



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

Blaine City Hall  
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.*

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Tuesday, April 12, 2016

7:00 PM

Council Chambers

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1. **Roll Call - 2015/2016 Planning Commission**

2. **Approval of Minutes**

[TMP](#)  
[16-0179](#)

Approval of March 8, 2016 Planning Commission Minutes

2.1 **Old Business**

2.2 **2015/2016 Planning Commission Adjourns Sine Die**

3.0 **Administration of Oaths of Office - Alan Goracke, Jason Halpern, Terri Homan and Joe Ouellette**

3.1 **Resumption of Adjourned Meeting**

3.2 **Roll Call - 2016/2017 Planning Commission**

4. **New Business**

4.1 [TMP](#) Public Hearing Case File No. 16-0016 // Core States Group // 8601  
[16-0135](#) Springbrook Drive NE

The applicant is requesting a variance to allow a 19-foot variance to the 30-foot front yard parking setback along Springbrook Drive for a proposed drive through (Panera Bread) at 8601 Springbrook Drive NW.

- 4.2      [TMP](#)      Public Hearing Case File No. 16-0014 // Daniel Waibel and Janet  
[16-0137](#)      Lovejoy // 11453 Meadow Lane NE
- The applicant is requesting a Conditional Use Permit Amendment to have up to 1,675 square feet of garage space by constructing a 907 square foot addition onto the existing 768 square foot attached garage.
- 4.3      [TMP](#)      Public Hearing Case File No. 16-0018 // Invictus Brewing Company //  
[16-0155](#)      2025 105th Avenue NE
- The applicant is requesting a Conditional Use Permit to allow for the construction and operation of a brewer taproom as part of an 8,474 square foot brewery located in an I-2 (Heavy Industrial) zoning district.
- 4.4      [TMP](#)      Public Hearing Case File No. 16-0010 // Centennial High School // 4707  
[16-0156](#)      North Road
- The applicant is requesting a Conditional Use Permit amendment to allow for expansion of parking areas, lighting of certain parking areas, changes to bus circulation for safer student pick-up, additional play and recreation facilities, other minor site changes.
- 4.5      [TMP](#)      Public Hearing Case File No. 16-0015 // CSM Equities, LLC // XXX  
[16-0138](#)      Pheasant Ridge Drive NE
- The applicant is requesting the following:
- a) Preliminary Plat approval to subdivide 21.59 acres into one (1) lot and two (2) outlots to be known as CSM Lexington Fourth Addition.
  - b) Conditional Use Permit to allow for construction of a 71,862 square foot office/industrial building (Streamworks) and associated parking to be located in a PBD District.
- 4.6      [TMP](#)      Public Hearing Case File No. 15-0058 // MG Main Street Properties //  
[16-0014](#)      Main Street & Xylite Street NE
- The applicant is requesting the following:
- a) Preliminary Plat approval to subdivide approximately 25.75 acres into 19 single family lots and three (3) outlots to be known as Woods at Quail Creek 4th Addition.
  - b) Conditional Use Permit to allow for construction of 19 single family homes in a DF (Development Flex) zoning district.