



# 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.*

*The Mayor has signed a declaration allowing members of the council, staff, and the public to attend meetings remotely via Zoom due to the COVID-19 pandemic.*

*Public comment options prior to the meeting must be received by 4:30 PM on Monday, January 11. Email comments to: [probinson@BlaineMN.gov](mailto:probinson@BlaineMN.gov) or phone 763-785-6180.*

*Zoom is for members of the public who want to comment remotely during the meeting on an agenda item. Join Zoom Webinar at <https://blainemn.zoom.us/j/96062049787>*

*Ways to watch if not commenting on an agenda item:  
[BlaineMN.gov/Video](https://www.blainemn.gov/video) or North Metro TV on Comcast, Apple TV,  
or Roku*

*Questions? Email - [Communications@BlaineMN.gov](mailto:Communications@BlaineMN.gov)*

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Tuesday, January 12, 2021

7:00 PM

Due to the COVID-19 pandemic, city meetings  
will be held as virtual meetings until further  
notice.

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1. Roll Call

2. Approval of Minutes

2.-1 [TMP](#) Approval of December 8, 2020 Planning Commission Minutes  
[21-003](#)

Attachments: [Unapproved Minutes 120820](#)

3. Old Business

4. New Business

- 4.-1      [TMP](#)      Public Hearing Case File No. 20-0040 // Haverhill (Pulte Homes) // 122nd  
[20-602](#)      Avenue NE and Fraizer Street NE

The applicant is requesting the following:

1. Preliminary Plat to subdivide a 6.7 acre parcel into 44 lots (townhome lots) and four outlots for common area, drive access, and drainage/ponding area to be known as Haverhill.
2. Conditional Use Permit to allow for the construction of 44 townhome units and private streets in a DF (Development Flex) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

[Public Comments](#)

- 4.-2      [TMP](#)      Public Hearing Case File No. 20-0031 // Groveland Village (M/I Homes) //  
[20-628](#)      Northwest Corner 93rd Lane and County Road J

The applicant is requesting the following:

1. Comprehensive Plan Amendment from PI/PC (Planned Industrial/Planned Commercial) to MDR (Medium Density Residential) and HDR (High Density Residential).
2. Rezoning from PBD-A (Planned Business District Airport) to DF (Development Flex).
3. Preliminary Plat approval to subdivide approximately 26.96 acres into 108 lots (including 107 townhome lots and one common lot) and three outlots to be known as Groveland Village.
4. Conditional Use Permit to allow for the construction of 107 townhomes in a DF (Development Flex) zoning district.

Sponsors: Planner Showalter

Attachments: [Attachments](#)

[Neighborhood Meeting Summary](#)

[Public Comments](#)

**Adjournment**