



City of Blaine

Planning Commission

November 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.** 2024-482 Approval of the September 9, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-388 Case File No. 25-0031 // Ranger Development // 9011 and 9021 University Avenue NE and 120 90th Lane NE
The applicant is requesting the following:
1. Rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF).
 2. Preliminary plat approval to create 11 lots to be known as Northtown Villas.
 3. Conditional Use permit to allow construction of 4 twin homes (8 units) and 3 single-family (villas) in the Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, Interim Community Development Director

- 4.2.** 2025-553 Case File No. 25-0047 // Nova Real Estate // 8501 Old West 35W Service Drive NE

The applicant is requesting a rezoning from Community Commercial (B-2) to Light Industrial (I-1).

Sponsors: Shawn Kaye, Planner

4.3. 2025-518

Case File No. 25-0044 // City of Blaine

The City is proposing annual revisions to the Blaine Zoning Ordinance.

Sponsors: Alex Koberoski, Assistant Planner

4.4. 2025-535

Case File No. 25-0046 // City of Blaine // 8550 Van Buren Street NE

The City is requesting the following:

1. Comprehensive plan amendment to change from Community Commercial (CC) to Low Density Residential (LDR).
2. Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1).

Sponsors: Elizabeth Showalter, Community Development Specialist

5. Adjournment