



City of Blaine

Anoka County, Minnesota

Meeting Agenda - Final

Planning Commission

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Blaine City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may, for other reasons, postpone final action on an application. For each item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss and act on the application.

Tuesday, April 10, 2018

7:00 PM

Council Chambers

1. Roll Call

2. Approval of Minutes

[TMP](#) Approval of March 13, 2018 Planning Commission Minutes
[18-243](#)

3. Old Business

3.1 2017/2018 Planning Commission Adjourns Sine Die

3.2 Administration of Oaths of Office - Joe Ouellette, Terri Homan, Jason Halpern and Alan Goracke

3.3 Resumption of Adjourned Meeting

3.4 Roll Call - 2018/2019 Planning Commission

4. New Business

4.1 [TMP](#) Public Hearing Case File No. 18-0014 // David Spalding // 12017
[18-187](#) Washington Street NE

The applicant is requesting a Conditional Use Permit to allow for three (3) accessory structures in an R-1(Single Family) zoning district.

- 4.2 [TMP](#) Public Hearing Case File No. 18-0017 // Joseph and Amanda Prosek //
 [18-189](#) 4851 114th Lane NE
- The applicant is requesting a Conditional Use Permit to allow for a 2,000 square foot detached garage, with a total of 2,950 square feet of accessory garage space, and to allow an accessory building to be located in the front yard in an FR (Farm Residential) zoning district.
- 4.3 [TMP](#) Public Hearing Case File No. 16-0035 // Elevage Development Group //
 [18-194](#) 10611 & 10673 Baltimore Street NE
- The applicant is requesting the approval of a RLS (Registered Land Survey) to create a new lot in Baltimore 2nd Addition.
- 4.4 [TMP](#) Public Hearing Case File No. 18-0019 // City of Blaine // 10729 Town
 [18-191](#) Square Drive NE
- The City is proposing a Preliminary Plat to subdivide 7.4 acres into one (1) lot and one (1) outlot in order to construct a multi-tenant office building on Lot 1 to be known as Town Square Village 2nd Addition.
- 4.5 [TMP](#) Public Hearing Case File No. 18-0020 // Greenspaces, LLC // 10729 Town
 [18-192](#) Square Drive NE
- The applicant is requesting a Conditional Use Permit to allow for construction of a 17,577 square foot office/medical building in a DF (Development Flex) Zoning District.
- 4.6 [TMP](#) Public Hearing Case File No. 17-0026 // Wellington Management, Inc. //
 [18-128](#) 10840 Lexington Avenue NE
- The applicant is requesting a Preliminary Plat to subdivide 80 acres into 10 lots and 1 (one) outlot to be known as Lexington Meadows.
- 4.7 [TMP](#) Public Hearing Case File No. 18-0011 // Dominion // 10840 Lexington
 [18-129](#) Avenue NE
- The applicant is requesting a Conditional Use Permit to allow for the construction of a 192 unit senior, independent living, affordable housing project in a PBD (Planned Business District).

- 4.8 [TMP](#) Public Hearing Case File No. 17-0058 // Park Construction Company //
 [18-054](#) 10201 Xylite Street NE

The applicant is requesting the following:

- a) A Preliminary Plat to subdivide an 18.5 acre outlot into one (1) lot to be known as Park Place.
- b) A Conditional Use Permit to allow for multiple buildings on one lot, contractor yard with outside storage of materials and equipment, periodic crushing of concrete demolition materials, parking lot lighting up to 25-feet in height and special purpose fencing along the site's border.

- 4.9 [TMP](#) Public Hearing Case File No. 18-0018 // Exit Realty Nexus // 3500 131st
 [18-193](#) Avenue NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex)
- b) Preliminary Plat to subdivide 10.07 acres into 16 single-family lots and 2 outlots to be known as Cottagewood Cove.
- c) A Conditional Use Permit to allow for construction of 16 single family homes in a DF (Development Flex) zoning district.

- 4.10 [TMP](#) Public Hearing Case File No. 18-0006 // Tyr Development, LLC // 117th
 [18-065](#) Avenue/Ulysses Street NE

The applicant is requesting the following:

- a) Comprehensive Land Use Plan Amendment from MDR (Medium Density Residential)/LDR (Low Density Residential) to HDR (High Density Residential)
- b) Rezoning from FR (Farm Residential) to DF (Development Flex)
- c) Preliminary Plat to subdivide 12.86 acres into 2 (two) lots to be known as Cedar Point Apartments.
- d) Conditional Use Permit to allow for the construction of 2 (two) apartment buildings with a total of 200 units on two adjacent lots in a DF (Development Flex) zoning district. The apartment building on the north lot of this plat will have 150 units while the south building will have 50 units.

- 4.11 [TMP](#) Public Hearing Case File No. 18-0024 // City of Blaine
 [18-216](#)

The City is requesting a Comprehensive Plan Amendment that will allow for the City's sewer boundary to change in the area of 131st Avenue and Legacy Creek Parkway. The boundary line will be adjusted to include approximately 140 acres in Sewer District 6

4.12

[TMP](#)
[18-217](#)

Public Hearing Case File No. 18-0025 // City of Blaine

The City is requesting a Comprehensive Land Use Plan Amendment to change the current land use of 40 acres from HDR (High Density Residential)/MDR (Medium Density Residential)/CC (Community Commercial) to HDR/PC (High Density Residential/Planned Commercial) on the southwest corner of 125th Avenue NE/Jefferson Street