



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, January 9, 2018

7:00 PM

Council Chambers

1. Roll Call

2. Approval of Minutes

[TMP](#)
[18-018](#)

Approval of December 12, 2017 Planning Commission Minutes

3. Old Business

4. New Business

- 4.1 [TMP](#) Public Hearing Case File No. 17-0055 // Robert and Elizabeth Carlson //
[17-0705](#) 11016 Flanders Court NE

The applicant is requesting a Conditional Use Permit Amendment to allow for 1,666 square feet of attached accessory garage space as part of a new home to be constructed in an RF (Residential Flex) zoning district. The CUP is required for accessory building space in excess of 1,200 square feet.

- 4.2 [TMP](#) Public Hearing Case File No. 17-0062 // Eagle Brook Church // 3603 95th
[17-0710](#) Avenue NE

The applicant is requesting a Conditional Use Permit Amendment to allow for the construction of an approximately 22,000 square foot addition (1,492 seat auditorium), parking lot expansion to an existing church, and a zero lot line establishing a shared driveway access between sites in a PBD (Planned Business District) Zoning District.

- 4.3 [TMP](#) Public Hearing Case File No. 17-0052 // Anoka-Hennepin School
[17-0712](#) District/Anderson-Johnson Associates, Inc. // 12576 Lever Street NE

The applicant is requesting the following:

- a) Rezoning of property from FR (Farm Residential) to DF (Development Flex).
- b) Conditional Use Permit to allow for the construction of a new K-5 elementary school in a DF (Development Flex) zoning district.

- 4.4 [TMP](#) Public Hearing Case File No. 17-0047 // James Talus // 11059 Buchanan
[17-0711](#) Road NE

The applicant is requesting the following

- a) Rezone 1.6 acres from R-1 (Single Family) to DF (Development Flex).
- b) Preliminary Plat approval to subdivide 3.13 acres into 6 lots to be known Talus Addition.
- c) Conditional Use Permit to allow for the construction of 5 new single family homes within the plat.

- 4.5 [TMP](#) Public Hearing Case File No. 17-0046 // N and D Management, LLC //
[17-0704](#) 1041 109th Avenue NE

The applicant is requesting the following:

- a) Comprehensive Land Use Plan Amendment from CC (Community Commercial) to LDR (Low Density Residential).
- b) Rezoning from B-2 (Community Commercial) to DF (Development Flex).
- c) Preliminary Plat to subdivide 21.76 acres into 50 single family lots, two commercial lots, and six (6) outlots to be known as Creekside Village.
- d) Conditional Use Permit to allow for construction of 50 single family homes.