



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

Blaine City Hall
10801 Town Square 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, January 12, 2016

7:00 PM

Council Chambers

1. Roll Call

2. Approval of Minutes

[TMP](#)
[15-0711](#)

Approval of December 8, 2015 Planning Commission Minutes

3. Old Business

4. New Business

4.1 [TMP](#)
[15-0674](#)

Public Hearing Case File No. 15-0074 // Peter Deanovic - Buhl Investors (Petsmart)

The applicant is requesting a Conditional Use Permit to construct a 17,031 square foot retail building, a zero lot line on the south lot line for shared parking and driveway access, a zero lot line on the south side for the proposed building, and 40 foot freestanding light structures in the National Market Center Development at 105th Avenue/Davenport Street NE.

4.2 [TMP](#)
[15-0681](#)

Public Hearing Case File No. 15-0075 // Brian Kovar // 12267 Aberdeen Street NE

The applicant is requesting a Conditional Use Permit to allow for the construction and operation of a 7,000 square foot daycare center to be located in a B-3 (Regional Commercial) zoning district.

- 4.3 [TMP](#) Public Hearing Case File No. 15-0072 // Cardinal Land Company, LLC //
[15-0658](#) 113th Avenue NE/Pierce Street NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex).
- b) Preliminary Plat approval to subdivide 9.83 acres into 29 lots and one (1) outlot to be known as Hidden Acres.
- c) Conditional Use Permit to allow for construction of 29 single family homes (detached townhomes) in a DF (Development Flex) zoning district.

- 4.4 [TMP](#) Public Hearing Case File No. 15-0076 // City of Blaine
[15-0701](#)

The City is proposing a code amendment to the I-2 (Heavy Industrial) and I-2A (Heavy Industrial) zoning districts that would establish new minimum building standards for outside storage uses (greater than one acre) and truck terminals.

- 4.5 [TMP](#) Public Hearing Case File No. 15-0077 // City of Blaine // Northeast
[15-0702](#) Corner of Naples Street/101st Avenue NE

The City is proposing the following:

- a) Comprehensive Plan Land Use Amendment from LI (Light Industrial) to HI (Heavy Industrial)
- b) Rezoning from I-1 (Light Industrial) to I-2 (Heavy Industrial).