



City of Blaine

Planning Commission

August 12, 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.** 2024-480 Approval of the July 8, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-392 Case File No. 25-0036 // Von Erickson // 1095 97th Lane NE
The applicant is requesting a conditional use permit amendment to allow three accessory structures on a lot, with a cumulative square footage of 1,176 square feet in a Residential Flex (RF) zoning district.
Sponsors: Alex Koberoski, Zoning Technician
- 4.2.** 2025-329 Case File No. 25-0027 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE
The applicant is requesting a conditional use permit for a credit union with a drive-thru and a zero lot line shared access in the Town Commercial (B-5) zoning district.
Sponsors: Sheila Sellman, Assistant Community Development Director
- 4.3.** 2025-387 Case File No. 25-0032 // Manning Transfer // 2775 and 2801 101st Avenue NE
The applicant is requesting the following:

1. Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) (2801 101st Avenue parcel).
2. Conditional use permit for the reconfiguration of the outside storage of trucks and trailers for the existing truck terminal, truck repair use, and two buildings on one parcel in the Heavy Industrial (I-2A) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.4.** 2025-389 Case File No. 25-0033 // Swervo Development Company // 4131 Pheasant Ridge Drive NE
The applicant is requesting a conditional use permit for the operation of a cannabis mezzobusiness in a Planned Business District (PBD) zoning district.
Sponsors: Shawn Kaye, Planner

- 4.5.** 2025-391 Case File No. 25-0035 // Scooters Coffee // 2180 105th Avenue NE #100
The applicant is proposing an amendment to Section 34.09 of the City of Blaine Zoning Ordinance to allow for off-site directional signage.
Sponsors: Alex Koberoski, Zoning Technician

- 4.6.** 2025-390 Case File No. 25-0034 // Blaine Town Center East LLC // 10549 Nassau Street NE
The applicant is requesting preliminary plat approval to create seven outlots to be known as Blaine Town Center East District.
Sponsors: Sheila Sellman, Assistant Community Development Director

5. New Business

- 5.1.** 2025-410 Case File No. 25-0040 // EB Blaine Development LLC // 105th Redevelopment Area
The applicant is requesting site plan approval for Scheels.
Sponsors: Sheila Sellman, Assistant Community Development Director

6. Adjournment