



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

10801 Town Square Drive  
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, November 10, 2015

7:00 PM

Council Chambers

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1. Roll Call

2. Approval of Minutes

[TMP](#)  
[15-0606](#)

Approval of October 13, 2015 Planning Commission Minutes

3. Old Business

4. New Business

4.1 [TMP](#)  
[15-0553](#)

Public Hearing Case File No. 15-0061 // Oren Payne and Joel Petersen // 1130 and 1153 116th Avenue NE

The applicants are requesting a waiver of platting to adjust the lot line five (5) feet between two properties to provide a ten (10) foot side yard setback for the existing home located at 1130 116th Avenue NE.

4.2 [TMP](#)  
[15-0554](#)

Public Hearing Case File No. 15-0063 // Central Wireless LLC // 9846 Polk Street NE

The applicant is requesting a Conditional Use Permit to allow for operation of a retail cellular store (specialty store) in a B-1 (Neighborhood Business) zoning district.

- 4.3      [TMP](#)                      Public Hearing Case File No. 15-0062 // United Properties Investment,  
[15-0561](#)                      LLC // 3705 95th Avenue NE

The applicant is requesting the following:

- a) Preliminary Plat approval to subdivide 14.03 acres into one lot to be known as Blaine Preserve Business Park Fourth Addition
- b) Conditional Use Permit to allow for construction of one (1) 201,600 square foot office/warehouse building, an 8 foot solid fence on north property line and for shared parking and access, in a PBD (Planned Business District) zoning district at 3705 95th Avenue NE

- 4.4      [TMP](#)                      Public Hearing Case File No. 15-0064 // The Driessen Group, LLC //  
[15-0555](#)                      Outlot A, Ball Road Addition

The applicant is requesting the following:

- a) Preliminary Plat to subdivide 3.06 acres into one (1) lot to be known as Ball Road 3rd Addition.
- b) Conditional Use Permit to allow for the construction of two multi-tenant retail buildings on one lot in a PBD (Planned Business District) zoning district.

- 4.5      [TMP](#)                      Public Hearing Case File No. 15-0065 // City of Blaine  
[15-0552](#)

The City is proposing a code amendment to the I-1 (Light Industrial), I-2 (Heavy Industrial) and PBD (Planned Business District) zoning districts to allow for Brewer Taproom as a Conditional Use.

- 4.6      [TMP](#)                      Public Hearing Case File No. 15-0066 // City of Blaine  
[15-0562](#)

The City is proposing a Comprehensive Plan Land Use Amendment from LDR (Low Density Residential) and MDR (Medium Density Residential) to P/OS (Park/Open Space) for the following properties:

- a) Lexington Athletic Complex
- b) Legacy Creek Park
- c) Harpers Park.