



**City of Blaine**  
**Anoka County, Minnesota**  
**Meeting Agenda - Final**  
**Planning Commission**

10801 Town Square Dr.  
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, September 9, 2014

7:00 PM

Council Chambers

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1. Roll Call

2. Approval of Minutes - August 13, 2014

[TMP](#)  
[14-1890](#)

August 13, 2014 Planning Commission Minutes

*Attachments:* [August 13 PC Minutes](#)

3. Old Business

4. New Business

4.1 [TMP](#)  
[14-1793](#)

Public Hearing Case File No. 14-0041 // David Milne // 2702 Deer Ridge NE

The applicant is requesting a conditional use permit to allow up to 3,000 square feet of garage space in a RF (Residential Flex) zoning district. The existing attached garage is approximately 1,370 square feet and the proposed detached garage is 1,630 square feet.

*Attachments:* [Attachments](#)

4.2 [TMP](#)  
[14-1880](#)

Public Hearing Case File No. 14-0052 // Starbucks // 1384 109th Avenue NE

The applicant is requesting a conditional use permit to allow for outdoor dining consisting of three tables and six chairs.

*Attachments:* [Attachments](#)

- 4.3 [TMP](#)  
[14-1856](#) Public Hearing Case File No. 14-0047 // Blaine Kennels, Inc. // 10193  
Flanders Street NE

The applicant is requesting a conditional use permit to build a 1,200 square foot detached garage/accessory building in an I-1 (Light Industrial) zoning district for the existing night watchman/residence on site.

**Attachments:** [Attachments](#)

- 4.4 [TMP](#)  
[14-1857](#) Public Hearing Case File No. 14-0048 // Chain of Lakes Church // 10130  
Davenport Street NE

The applicant is requesting a conditional use permit to operate a church in a PBD (Planned Business District) zoning district.

**Attachments:** [Attachments](#)

- 4.5 [TMP](#)  
[14-1858](#) Public Hearing Case File No. 14-0049 // Tracks BJJ // 1630 101st  
Avenue NE, Suite 140 and 150

The applicant is requesting a conditional use permit to operate a Brazilian Jiu Jitsu training facility in an I-2 (Heavy Industrial) zoning district.

**Attachments:** [Attachments](#)

- 4.6 [TMP](#)  
[14-1859](#) Public Hearing Case File No. 14-0050 // Summit Land // 12701 Harpers  
Street NE

The applicant is requesting the following:

- a) Preliminary plat approval to subdivide 4.50 acres into 14 single family lots to be known as Sarah Jean Estates.
- b) Conditional use permit to allow for construction of 14 single family homes in a DF (Development Flex) zoning district.

**Attachments:** [Attachments](#)

- 4.7 [TMP](#)  
[14-1860](#) Public Hearing Case File No. 14-0051 // JEA Senior Living // Ulysses  
Street/Ulysses Lane NE

The applicant is requesting the following:

- a) Rezoning from PBD (Planned Business District) to DF (Development Flex).
- b) Conditional use permit to allow for construction and operation of a 66 bed memory care facility in a DF (Development Flex) zoning district.

**Attachments:** [Attachments](#)

- 4.8 [TMP](#)  
[14-1885](#) Public Hearing Case File No. 14-0053 // City of Blaine

The City is proposing a code amendment to the B-2 (Community Commercial) and the I-2 (Heavy Industrial) zoning districts to allow for indoor sales of vehicles as a conditional use.