



**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.*

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Tuesday, October 10, 2017

7:00 PM

Council Chambers

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1. Roll Call

2. Approval of Minutes

[TMP](#)  
[17-0552](#)

Approval of September 12, 2017 Planning Commission Minutes

3. Old Business

4. New Business

4.1 [TMP](#)  
[17-0509](#)

Public Hearing Case File No. 17-0038 // Pressed, Inc. // 12425 Ulysses Street NE

The applicant is requesting a Conditional Use Permit to allow for the operation of a yoga studio/juice bar in a multi-tenant retail building. The tenant space is 3,890 square feet in size. The use is considered amusement/recreation and the use requires a conditional use permit in the B-3 (Regional Commercial) zoning district.

4.2 [TMP](#)  
[17-0344](#)

Public Hearing Case File No. 17-0025 // Five Star Group, LLC // 12850 Dunkirk Street NE

The applicant is requesting:

- a) Preliminary Plat approval to subdivide 5.3 acres into eight (8) lots and one (1) outlot to be known as Deer Pond.
- b) Conditional Use Permit to allow for construction of eight (8) single family homes in a DF (Development Flex) zoning district.

- 4.3      [TMP](#)                      Public Hearing Case File No. 17-0019 // City of Blaine  
[17-0536](#)
- The city is proposing a code amendment to the Performance Standards (Chapter 33) to add free standing solar energy panels as a use that is allowed by Conditional Use Permit and to establish general zoning standards for review and approval of such facilities.
- 4.4      [TMP](#)                      Public Hearing Case File No. 17-0028 // SoCore Energy // E. of Sanctuary  
[17-0537](#)                      Drive and W. of Flanders St. (10510 Flanders Street NE)
- The applicant is requesting a Conditional Use Permit to allow SoCore to build and operate a photovoltaic energy system (solar farm).
- 4.5      [TMP](#)                      Public Hearing Case File No. 17-0039 // Timber Valley Development, Inc. //  
[17-0538](#)                      3rd Street NE and 101st Avenue NE
- The applicant is requesting the following:
- a) Comprehensive Plan Amendment for the property east of 3rd Street from CC (Community Commercial) to MDR (Medium Density Residential)
  - b) Rezoning for the property east of 3rd Street from B-2 (Community Commercial) to DF (Development Flex)
  - c) Preliminary Plat approval to subdivide 3.47 acres into 10 lots to be known as Cardinal Court (one lot for the church site that will remain and a common lot)
  - d) A Conditional Use Permit to allow for the construction of eight (8) twinhome units and a private street in a DF (Development Flex) zoning district.