



# 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, September 11, 2018

7:00 PM

Council Chambers

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1. Call To Order

2. Roll Call

3. Approval of Minutes

3.-1 [TMP](#) August 15, 2018 Planning Commission Minutes  
[18-560](#)

4. Open Forum for Citizen Input

5. New Business

5.-1 [TMP](#) Review of South Terrace Cove Tax Increment Financing District for  
[18-372](#) Consistency with the 2030 Comprehensive Plan

5.-2 [TMP](#) Public Hearing Case 18-0058 // City of Blaine // 12260 Lexington Avenue  
[18-538](#) NE

The City of Blaine is initiating a Rezoning from FR (Farm Residential) to PBD (Planned Business District)

5.-3 [TMP](#) Public Hearing Case File No. 18-0059//HC Development (Club  
[18-539](#) Pilates)//10945,10961 and 10995 Club West Parkway

The applicant is requesting a Conditional Use Permit Amendment to Resolution 14-198 to allow for an amusement/recreation use (Club Pilates), one future restaurant of up to 2,500 square feet and general retail uses at the Cavner Commons development.

- 5.-4      [TMP](#)                      Public Hearing Case File No. 18-0049//Hy-Vee//125th Avenue and  
[18-457](#)                      Jefferson Street

The applicant is requesting the following:

1. A Rezoning from B-2 (Community Commercial), FR (Farm Residential) and DF (Development Flex) to PBD (Planned Business District) for 39.24 acres.
2. A Preliminary Plat to subdivide 39.24 acres into two (2) lots and three (3) outlots.
3. A Conditional Use Permit to allow for the construction of a 84,997 square foot Hy-Vee grocery store(including a liquor store and restaurant/outdoor dining) associated convenience/gas store (10,500 square feet) car wash, coffee shop with outdoor patio, shared parking and drives and light poles exceeding 20 feet in height(36 feet).

- 5.-5      [TMP](#)                      Public Hearing Case 18-0057 // City of Blaine  
[18-553](#)

The City of Blaine is initiating a code amendment to the RR (Regional Recreation) zoning text to allow a building taller than 50-feet in height and to allow a building with a fabric supported dome roof.

- 5.-6      [TMP](#)                      Public Hearing Case 18-0056 // National Sports Center // 1700 105th  
[18-552](#)                      Avenue NE

The applicant is requesting a Conditional Use Permit to allow for a 135,480 square foot domed sports facility on the north side of 105th Avenue at Davenport Street.

6.            **Old Business**

**Adjournment**