



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, February 14, 2023

7:00 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Approval of Minutes

3.-1 [TMP](#) Approval of the January 10, 2023 Planning Commission Minutes
[23-066](#)

Attachments: [Unapproved Minutes 01/10/23](#)

4. Public Hearing

4.-1 [TMP](#) Public Hearing Case File No. 23-0007 // Meadowland Estates West
[23-037](#) (Herbst Raich Investments, LLC.) // 2741 and 2775 125th Avenue NE

The applicant is requesting the following:

1. Comprehensive Plan Amendment to change the current land use from Low Density Residential to Low/Medium Residential
2. Preliminary Plat to subdivide 19.24 acres into 2 single family lots, 28 townhome lots and one outlot.
3. Conditional Use Permit Amendment to allow 2 single family lots and 28 townhomes in a DF (Development Flex) zoning district.

Sponsors: Sellman

Attachments: [Attachments](#)

- 4.-2 [TMP
23-036](#) Public Hearing Case File No. 23-0005 // Scooter's Coffee // 150 89th Avenue NE
- The applicant is requesting a conditional use permit to allow two buildings on one lot in a B-3 (Regional Commercial) zoning district.
- Sponsors:*** Sellman
Attachments: [Attachments](#)
- 4.-3 [TMP
23-034](#) Public Hearing Case File No. 23-0001 // Kevin Szozda // 3250 Pheasant Run NE
- The applicant is requesting a conditional use permit amendment that will allow up to 1,979 square feet of garage/accessory space and a 19-foot side yard setback for a garage addition in a RF (Residential Flex) zoned property.
- Sponsors:*** Kaye
Attachments: [Attachments](#)
- 4.-4 [TMP
23-035](#) Public Hearing Case File No. 23-0002 // Maggie McCormack// 3136 120th Court NE
- The applicant is requesting a conditional use permit amendment to allow a 5-foot side yard setback rather than a 10-foot side yard setback for a kitchen, bathroom, and recreation room addition to the existing house in a DF (Development Flex) zoning district.
- Sponsors:*** Kaye
Attachments: [Attachments](#)
- 4.-5 [TMP
23-057](#) Public Hearing Case File No. 23-0010 // Joaquin Trevizo // 1114 126th Lane NE
- The applicant is requesting a conditional use permit for a total of three garage/accessory buildings (one attached garage, two sheds) in an R-1 (Single Family) zoning district.
- Sponsors:*** Showalter
Attachments: [Attachments](#)

- 4.-6 [TMP](#)
 [23-041](#) Public Hearing Case File No. 23-0006 // Outfront Media // 4202 Pheasant Ridge Drive NE

The applicant is requesting the following:

1. Conditional use permit for a billboard up to 65 feet in height in a PBD (Planned Business District) zoning district to enable the billboard to be seen over a bridge.
2. A ten-foot variance from the 65-foot height limit for a billboard, with a conditional use permit, to allow a billboard with a total height of 75 feet.

Sponsors: Showalter

Attachments: [Attachments](#)

Adjournment