



**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, March 11, 2014

7:00 PM

Council Chambers

---

1.0 Roll Call - 2013-2014 Planning Commission

2.0 Approval of Minutes

2.1 Old Business

2.2 2013/2014 Planning Commission Adjourns Sine Die

3.0 Administration of Oaths of Office - Terri Homan

3.1 Resumption of Adjourned Meeting

3.2 Roll Call - 2014/2015 Planning Commission

4.0 New Business

4.1 [TMP](#) Public Hearing Case File No. 14-0008 // Kayak Remodeling and  
[14-1482](#) Redevelopment // 8845 Baltimore Street NE

The applicant is requesting the following:

- a) Rezoning for a portion of the property from R-2 (Two Family) to R-1 (Single Family).
- b) Preliminary plat approval to subdivide 2.39 acres into six (6) lots to be known as Madelyn Cove. The existing multi-family home will remain and five (5) new single family lots would be created.

- 4.2 [TMP](#) Public Hearing Case File No. 14-0007 // Verizon Wireless // 12555  
[14-1484](#) University Avenue NE.

The applicant is requesting a conditional use permit to install a 109 foot monopole cell tower on the Blaine High School property.

- 4.3 [TMP](#) Public Hearing Case File No. 14-0002 // Kason, Inc. // 126th  
[13-1379](#) Avenue/Central Avenue NE

The applicant is requesting the following:

- a) Comprehensive land use amendment for a portion of the project from CC (Community Commercial) to HDR (High Density Residential).
- b) Rezoning for a portion of the project from B-2 (Community Commercial) to DF (Development Flex).
- c) Preliminary plat approval to subdivide 6.97 acres into three (3) lots to be known as Emberwood Apartments Addition.
- d) Conditional use permit to allow for construction of a three (3) building apartment complex of up to 141 units (in three (3) different phases for each lot) in a DF (Development Flex) zoning district, and to allow shared accesses between lots.