



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.

Tuesday, December 10, 2013

7:00 PM

Council Chambers

1. Roll Call

2. Approval of Minutes

[TMP](#) November 12, 2013 Planning Commission Minutes
[13-1355](#)

3. Old Business

4. New Business

4.1 [TMP](#) Public Hearing Case File No. 13-0062 // Nathan Raich // 3106 & 3122
[13-1312](#) 117th Avenue NE

The applicant is requesting a waiver of platting to adjust the lot line between the two properties by five (5) feet.

4.2 [TMP 13-13](#) Public Hearing Case File No. 13-0063 // Ross Elton // 1500 125th
Avenue NE

The applicant is requesting a conditional use permit to operate a 2,640 square foot veterinary hospital in a B-3 (Regional Commercial) zoning district.

- 4.3 [TMP](#)
[13-1314](#) Public Hearing Case File No. 13-0060 // Gorham Development, LLC // Harpers Street/Lakes Parkway
- The applicant is requesting a comprehensive plan land use amendment from NC (Neighborhood Commercial) to L-MDR (Low/Medium Density Residential) for a 4.64 acre parcel.
- 4.4 [TMP](#)
[13-1316](#) Public Hearing Case File No. 13-0064 // Donald Kveton/Village Bank // Harpers Street/Lakes Parkway NE
- The applicant is requesting a comprehensive plan land use amendment from NC (Neighborhood Commercial) to L-MDR (Low/Medium Density Residential) for a 4.43 acre parcel.
- 4.5 [TMP](#)
[13-1317](#) Public Hearing Case File No. 13-0065 // Hans Hagen Homes, Inc. // Lakes Parkway/Harpers Street NE
- The applicant is requesting the following:
- a) Comprehensive land use plan amendment from NC (Neighborhood Commercial) to L-MDR (Low/Medium Density Residential).
 - b) Preliminary plat approval to subdivide 8.54 acres into 30 single family lots and one outlet to be known as The Lakes of Radisson Fifty-Eighth Addition.
 - c) Conditional use permit to allow for construction of 30 single family homes in a DF (Development Flex) zoning district.
- 4.6 [TMP](#)
[13-1319](#) Public Hearing Case File No. 13-0067 // Wal-Mart // 4369 Ball Road NE
- The applicant is requesting the following:
- a) Preliminary plat approval to subdivide 39.13 acres into 1 lot and 2 outlots to be known as Ball Road Addition.
 - b) Conditional use permit to allow for construction of a 183,072 square foot Wal-Mart store in a PBD (Planned Business District) zoning district and for light pole heights exceeding 20 feet and with a maximum height of 40 feet.