



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 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 13, 2018

7:00 PM

Council Chambers

1. Roll Call

2. Approval of Minutes

[TMP](#)
[18-165](#)

Approval of February 13, 2018 Planning Commission Minutes

3. Old Business

4. New Business

4.1 [TMP](#)
[18-120](#)

Public Hearing Case File No. 18-0007 // Newmark Homes // Xylite Street NE/129th Lane NE

The applicant is requesting a Waiver of Platting to subdivide a 58 acre outlot and create a new 12.754 acre parcel from Outlot D, Quail Creek 10th Addition, in order for the new parcel to be part of a property sale for future development.

4.2 [TMP](#)
[18-122](#)

Public Hearing Case File No. 18-0009 // BFI Real Estate Holdings, Inc. // 11665 Ulysses Street NE

The applicant is requesting a Conditional Use Permit to allow for the construction of a 4,007 square foot Taco Bell restaurant with a drive-through in a PBD (Planned Business District) Zoning District.

- 4.3 [TMP](#) Public Hearing Case File No. 18-0008 // Kwik Trip, Inc. // 11736 Ulysses
 [18-121](#) Lane NE
- The applicant is requesting a Conditional Use Permit to allow for gasoline sales and outdoor dining in a PBD (Planned Business District) zoning district.
- 4.4 [TMP](#) Public Hearing Case File No. 18-0013 // Fernando Vega // 10122 Naples
 [18-131](#) Street NE
- The applicant is requesting a Conditional Use Permit to allow for outside storage of semi trailers and trucks for a trailer repair business, Nafta Solutions, Inc.
- 4.5 [TMP](#) Public Hearing Case File No. 18-0010 // The Avalon Group // 1530 109th
 [18-126](#) Avenue NE
- The applicant is requesting the following:
- a) Waiver of Platting to separate an approximately 4,200 square foot parcel from Lot 1, Block 1, Victory Village 4th Addition. This parcel will then be added to Lot 2, Block 1, Victory Village 4th Addition
 - b) Conditional Use Permit to allow for the construction of a 4,628 square foot Panera Bread restaurant with a drive-through, shared accesses and outdoor dining with a total of 36 seats.
- 4.6 [TMP](#) Public Hearing Case File No. 17-0042 // Lorenz Bus Service // 8600 Xylite
 [18-069](#) Street NE
- The applicant is requesting the following:
- a) Conditional Use Permit Amendment to allow for expansion of outside storage of buses as part of a transportation terminal
 - b) A 12.5 foot Variance to the 25-foot parking/driveway front yard setback along a portion of Xylite Street
- 4.7 [TMP](#) Public Hearing Case File No. 18-0003 // Lennar Corporation // 12944
 [18-052](#) Lever Street NE
- The applicant is requesting the following:
- a) A Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 38.24 acres.
 - b) Preliminary Plat to subdivide 38.24 acres into 56 single family lots and 5 outlots to be known as Woodridge.
 - c) A Conditional Use Permit to allow for the construction of 56 single family lots in a DF (Development Flex) zoning district
- 4.8 [TMP](#) Update on 2040 Comprehensive Plan
 [18-166](#)

