



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, June 12, 2018

7:00 PM

Council Chambers

1. **Roll Call**

2. **Approval of Minutes**

[TMP](#)
[18-392](#)

Approval of May 8, 2018 Planning Commission Minutes

3. **Old Business**

4. **New Business**

4.1 [TMP](#) Public Hearing Case File No. 18-0035 // Ryan and Julie Comer // 11546
[18-363](#) Edison Street NE

The applicant is requesting a Conditional Use Permit to allow for a 7.5 foot side yard setback rather than a 10-foot setback for a 600 square foot enclosed sport court addition to the house behind the garage..

4.2 [TMP](#) Public Hearing Case File No. 18-0036 // Xperience Fitness // 8943
[18-364](#) University Avenue NE, Suite 200

The applicant is requesting a conditional use permit to allow for a new Xperience Fitness location in a B-2 (Community Commercial) zoning district. The tenant space will be approximately 43,000 square feet.

- 4.3 [TMP](#) Public Hearing Case File No. 18-0038 // Abra Auto Body Repair // 8620
[18-366](#) Central Avenue NE

The applicant is requesting a Conditional Use Permit to allow for an 18,026 square foot Abra Auto Body business at this location.

- 4.4 [TMP](#) Public Hearing Case File No. 18-0032 // Crown Iron Works // 9843 Naples
[18-290](#) Street NE

The applicant is requesting the following:

- a) Preliminary Plat to subdivide 18.64 acres (2 existing parcels) into one (1) lot to be known as J.W. Blaine Yard Addition
- b) Variance to Section 31.093 of the Zoning Ordinance regarding Architectural Control. The applicant is proposing a 5,000 square foot building (in addition to the principal building) that cannot meet the requirements for exterior surfacing in the Zoning Ordinance. The small building will be constructed of metal panels in entirety but will match the principal structure in regard to color and other elements.
- c) Conditional Use Permit to allow for the construction of three buildings on one lot. The principal structure is proposed to be an approximately 61,740 square foot office, research, design and warehouse building. The second structure is a 5,000 square foot extraction building. The third structure is a 100-foot tower to provide a pilot plant for the company's Liquids group (solutions to vegetable oil processors).
- d) Conditional use permit to allow for a structure over 50-feet in height (a small portion of the building will be 100-foot tall).

- 4.5 [TMP](#) Case File No. 18-0027 // Blaine Economic Development Authority (EDA)
[18-246](#)

The Planning Commission is being requested to determine the following:

- 1) If the proposed Tax Increment Financing District for the development of the Crown Iron Works headquarters is consistent with the City's Comprehensive Plan.