



# 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.*

*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, March 8. 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/91714380438>*

*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)*

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Tuesday, March 9, 2021

7:00 PM

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

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1. Roll Call

2. Approval of Minutes

2.-1 [TMP](#) Approval of February 9, 2021 Planning Commission Minutes  
[21-138](#)

Attachments: [Unapproved Minutes 2/9/21](#)

**3. Old Business****4. New Business**

- 4.-1**      [TMP](#)      Public Hearing Case File No. 21-0014 // Elevage Development Group //  
[21-135](#)      10650 Baltimore Street NE

The applicant is requesting the following:

1. Preliminary plat to subdivide one lot into two lots to be known as Baltimore 2nd Addition.
2. Conditional use permit to construct a 5,481 square foot multi-tenant restaurant building with 600 square feet of outdoor patio seating in a PBD (Planned Business District) zoning district with shared parking and accesses.

**Sponsors:** Johnson

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

- 4.-2**      [TMP](#)      Public Hearing Case File No. 21-0013 // Oliver's (Elevage Development  
[21-118](#)      Group) // 10901 Baltimore Street NE, #100

The applicant is requesting a conditional use permit for 16 seats in an outdoor dining area in a B-2 (Community Commercial) zoning district.

**Sponsors:** Johnson

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

- 4.-3**      [TMP](#)      Public Hearing Case File No. 21-0004 // Blaine 35 Business Park (Artis  
[21-113](#)      REIT) // 85th Avenue NE (County Road J) and I-35W Service Drive

The applicant is requesting the following:

1. Preliminary plat approval to subdivide approximately 28.8 acres into three lots to be known as Blaine 35 Business Park.
2. Conditional use permit for the construction of three light industrial/office buildings totaling 317,400 square feet in a PBD (Planned Business District) zoning district and an 8-foot fence on the western edge of the project.

**Sponsors:** Showalter

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

- 4.-4      [TMP](#)      Public Hearing Case File No. 21-0009 // Lexington Woods (D.R. Horton) //  
             [21-116](#)      12621, 12691, and 12701 Lexington Avenue NE

The applicant is requesting the following:

1. Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 26 acres.
2. Preliminary plat to subdivide 26 acres into 66 single family lots and one outlot to be known as Lexington Woods.
3. Conditional use permit to allow for the construction of 66 single family lots in a DF (Development Flex) zoning district. These single family homes will be rental units and governed by an association that handles all maintenance.

Sponsors: Kaye

Attachments: [Attachments](#)

[Public Comments](#)

- 4.-5      [TMP](#)      Public Hearing Case File No. 21-0011 // Glenfield Park Estates (Kuepers  
             [21-115](#)      Inc.) // Northwest Corner of 85th Avenue and 93rd Avenue (Airport Road)

The applicant is requesting a conditional use permit to allow for the construction of two apartment buildings totaling 152 units in a DF (Development Flex) zoning district.

Sponsors: Showalter

Attachments: [Attachments](#)

- 4.-6      [TMP](#)      Public Hearing Case File No. 21-0007 // City of Blaine // 10201 Xylite  
             [21-112](#)      Street NE

The City is requesting the following:

1. Comprehensive land use amendment from HI (Heavy Industrial) to LI (Light Industrial)
2. Rezoning from I-2 (Heavy Industrial) to I-1 (Light Industrial)

Sponsors: Johnson

Attachments: [Attachments](#)

**Adjournment**