



**City of Blaine**  
**Anoka County, Minnesota**  
**Meeting Agenda - Final**  
**Planning Commission**

10801 Town Square Drive  
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, April 14, 2015

7:00 PM

Council Chambers

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1.0 Roll Call - 2014-2015 Planning Commission

2.0 Approval of Minutes

[TMP](#)  
[15-0220](#)

Approval of March 10, 2015 Planning Commission Minutes

*Attachments:* [March 15, 2015 PC Minutes](#)

2.1 Old Business

2.2 2014/2015 Planning Commission Adjourns Sine Die

3.0 Administration of Oaths of Office - Maisa Olson and Daniel York

3.1 Resumption of Adjourned Meeting

3.2 Roll Call - 2015/2016 Planning Commission

4.0 New Business

4.1 [TMP](#)  
[15-0168](#)

Public Hearing Case File No. 15-0017 // Stanek Properties LLC // 170  
117th Ave NE

The applicant is requesting a waiver of platting that would allow a .82  
acre parcel to be divided into a .33 acre parcel and a .48 acre parcel.

*Attachments:* [Stanek Waiver - Attachments](#)

4.2 [TMP](#)  
[14-1979](#)

Public Hearing Case File No. 14-0061 // Way of the Lord // 802 131st  
Avenue NE

The applicant is requesting a Conditional Use Permit to allow for a boarding house to be located in the R-1 (Single Family) zoning district.

**Attachments:** [Way of the Lord - Attachments](#)

[Way of the Lord - public comment](#)

- 4.3 [TMP](#)  
[15-0180](#) Public Hearing Case File No. 15-0020 // C.A.S. Auto // 10661 Nassau Street NE

The applicant is requesting a Conditional Use Permit to allow for indoor auto sales in an I-2 (Heavy Industrial) zoning district.

**Attachments:** [C.A.S. Auto - Attachments](#)

- 4.4 [TMP](#)  
[15-0178](#) Public Hearing Case File No. 15-0019 // Goodwill // Ball Rd/East of Lexington Avenue NE

The applicant is requesting the following:

- a) Preliminary Plat approval to subdivide 6.18 acres into one (1) lot and two (2) outlots to be known as Ball Road 2nd Addition.
- b) Conditional Use Permit to allow for a Goodwill retail store in a PBD (Planned Business District).

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

- 4.5 [TMP](#)  
[15-0179](#) Public Hearing Case File No. 15-0018 // Aldi // 10220 Lexington Avenue NE

The applicant is requesting the following:

- a) Preliminary Plat approval to re-plat two existing lots (32.78 acres total) into two newly reconfigured lots, a 30.55 acre parcel and a 2.23 acre parcel to be known as Mills Second Addition.
- b) Conditional Use Permit to allow a Zero Lot Line for Shared Parking and Access in a B-3 (Regional Commercial) zoning district.

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