



**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 meetings remotely via Zoom as has been done during the 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.*

*Public comment options prior to the meeting must be received by 4:30 PM on Monday, April 12. Email comments to: [probinson@BlaineMN.gov](mailto: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/94500982387>*

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

*Questions? Email - [Communications@BlaineMN.gov](mailto:Communications@BlaineMN.gov)*

Tuesday, April 13, 2021

7:00 PM

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

1. Roll Call - 2020/2021 Planning Commission
2. Approval of Minutes

[TMP](#)  
[21-228](#)

Approval of March 9, 2021 Planning Commission Minutes

**Attachments:** [Unapproved Minutes 3/9/21](#)

**2.-1 Old Business****2.-2 2020/2021 Planning Commission Adjourns Sine Die****3. Administration of Oaths of Office - Maisa Olson and Sam Villella****3.-1 Resumption of Adjourned Meeting****3.-2 Roll Call - 2021/2022 Planning Commission****4. New Business**

- 4.-1**      [TMP](#)                      Public Hearing Case File No. 21-0016 // Turfco Manufacturing Inc. // 1655  
[21-147](#)                      101st Avenue NE

The applicant is requesting the following:

1. Waiver of platting to subdivide a parcel of land (Parcel 2) into two separate parcels as part of a land exchange for Turfco Manufacturing ownership partners. The northeast portion of Parcel 2 will then be combined with the adjacent parcel to the west (Parcel 1).
2. A Conditional Use Permit Amendment for a zero lot line for a building, driveway, and shared parking in an I-2 (Heavy Industrial) Zoning District.

**Sponsors:** Kaye

**Attachments:** [Attachments](#)

- 4.-2**      [TMP](#)                      Public Hearing Case File No. 21-0017 // Unclaimed Freight Discount LLC  
[21-184](#)                      // 1237 97th Avenue NE

The applicant is requesting a conditional use permit amendment to allow for 2,900 square feet of retail space in a PBD (Planned Business District) zoning district.

**Sponsors:** Showalter

**Attachments:** [Attachments](#)

- 4.-3 [TMP](#)  
[21-182](#) Public Hearing Case File No. 21-0001 // Meadowland Estates  
(Meadowlands Development, LLC) // 128th Avenue NE & Harpers Street

The applicant is requesting the following:

1. Rezoning from DF (Development Flex) and FR (Farm Residential) to Development Flex (DF).
2. Preliminary plat to subdivide 24.42 acres into 34 lots and one outlot to be known as Meadowland Estates.
3. Conditional use permit to allow for the construction of 31 single family homes in a DF (Development Flex) zoning district.

**Sponsors:** Showalter

**Attachments:** [Attachments](#)

- 4.-4 [TMP](#)  
[21-183](#) Public Hearing Case File No. 21-0003 // Harpers Landing (Harpers Grove, LLC) // NW Corner of Harpers Street and 125th Avenue NE

The applicant is requesting the following:

1. Comprehensive land use plan amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for townhome development.
2. Rezoning from FR (Farm Residential) to DF (Development Flex) for lots not previously zoned DF (Development Flex).
3. Preliminary plat to subdivide 28.5 acres into 40 single family lots, 112 townhome lots, 6 common lots and 6 outlots for private roads, and stormwater ponding to be known as Harpers Landing.
4. Conditional use permit to allow for the construction of 112 townhomes and 40 single family homes in a DF (Development Flex) zoning district.

**Sponsors:** Showalter

**Attachments:** [Attachments](#)

[Harpers Landing Neighborhood Mtg](#)

- 4.-5      [TMP](#)  
[21-185](#)      Public Hearing Case File No. 21-0020 // Arris II Apartments // 9440 and  
9460 Ulysses Street NE

The applicant is requesting the following:

1. Comprehensive land use plan amendment from PI/PC (Planned Industrial/Planned Commercial) to HDR (High Density Residential).
2. Conditional use permit to allow for the construction of a four-story apartment building with 64 units on three levels and one level of parking in a PBD zoning district.

**Sponsors:** Showalter

**Attachments:** [Attachments](#)

[Neighborhood Meeting Memo 4-6-21](#)

[Public Comment](#)

- 4.-6      [TMP](#)  
[21-181](#)      Public Hearing Case File No. 21-0023 // Blaine Square 2nd Addition  
(Blaine Square LLC) // 12403 & 12417 Ulysses Street NE

The applicant is requesting the following:

1. Rezoning from B-3 (Regional Commercial) to DF (Development Flex).
2. Preliminary plat to subdivide approximately 4.07 acres into five lots to be known as Blaine Square 2nd Addition.
3. Conditional use permit to construct two freestanding restaurants (Lot 1 includes outdoor dining), a bank building, and to allow an existing retail/restaurant/office building and an existing minor auto repair to remain with shared access and parking in a DF (Development Flex) zoning district.

**Sponsors:** Kaye

**Attachments:** [Attachments](#)

## Adjournment