



City of Blaine

Planning Commission

April 9, 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.** 2024-809 Approval of the March 12, 2024 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2024-773 Case File No. 24-0016 // Jacob Andersen // 10900 National Street NE
The applicant is requesting a conditional use permit to construct a 1,440 square foot detached accessory building in a Farm Residential (FR) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist
- 4.2.** 2024-774 Case File No. 24-0017 // Clover Leaf Farms 5th Addition (Parkway I Townhome Association) // 288-591 97th Lane NE, 292-570 96th Lane NE and 405-595 Clover Leaf Parkway NE

The applicant is requesting a variance to the front, side, and rear yard setbacks for decks for all units within Clover Leaf Farms 5th Addition.
Sponsors: Elizabeth Showalter, Community Development Specialist
- 4.3.** 2024-775 Case File No. 24-0018 // 99th Apartments Sand Companies // 111 99th Avenue NE

The applicant is requesting a conditional use permit to allow for the construction of a 48-unit apartment in a Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, City Planner

4.4. 2024-776

Case File No. 24-0021 // 88 Legacy Xylite Building (RJ Ryan) // 8888 Xylite Street NE

The applicant is requesting a conditional use permit to allow a 14,524 square foot outside storage area in the Light Industrial (I-1A) zoning district.

Sponsors: Elizabeth Showalter, Community Development Specialist

4.5. 2024-771

Case File No. 24-0020 // Crispin Cove (Capital Trust Investment LLC) // 4255 125th Avenue NE

The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove.
3. Conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

5. Adjournment