



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.

Tuesday, July 10, 2018

7:00 PM

Council Chambers

1. **Roll Call**

2. **Approval of Minutes**

[TMP](#)
[18-441](#)

Approval of June 12, 2018 Planning Commission Minutes

3. **Old Business**

4. **New Business**

4.1 [TMP](#) Public Hearing Case File No. 18-0044 // Michael and Teresa Seide //
[18-390](#) 11066 Flanders Court NE

The applicant is requesting a Conditional Use Permit amendment to allow for a total of 1,778 square feet of accessory garage space in a RF (Residential Flex) zoning district. The applicant currently has an attached garage totaling 998 square feet and is requesting to build a detached garage totaling 780 square feet.

4.2 [TMP](#) Public Hearing Case File No. 18-0045 // Theresa Steichen // 4018 86th
[18-391](#) Lane NE

The applicant is requesting a Conditional Use Permit to allow for a total of 1,188 square feet of accessory garage space in the R-1(Single Family) zoning district. The applicant currently has an attached garage totaling 524 square feet and is requesting to build a detached garage totaling 624 square feet.

- 4.3 [TMP](#) Public Hearing Case File No. 18-0046 // Infinity Automotive // 611 109th
[18-429](#) Avenue NE

The applicant is requesting a Variance to allow for a freestanding sign that does not currently meet the monument style as required by section 34.00 of the zoning ordinance. The applicant is also requesting a 7-foot variance to the maximum 14-foot height requirement for monument signs. The variance, if granted would allow the sign to be 21 feet tall and would allow the sign to remain as is, without meeting the monument style requirements as outlined in the zoning ordinance.

- 4.4 [TMP](#) Public Hearing Case File No. 18-0042 // Lennar Corporation //
[18-374](#) 1130/1160/1170 113th Avenue NE

The applicant is requesting the following:

- a) Rezoning property from FR (Farm Residential) to DF (Development Flex)
- b) Preliminary Plat approval to subdivide 14.72 acres into 43 lots and 2 (two) outlots to be known as Wicklow Woods
- c) Conditional Use Permit to allow for the construction of 43 single family homes in a DF (Development Flex) Zoning District

- 4.5 [TMP](#) Public Hearing Case File No. 18-0041 // Accent Homes, Inc. // 113th
[18-373](#) Avenue NE/Ulysses Street NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex).
- b) Preliminary Plat approval to subdivide 11.48 acres into 40 lots and 2 outlots to be known as Meadow Place.
- c) Conditional Use Permit to allow for construction of 40 single family homes in a DF (Development Flex) zoning district.