



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 board 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. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by 4:30 PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

Tuesday, December 13, 2022

7:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Approval of Minutes

3.-1 [TMP](#) Approval of the November 9, 2022 Planning Commission Minutes
[22-712](#)

Attachments: [Unapproved Minutes 110922](#)

4. Public Hearing

4.-1 [TMP](#) Public Hearing Case File No. 22-0078 // Jane Conley // Pleasure Creek
[22-640](#) South and Pleasure Creek South 2nd

The applicant is requesting a conditional use permit amendment to reduce setback requirements for driveways from 5 feet to 3 feet in a DF (Development Flex) zoning district.

Sponsors: Sellman

Attachments: [Attachments](#)

- 4.-2 [TMP](#)
[22-612](#) Public Hearing Case File No. 22-0073 // The Blaine Back 40 (KE Properties LLC) // 104th Lane and Flanders Street NE
- The applicant is requesting approval of a preliminary plat to subdivide 42.31 acres into four (4) lots and one outlot to be known as The Blaine Back 40.
- Sponsors:** Kaye
Attachments: [Attachments](#)
- 4.-3 [TMP](#)
[22-639](#) Public Hearing Case File No. 22-0074 // Allen Hambleton // 2247 125th Avenue NE
- The applicant is requesting a variance to Section 18-424 of the City Code of Ordinances that requires a barrier/fence around a pool.
- Sponsors:** Kaye
Attachments: [Attachments](#)
- 4.-4 [TMP](#)
[22-667](#) Public Hearing Case File No. 22-0079 // Blaine Event Venue // 1250 126th Avenue NE
- The applicant is requesting approval of a conditional use permit to operate an approximately 3,000 square foot event center in a B-2 (Community Commercial) zoning district.
- Sponsors:** Showalter
Attachments: [Attachments](#)
- 4.-5 [TMP](#)
[22-648](#) Public Hearing Case File No. 22-0081 // Ryan and Julie Comer // 11546 Edison Street NE
- The applicant is requesting a variance to Section 18-424 of the City Code of Ordinances to require only three sides of a pool barrier fence be installed.
- Sponsors:** Kaye
Attachments: [Attachments](#)

4.-6 [TMP](#)
[22-649](#) Public Hearing Case File No. 22-0075 // City of Blaine

The City is requesting the following:

1. Rezoning certain properties from B-2 (Community Commercial) to R-4 (Mobile Homes), from B-2 (Community Commercial) to B-5 (Town Commercial), and from I-I (Light Industrial) to B-5 (Town Commercial).
2. Comprehensive plan amendment to land use designations on certain properties from CC (Community Commercial) to PC (Planned Commercial).
3. Code amendment to Section 30.80 B-5 (Town Commercial).

Sponsors: Sellman

Attachments: [Attachments](#)

Adjournment