



City of Blaine

Planning Commission

October 10, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive 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 city staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by 4:30PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1.** 2023-474 Approval of the September 12, 2023 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2023-446 Case File No. 23-0071 // Rainbow Village // 551 87th Lane NE
The applicant is requesting a conditional use permit for a zero lot line with shared parking and access in the B-3 (Regional Commercial) zoning district.
Sponsors: Sheila Sellman, City Planner

- 4.2.** 2023-397 Case File No. 23-0069 // Pearson Properties // 12600 Xebec Street NE
The applicant is requesting a conditional use permit for a total of 2,456 square feet of garage and accessory building space and a shed in the front yard in the FR (Farm Residential) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

- 4.3.** 2023-445 Case File No. 23-0064 // Blaine Crossing II Addition // 1351 113th Avenue NE
The applicant is requesting the following:

1. A 10 foot variance from the 30 foot front yard parking lot setback on the south side.

2. Preliminary plat to subdivide one lot into three lots.
3. Conditional use permit for shared access with zero lot line parking in the B-3 (Regional Commercial) zoning district.

Sponsors: Elizabeth Showalter, Community Development Specialist

4.4. 2023-398

Case File No. 23-0068 // City of Blaine

The City is requesting the following:

1. A text amendment to the Comprehensive Plan to create an MDR/CC (Medium Density Residential/Community Commercial) land use category.
2. Comprehensive plan amendment to land use designations on certain parcels from HDR/PC (High Density Residential/Planned Commercial) to MDR/CC (Medium Density Residential/Community Commercial), CC (Community Commercial) to HDR2/PC (High Density Residential/Planned Commercial), and CC (Community Commercial) to MDR/CC Medium Density/Community Commercial.

Sponsors: Sheila Sellman, City Planner

5. Adjournment