



City of Blaine

Anoka County, Minnesota

Meeting Agenda - Final-revised

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.

This meeting will be a hybrid of Zoom and in-person. The Mayor has signed a declaration allowing members of the commission, staff, and the public to attend the meeting remotely via Zoom as has been done during the COVID-19 pandemic. The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.

Please note that all visitors to city hall are required to wear a face mask while inside the building.

Public comment options prior to the meeting must be received by noon on Tuesday, July 14. Email comments to: probinson@BlaineMN.gov or phone 763-785-6180.

Zoom is for members of the public who want to comment remotely during the meeting on an agenda item. Join Zoom Webinar at <https://blainemn.zoom.us/j/97144457148>

Ways to watch if not commenting on an agenda item: [BlaineMN.gov/Video](https://blainemn.gov/Video) or North Metro TV on Comcast, Apple TV, or Roku

Questions? Email - Communications@BlaineMN.gov

Tuesday, July 14, 2020

7:00 PM

Council Chambers and due to the COVID-19 pandemic, city meetings will also be held as virtual meetings

1. Roll Call
2. Approval of Minutes

- 2.-1 [TMP](#) Approval of June 9, 2020 Planning Commission Minutes
 [20-312](#)

Attachments: [Unapproved Minutes](#)

3. Old Business

4. New Business

ITEM 4.-1 HAS BEEN REMOVED BY THE APPLICANT PRIOR TO THE MEETING

- 4.-1 [TMP](#) Public Hearing Case File No. 20-0016 // Great Grace Assembly of God
 [20-222](#) Church // 9240 West I-35W Service Drive

The applicant is requesting a conditional use permit to allow for the construction of a 9,842 square foot church building on a 4.71 acre parcel in an R-1AA (Single Family) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

- 4.-2 [TMP](#) Public Hearing Case File No. 20-0012 // Wicklow Cove (Lennar
 [20-316](#) Corporation) // 860/880/910 113th Avenue NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex)
- b) Preliminary plat approval to subdivide approximately 13.71 acres into 40 lots and one outlot.
- c) Conditional use permit to allow for the construction of 40 single family homes in a DF (Development Flex) zoning district.

Sponsors: Planner Showalter

Attachments: [Attachments](#)

[Public Comments](#)

- 4.-3 [TMP](#) Public Hearing Case File No. 20-0020 // Woods at Quail Creek 5th
[20-317](#) Addition (Newmark Homes Inc) // North End of Xylite Street NE

The applicant is requesting the following:

- a) Rezoning from R-1AA (Single Family) to DF (Development Flex)
- b) Preliminary plat approval to subdivide approximately 12.75 acres into 19 single family lots to be known as Woods at Quail Creek 5th Addition.
- c) Conditional use permit to construct 19 single family homes in a DF (Development Flex) zoning district.

Sponsors: Johnson

Attachments: [Attachments](#)

[Public Comments](#)

- 4.-4 [TMP](#) Public Hearing Case File No. 20-0023 // Service Plus Transport // 3686
[20-319](#) Flowerfield Road NE

The applicant is requesting a conditional use permit amendment for an expansion of a parking lot associated with a truck terminal in an I-2A (Heavy Industrial) zoning district.

Sponsors: Johnson

Attachments: [Attachments](#)

Adjournment