



**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 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 comment options prior to the meeting must be received by 4:30 PM on Monday, September 13, 2021. Email comments to: [Planning@BlaineMN.gov](mailto:Planning@BlaineMN.gov) or phone 763-785-6180.*

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Tuesday, September 14, 2021

7:00 PM

Council Chambers

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1. Roll Call

2. Approval of Minutes

2.-1 [TMP](#) Approval of the August 10, 2021 Planning Commission Minutes  
[21-568](#)

*Attachments:* [Unapproved Minutes](#)

3. Old Business

4. New Business

4.-1 [TMP](#) Public Hearing Case File No. 21-0060 // Christ Lutheran Church (Think  
[21-540](#) Digital Signs) // 641 89th Avenue NE

The applicant is requesting a conditional use permit to allow for the construction of a dynamic sign in an R-1 (Single Family) zoning district.

*Sponsors:* Showalter

*Attachments:* [Attachments](#)

- 4.-2      [TMP](#)      Public Hearing Case File No. 21-0026 // The Blaine Back 40 (Aerojet LLC)  
[21-254](#)      // 104th Lane & Flanders Street NE

The applicant is requesting the following:

1. Rezoning from PBD (Planned Business District) to I-1 (Light Industrial) for the land being proposed to be added to the parcels with existing buildings on Lots 1 and 2 Block 1.
2. Preliminary plat approval to subdivide 46.26 acres into four (4) lots and one outlot to be known as The Blaine Back 40.

Sponsors: Kaye

Attachments: [Attachments](#)

- 4.-3      [TMP](#)      Public Hearing Case File No. 21-0061 // Lexington Waters (Sotarra) //  
[21-530](#)      13000 Block Lexington Avenue NE

The applicant is requesting the following:

1. Rezoning from FR (Farm Residential) to DF (Development Flex).
2. Preliminary plat to subdivide approximately 111 acres into 272 single-family lots, one (1) lot for an existing home, and seven (7) outlots to be known as Lexington Waters.
3. Conditional use permit to allow for the construction of 272 single-family homes in a DF (Development Flex) zoning district.

Sponsors: Thorvig

Attachments: [Attachments](#)

## Adjournment