All other conditions of Resolution 13-105 to remain in place and unchanged.
4. The applicant be required to install overflow parking directional signs.

**Motion seconded by Commissioner Olson. A roll call vote was taken. The motion passed 5-0.**