



**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, May 8, 2018

7:00 PM

Council Chambers

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1. Roll Call

2. Approval of Minutes

[TMP](#)  
[18-312](#)

Approval of April 10, 2018 Planning Commission Minutes

3. Old Business

4. New Business

4.1

[TMP](#)  
[18-260](#)

Public Hearing Case File No. 18-0022 // Church of St. Timothy // 707 89th Avenue NE

The applicant is requesting:

- a.) a 1,900 square foot Variance to allow for 2,900 square feet of accessory garage space in the R-1 (Single Family) zoning district
- b.) a Conditional Use Permit Amendment to expand a church facility in an R-1 (Single Family) zoning district by adding 900 square feet of accessory space

4.2

[TMP](#)  
[18-268](#)

Public Hearing Case File No. 18-0026 // Tecnifoam // 4400 Ball Road

The applicant is requesting a Conditional Use Permit to allow for a shared driveway/access between two adjacent properties.

- 4.3      [TMP](#)      Public Hearing Case File No. 18-0016 // Jim & Marilyn Webber // 10650  
          [18-190](#)      Baltimore Street NE
- The applicant is requesting a Conditional Use Permit to allow for a 22,500 square foot, Indoor Entertainment and Recreation facility in a PBD (Planned Business District).
- 4.4      [TMP](#)      Public Hearing Case File No. 18-0028 // Gonzalo Medina // 10650  
          [18-267](#)      Baltimore Street NE
- The applicant is requesting a Conditional Use Permit to allow for an existing 66,000 square foot single tenant retail building, in a PBD (Planned Business District) zoning district, to become a multi-tenant building composed of a mix between retail uses and indoor entertainment/recreation uses.
- 4.5      [TMP](#)      Public Hearing Case File No. 18-0031 // Harbor Freight Tools // 11727  
          [18-276](#)      Ulysses Lane NE
- The applicant is requesting a Conditional Use Permit to allow for the construction of a 16,225 square foot hardware store (Harbor Freight) on a lot (1.45 acres) in North Central Commons.
- 4.6      [TMP](#)      Public Hearing Case File No. 17-0052 // Anderson-Johnson Associates,  
          [18-277](#)      Inc./Anoka-Hennepin School District 11 // 12576 Lever Street NE
- The applicant is requesting Preliminary Plat approval to plat 37 acres as one (1) lot to be known as Anoka Hennepin Third Addition.
- 4.7      [TMP](#)      Public Hearing Case File No. 18-0033 // City of Blaine  
          [18-288](#)
- The City is proposing a code amendment to the B-2 (Community Commercial) and B-3(Regional Commercial) zoning districts to remove restrictions to where a Car Rental Agency can be located in the B-2 and B-3 zoning districts.
- 4.8      [TMP](#)      Public Hearing Case File No. 18-0029 // Avis Budget Car Rental // 13091  
          [18-289](#)      Central Avenue NE
- The applicant is requesting a Conditional Use Permit to allow an automobile rental facility and office with up to 15 vehicles parked on site.