



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

10801 Town Square Dr.
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, April 9, 2013

7:00 PM

Council Chambers

1.0 Roll Call

2.0 Approval of Minutes

[TMP 13-915](#) March 12, 2013 Unapproved Planning Commission Minutes

3.0 Old Business

4.0 New Business

4.1 [TMP 13-863](#) Public Hearing Case File No. 13-0024 // City of Blaine

The City is proposing a code amendment to the Section 31.14 of the I-2 (Heavy Industrial) zoning ordinance that would add, under the conditional use category; personal care, health care, recreation or education related commercial services uses.

4.2 [TMP 13-857](#) Public Hearing Case File No. 13-0020 // Kukkiwon Taekwondo Academy // 1630 101st Avenue NE, Suite 110

The applicant is requesting a conditional use permit to operate a martial arts academy in a I-2 (Heavy Industrial) zoning district.

- 4.3 [TMP 13-859](#) Public Hearing Case File No. 13-0022 // Crossfit Blaine // 1630 101st Avenue NE, Suite 190

The applicant is requesting a conditional use permit to allow for a fitness facility in an I-2 (Heavy Industrial) zoning district.

- 4.4 [TMP 13-858](#) Public Hearing Case File No. 13-0021 // Kyle Roggenbuck // 4432 St. Andrews Drive

The applicant is requesting a conditional use permit to operate a micro winery inside his home. The City is processing a conditional use permit for this operation due to the requirements of the State law governing such use.

- 4.5 [TMP 13-902](#) Public Hearing Case File No. 13-0015 // Dollar Tree // 11763 Ulysses Lane NE

The applicant is requesting a conditional use permit to allow for construction of an 8,960 square foot Dollar Tree store in a PBD (Planned Business District) zoning district and a shared access.

- 4.6 [TMP 13-860](#) Public Hearing Case File No. 12-0030 // Majestic Financial, LLC // Legacy Creek Parkway/North of 127th Avenue NE

The applicant is requesting the following:

- a) Preliminary plat approval to subdivide 87.5 acres into a maximum of 177 single family lots and 6 outlots to be known as the Preserve at Legacy Creek.
- b) Conditional use permit to allow for construction of a maximum of 177 single family homes in a DF (Development Flex) zoning district.

- 4.7 [TMP 13-862](#) Public Hearing Case File No. 13-0023 // Rosier Limited Partnership // 132nd Avenue/Urbank Court NE

The applicant is requesting preliminary plat approval to subdivide 32.23 acres into 14 single family lots and one outlot to be known as Quail Creek 9th Addition.

4.8 [TMP 13-799](#) Public Hearing Case File No. 13-0012 // Centra Homes, LLC // Edison Street/Alamo Street

The applicant is requesting the following:

- A) Preliminary plat approval to subdivide 9.67 acres into 48 detached single family lots and five outlots to be known as The Lakes of Radisson 55th Addition.
- B) A conditional use permit to allow for construction of 48 detached single family townhomes in a DF (Development Flex) zoning district.