



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 board 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. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, 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 comments prior to the meeting must be received by 4:30 PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

Tuesday, June 14, 2022

7:00 PM

Council Chambers

1. Call To Order

2. Approval of Minutes

2.-1 [TMP 22-298](#) Approval of the May 10, 2022 Planning Commission Minutes

Attachments: [Unapproved Minutes 051022](#)

3. Old Business

4. New Business

4.-1 [TMP 22-295](#) Public Hearing Case File No. 22-0034 // Aaron Jordan // 12640 Radisson Road NE

The applicant is requesting a conditional use permit to construct a 2,613 square foot detached garage for a total garage space of 2,963 in a FR (Farm Residential) zoning district.

Sponsors: Showalter

Attachments: [Attachments](#)

- 4.-2 [TMP](#) Public Hearing Case File No. 22-0038 // Richard Macomb // 3151 117th
[22-294](#) Lane NE

The applicant is requesting a conditional use permit amendment to allow a 6-foot side yard setback rather than a 10-foot side yard setback for an approximately 920 square foot enclosed sport court, swim spa, and golf simulator addition to the house in a DF (Development Flex) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

- 4.-3 [TMP](#) Public Hearing Case File No. 22-0023 // Radisson Hills (Radisson
[22-303](#) Estates, LLC) // 12030 Radisson Rd NE

The applicant is requesting the following:

1. Rezoning from FR (Farm Residential) to DF (Development Flex).
2. Preliminary plat to subdivide 10.9 acres into 30 single family lots and three outlots to be known as Radisson Hills.
3. Conditional use permit to allow for the construction of 30 single-family lots in a DF (Development Flex) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

- 4.-4 [TMP](#) Public Hearing Case File No. 22-0035 // Blaine Square Third Addition
[22-297](#) (Blaine Square II LLC) // 12301 Ulysses Street NE

The applicant is requesting the following:

1. Preliminary plat to subdivide approximately 5.6 acres into 4 lots to be known as Blaine Square Third Addition.
2. Conditional use permit to allow two buildings on one lot (Lot 2), outdoor dining (Lot 3), a car wash (Lot 4) and shared access/parking between lots in a B-3 (Regional Commercial) zoning district.

Sponsors: Kaye

Attachments: [Attachments](#)

4.-5

[TMP](#)
[22-296](#)

Public Hearing Case File No. 22-0030 // City of Blaine

The City is requesting the following:

1. Code amendment to Chapter 28 of the zoning code creating a Redevelopment district (RD).
2. Rezoning certain parcels from I-2 Heavy Industrial, PBD-A and Regional Recreation to 105th Avenue Redevelopment District (RD) and certain properties from I-2 Heavy Industrial to Planned Business District (PBD).
3. Comprehensive plan amendment to land use designations on certain parcels from Planned Industrial/Planned Commercial (PI/PC) and Regional Recreation to Planned Commercial (PC) and certain properties from PI/PC to High Density Residential 2/Planned Commercial (HDR2/PC).

Sponsors: Sellman

Attachments: [Attachments](#)

Adjournment