



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, November 8, 2021. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

Tuesday, November 9, 2021

7:00 PM

Council Chambers

1. Roll Call
2. Approval of Minutes
- 2.-1 [TMP 21-641](#) Approval of the October 12, 2021 Planning Commission Minutes

Attachments: [Unapproved Minutes 101221](#)
3. Old Business
4. New Business

- 4.-1 [TMP](#) Public Hearing Case File No. 21-0073 // Wings Financial Credit Union //
 [21-638](#) 370 125th Avenue NE

The applicant is requesting a conditional use permit to allow for the construction of a 4,336 square foot building with an attached 875 square foot canopy over the drive-through and a zero lot line for a shared drive/access for a Wings Financial Credit Union in a PBD (Planned Business) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

[Public Comments](#)

- 4.-2 [TMP](#) Public Hearing Case File No. 21-0059 // Summerville Meadows (Capital
 [21-637](#) Trust LLC) // 12551 Lever Street NE

The applicant is requesting the following:

1. Rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of 29 single family homes on 14.24 acres.
2. Preliminary plat approval to subdivide approximately 14.24 acres into 29 lots and 2 outlots.
3. Conditional use permit to allow for the construction of 29 single family homes in a DF (Development Flex) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

[Public Comment](#)

- 4.-3 [TMP](#) Planning Case File No. 21-0070 // City of Blaine
 [21-640](#)

The City is proposing a code amendment to the FR (Farm Residential), RE (Residential Estate), R-1 (Single Family), R-1AA (Single Family), R-1A (Single Family), R-1B (Single Family) and DF (Development Flex) zoning districts and Section 33 (Performance Standards) to allow accessory dwelling units in single family districts.

Sponsors: Showalter

Attachments: [Code Amendment](#)

[Public Comment](#)

Adjournment