



City of Blaine

Planning Commission

July 8, 2025 | 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 noon 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.** 2024-479 Approval of the June 10, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-326 Case File No. 25-0023 // Alex Pepin // 1684 132nd Avenue NE
The applicant is requesting a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district.
Sponsors: Alex Koberoski, Zoning Technician
- 4.2.** 2025-330 Case File No. 25-0028 // SNAP't Cat Rescue // 11708 Jefferson Street NE
The applicant is requesting a conditional use permit for a domestic animal indoor kennel (cat adoption center) in the Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.3.** 2025-327 Case File No. 25-0029 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE.
The applicant is requesting preliminary plat approval to create four lots and two outlots to be known as Lexington Crossing Second Addition.

Sponsors: Sheila Sellman, Assistant Community Development Director

4.4. 2025-328

Case File No. 25-0026 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE

The applicant is requesting a conditional use permit for a coffee shop with a drive-thru and a zero lot line and shared access in the Town Commercial (B-5) zoning district.

Sponsors: Sheila Sellman, Assistant Community Development Director

5. Adjournment