



City of Blaine

Planning Commission

January 13, 2026 | 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.** 2026-3 Approval of the December 9, 2025 Planning Commission Minutes.
Sponsors:

4. Public Hearing

- 4.1.** 2025-679 Case File No. 25-0054 // Verizon Wireless // 2201 108th Lane NE
The applicant is requesting a conditional use permit amendment to add a 10-foot tower extension and 5-foot lightning rod to an existing monopole cell tower in a Heavy Industrial (I-2) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

- 4.2.** 2025-616 Case File No. 25-0052 // Fenway Land Company // NE Corner of Lexington Avenue and Flowerfield Road NE
The applicant is requesting the following:
1. Rezoning from Single Family (R-1) to Development Flex (DF).
 2. Preliminary plat to subdivide 31.92 acres into 32 single family lots and 4 outlots to be known as Flowerfield.
 3. Conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

4.3. 2025-680

Case File No. 25-0055 // Enclave Companies // 11008 Sunset Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 27.89 acres into one lot and one outlot to be known as Sunset Woods.
3. Conditional use permit to allow the construction of 175 townhome units in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

5. Adjournment