



City of Blaine

Planning Commission

February 10, 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.** 2026-50 Approval of the January 13, 2026 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2026-25 Case File No. 26-0001 // Magnifi Financial // 10903 Austin Street NE
The applicant is requesting a conditional use permit to construct a bank with a zero lot line (north property line) in a Development Flex (DF) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

- 4.2.** 2025-681 Case File No. 25-0056 // Pulte Group // 3700 and 3900 125th Avenue NE
The applicant is requesting the following:
1. Rezoning from Farm Residential (FR) to Development Flex (DF).
 2. Comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR).
 3. Preliminary plat to subdivide approximately 83 acres into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood
 4. Conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.3.** 2026-34 Case File No. 26-0003 // Accessory Dwelling Units // City of Blaine
The City is proposing amendments to residential sections and performance

standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units.

Sponsors: Sheila Sellman, Community Development Director

5. Adjournment