



# City of Blaine

## Planning Commission

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May 12, 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](mailto:Planning@BlaineMN.gov) or phone 763-785-6180.

### AGENDA

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes**

- 3.1.** 2026-53 Approval of the April 14, 2026 Planning Commission Minutes  
*Sponsors:*

**4. Public Hearing**

- 4.1.** 2026-209 Case File No. 26-0015 // Minnesota Performance // 1550 91st Avenue NE, #306  
The applicant is requesting a conditional use permit amendment to expand an existing auto repair business into an adjacent tenant space with outside storage of 6 passenger vehicles in a Light Industrial (I-1) zoning district.  
*Sponsors: Alex Koberoski, Assistant Planner*
- 4.2.** 2026-205 Case File No. 26-0016 // Matt and Molly Gamble // 11770 Lexington Avenue NE  
The applicant is requesting a conditional use permit to allow a 3,000 square-foot attached garage (accessory building) in a Farm Residential (FR) zoning district.  
*Sponsors: Shawn Kaye, Planner*
- 4.3.** 2026-206 Case File 26-0017 // Mark Montean // 3621 131st Avenue NE  
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 39.68 acres into 86 single family lots and 2 outlots to be known as Montean Meadows.
3. Conditional use permit to allow the construction of 86 single-family homes in a Development Flex (DF) zoning district.

*Sponsors: Shawn Kaye, Planner*

## **5. Adjournment**