



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 board 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. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.

Public comments prior to the meeting must be received by 4:30 PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

Wednesday, November 9, 2022

7:00 PM

Council Chambers

1. Call To Order

2. Approval of Minutes

- 2.-1 [TMP 22-597](#) Approval of the October 11, 2022 Planning Commission Minutes

Attachments: [Unapproved Minutes 10/11/22](#)

3. Public Hearings

- 3.-1 [TMP 22-570](#) Public Hearing Case File No. 22-0068 // Kempf Property (Sambatek) // Southwest Corner of Lexington Avenue and 125th Avenue NE

The applicant is requesting a preliminary plat to create two outlots and right-of-way dedication for the Zest Street extension. No development is proposed at this time.

Sponsors: Sellman

Attachments: [Attachments](#)

- 3.-2 [TMP](#) Public Hearing Case File No. 22-0066 // Chase Hennessey // 11453
 [22-569](#) National Court NE

The applicant is requesting a conditional use permit to operate a home occupation in an FR (Farm Residential) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

- 3.-3 [TMP](#) Public Hearing Case File No. 22-0069 // Blaine Lakes Apartments
 [22-571](#) (Sambatek) // 551 87th Lane NE

The applicant is requesting the following:

1. Rezoning 6.2 acres from B-3 (Regional Commercial) to DF (Development Flex).
2. Comprehensive plan amendment from CC (Community Commercial) to HDR-2 (High Density Residential 2).
3. Preliminary plat to create two lots to be known as Blaine Lakes Apartments.
4. Conditional use permit for a 196-unit apartment in a DF (Development Flex) zoning district.

Sponsors: Sellman

Attachments: [Attachments](#)

- 3.-4 [TMP](#) Public Hearing Case File No. 22-0067 // City of Blaine
 [22-568](#)

The city is proposing annual revisions to the Blaine Zoning Ordinance.

Sponsors: Showalter

Attachments: [2022 Draft Ordinance](#)

4. **New Business**

- 4.-1 [TMP](#) Case File 22-0071 // City of Blaine
 [22-575](#)

The City is proposing adoption of a new subdivision ordinance.

Attachments: [Draft Subdivision Code](#)

- 4.-2 [TMP](#) Planning Commission Review of Proposed Redevelopment Tax Increment
 [22-596](#) Financing (TIF) District I-24.

Attachments: [Blaine Redev TIF No. 1-24 Draft TIF Plan for Review 110322](#)
[Resolution](#)

Adjournment