City of Blaine
Planning Commission

February 13, 2024 | 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 the City staff, open the public hearing, discuss and act on the application.

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.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2024-697 Approval of the January 9, 2024 Planning Commission Minutes
Sponsors:

4. Public Hearing

4.1. 2024-37 Case File No. 23-0088 // Diane O'Brien // 10617 Quincy Boulevard NE
The applicant is requesting a variance to allow a 9-foot fence along the south side-yard property line.
Sponsors: Shawn Kaye, Planner

4.2. 2024-38 Case File No. 23-0089 // Alexander Woods 4th Addition // 1000 113th Avenue NE
The applicant is requesting the following:

1. Preliminary plat approval to subdivide approximately 1.16 acres into three lots.
2. Conditional use permit to allow for the construction of two additional single-family homes in a Development Flex (DF) zoning district. The existing home will remain.

Sponsors: Elizabeth Showalter, Community Development Specialist

4.3. 2024-39 Case File No. 24-0003 // Noodles and Company // 12351 Ulysses Street NE, #120
The applicant is requesting a conditional use permit to allow outdoor dining with 14 seats in the Regional Commercial (B-3) zoning district.
Sponsors: Shawn Kaye, Planner

4.4. 2024-47 Case File No. 24-0004 // Havenpark Heartland Living LLC // 10454 Central Avenue NE
The applicant is requesting a conditional use permit to operate a manufactured home sales office in the Manufactured Home Residential (R-4) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

4.5. 2024-161 Case File No. 24-0005 // Uram Property // 8628 Central Avenue NE
The applicant is requesting a comprehensive plan amendment to change the current land use designation of Low Density Residential (LDR) to Community Commercial (CC).
Sponsors: Sheila Sellman, City Planner

4.6. 2024-48 Case File No. 24-0006 // Chris Rice // 4726 115th Avenue NE
The applicant is requesting a conditional use permit to allow a 1,610 square-foot garage in the Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner

4.7. 2024-682 Case File No. 24-0009 // Foxtail Hollow LLC // 121st Avenue and Radisson Road NE
The applicant is requesting a conditional use permit amendment to clarify the side yard and front yard setbacks in the Foxtail Hollow Townhome Development that is in the Development Flex (DF) zoning district.
Sponsors: Shawn Kaye, Planner

4.8. 2024-160 Case File No. 24-0002 // Northtown // City of Blaine
The City is requesting the following:

1. Amendment to the Blaine Zoning Ordinance to create a new zoning district, County Road 10 Mixed Use District.
2. Rezoning certain parcels in the Northtown area from Community Commercial (B-2), Regional Commercial (B-3) and Residential Flex (RF), to County Road 10 Mixed Use District.

Sponsors: Sheila Sellman, City Planner

5. Adjournment