



# 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.*

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Tuesday, August 8, 2017

7:00 PM

Council Chambers

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1. Roll Call

2. Approval of Minutes

[TMP](#)  
[17-0390](#)

Approval of June 13, 2017 and July 11, 2017 Planning Commission Minutes

3. Old Business

4. New Business

4.1 [TMP](#)  
[17-0382](#)

Public Hearing Case File No. 17-0032 // Glenn Thoeny // 4152 Flowerfield Road NE

The applicant is requesting a Conditional Use Permit to allow for the reconstruction of an existing, 440 square foot, detached garage located in the R-1 (Single Family) zoning district. There is currently an attached garage, which totals 676 square feet. The addition would raise the existing detached garage up 6 feet in height. The square footage would remain the same and would allow for up to 1,116 square feet in total garage area.

4.2 [TMP](#)  
[17-0394](#)

Public Hearing Case File No. 17-0035 // Christopher Russo // 1250 130th Avenue NE

The applicant is requesting a Conditional Use Permit to allow for 1,189 square feet of total garage/accessory space.

- 4.3      [TMP](#)      Public Hearing Case File No. 17-0034 // Sarah Bartell // 11772 Jefferson  
[17-0387](#)      Street NE

The applicant is requesting a Conditional Use Permit to allow for the construction of a 240 square foot detached structure to be used for a home occupation. The applicant wishes to operate a small photography office/studio in the structure. The conditional use permit would also allow for more than two accessory structures on the lot.

- 4.4      [TMP](#)      Public Hearing Case File No. 17-0031 // Bob Taylor // 11802 Lexington  
[17-0383](#)      Avenue NE

The applicant is requesting a Conditional Use Permit to allow for a home occupation in the FR (Farm Residential) zoning district. The home occupation will consist of small engine repair work and an online store for the sale of used, small engine parts.

- 4.5      [TMP](#)      Public Hearing Case File No. 17-0027 // Bev Folstrom // 249 Oak Park  
[17-0388](#)      Drive NE

The applicant is requesting a two-foot variance to the six-foot maximum fence height zoning ordinance requirement for the R-1(Single Family) district. The fence would be located on a portion of the applicant's east property line and the applicant is proposing an eight-foot high fence.

- 4.6      [TMP](#)      Public Hearing Case File No. 17-0033 // Metropolitan Airports  
[17-0389](#)      Commission // 2180 105th Avenue NE

The applicant is requesting a Preliminary Plat to subdivide 36.53 acres into one lot and two outlots to be known as Airport Park.

- 4.7      [TMP](#)      Public Hearing Case File No. 17-0036 // Kwik Trip, Inc. // 10500  
[17-0393](#)      Radisson Road NE

The applicant is requesting the following:

- a) Rezoning from I-2 (Heavy Industrial) to PBD (Planned Business District).
- b) Preliminary Plat approval to plat two existing lots (2.9 acres) into one (1) lot.
- c) Conditional Use Permit to allow for gasoline sales, a carwash, and outdoor dining in a PBD (Planned Business District) zoning district.