



City of Blaine

Planning Commission

September 9, 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.** 2024-481 Approval of the August 12, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-454 Case File No. 25-0041 // Lucas Woolhouse // 1048 87th Avenue NE
The applicant is requesting the following:
1. Variance for a 27.25 foot setback from the front yard property line, where 30 feet is required.
 2. Variance to allow an additional garage in the front yard, where only one (1) garage is permitted.
 3. Conditional use permit for a total accessory structure square footage of 1,040 square feet in the Single Family (R-1) zoning district.

Sponsors: Alex Koberoski, Zoning Technician

- 4.2.** 2025-455 Case File No. 25-0042 // Scott Uram // 8634 Central Avenue NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1) to Community Commercial (B-2).

2. Conditional use permit for self-storage in the Community Commercial (B-2)/Highway 65 Overlay zoning district and a zero lot line/shared access.

Sponsors: Sheila Sellman, Assistant Community Development Director

- 4.3.** 2025-386 Case File No. 25-0037 // Trustone Financial Group // 11866 Aberdeen Street NE
The applicant is requesting a conditional use permit to construct a bank in an Office Research Park (B4) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.4.** 2025-404 Case File No. 25-0038 // City of Blaine
The City is proposing an amendment to Section 34.02 of the Sign Ordinance to allow for pylon signs up to 50 feet in height along Hwy 65.

Sponsors: Alex Koberoski, Zoning Technician

5. Adjournment