



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.

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.

Public comment options prior to the meeting must be received by 4:30 PM on Monday, July 12, 2021. Email comments to: probinson@BlaineMN.gov or phone 763-785-6180.

Tuesday, July 13, 2021

7:00 PM

Council Chambers

1. Roll Call
2. Approval of Minutes
- 2.-1 [TMP 21-438](#) Approval of the June 8, 2021 Planning Commission Minutes

Attachments: [Unapproved Minutes 6/8/21](#)
3. Old Business
4. New Business

- 4.-1 [TMP](#) Public Hearing Case File No. 21-0030 // Chain of Lakes Church
 [21-428](#) (Presbytery of the Twin Cities) // 12290 Edison St NE

The applicant is requesting a conditional use permit to allow for a 4,913 square foot church in a DF (Development Flex) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

[Additional Public Comment](#)

- 4.-2 [TMP](#) Public Hearing Case File No. 21-0049 // Applewood Pointe of Blaine
 [21-423](#) (United Properties) // 11967 and 11985 Radisson Road NE

The applicant is requesting the following:

1. Comprehensive land use plan amendment from MDR (Medium Density Residential) to HDR (High Density Residential).
2. Rezoning from FR (Farm Residential) to DF (Development Flex).
3. Preliminary plat to subdivide 8.41 acres into 1 (one) lot and platted right-of-way to be known as Applewood of Blaine.
4. Conditional use permit to allow for the construction of a 100 unit, four story Senior (age 62+) Cooperative building in a DF (Development Flex) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

[Additional Public Comment](#)

- 4.-3 [TMP](#) Public Hearing Case File No. 21-0050 // Ali Obaidi (Modified Living
 [21-424](#) Spaces) // 2952 132nd Avenue NE

The applicant is requesting a conditional use permit amendment to construct an interior elevator with a 6-foot setback from the side property line in a DF (Development Flex) zoning district.

Sponsors: Showalter

Attachments: [Attachments](#)

- 4.-5 [TMP](#) Public Hearing Case File No. 21-0051 // City of Blaine
 [21-426](#)

The City is proposing a code amendment to the RR (Regional Recreation) zoning district to add maintenance facilities and outdoor storage as conditional uses.

Sponsors: Showalter

Attachments: [Code Amendment](#)

- 4.-4 [TMP](#) Public Hearing Case File No. 21-0054 // National Sports Center (RJ Marco
[21-427](#) Construction) // 1700 105th Avenue NE

The applicant is requesting a conditional use permit to allow for the construction of a 25,954 square foot maintenance operations center in an RR (Regional Recreation) zoning district.

Sponsors: Showalter

Attachments: [Attachments](#)

- 4.-6 [TMP](#) Public Hearing Case File No. 21-0046 // City of Blaine
[21-430](#)

The City is requesting the following items:

1. Code Amendment to create a new B-5 (Commercial) zoning district.
2. Rezoning of various properties from B-1 (Neighborhood Business) and FR (Farm Residence) to B-5 (Commercial).
3. Comprehensive plan land use amendment to change certain properties from LDR (Low Density Residential) and PI/PC (Planned Industrial/Planned Commercial) to PC (Planned Commercial).

Sponsors: Thorvig

Attachments: [Attachments](#)

[Public Comments](#)

Adjournment