



**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, December 10, 2019

7:00 PM

Council Chambers

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1. Roll Call

2. Approval of Minutes

2.-1 [TMP](#) Approval of September 10, 2019 Planning Commission Minutes  
[19-687](#)

3. Old Business

4. New Business

4.-1 [TMP](#) Public Hearing Case File No. 19-0040 // Lexington Cove (Lennar  
[19-609](#) Corporation) // 12801 and 12847 Lexington Avenue NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 42 acres.
- b) Preliminary plat to subdivide 42 acres into 97 single family lots and 2 outlots to be known as Lexington Cove.
- c) Conditional use permit to allow for the construction of 97 single family lots in a DF (Development Flex) zoning district.

***Sponsors:*** Johnson

- 4.-2      [TMP](#)      Public Hearing Case File No. 19-0044 // Public Storage (PS Mid-West  
[19-674](#)      One, LLC) // 11421 Ulysses Ave NE / 11452 Central Ave NE / Outlot C,  
Meadow Place

The applicant is requesting the following:

- a) Preliminary plat approval to re-plat two existing parcels into one parcel.
- b) Conditional use permit for two proposed Public Storage buildings on one lot and shared access. Building One is 44,302 sf and Building Two is 31,464 sf; both buildings include indoor storage opportunities only. These buildings will be adjacent to the existing Public Storage facility.

**Sponsors:** Johnson

- 4.-3      [TMP](#)      Public Hearing Case File No. 19-0047 // William Storbeck Jr. // 799 101st  
[19-662](#)      Avenue NE

The applicant is requesting a conditional use permit to allow for a small gunsmithing business to be operated out of a garage in an R-1 (Single Family) zoning district.

**Sponsors:** Planner Showalter

- 4.-4      [TMP](#)      Public Hearing Case File No. 19-0048 // Renovation Church // 12390  
[19-659](#)      Fraizer St NE

The applicant is requesting a conditional use permit to construct a new church building in a PBD (Planned Business District) zoning district.

**Sponsors:** Kaye

## Adjournment