



City of Blaine

Planning Commission

June 9, 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.** 2026-54 Approval of the May 12, 2026 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2026-248 Case File No. 26-0022 // James Riley // 110 132nd Avenue NE
The applicant is requesting a conditional use permit to construct a 2,000 square foot accessory structure in a Residential Estate (RE) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

- 4.2.** 2026-278 Case File No. 26-0023 // HJ Development // 4194 and 4195 123rd Lane NE
The applicant is requesting the following:
1. A 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods).
 2. A 10-foot variance from the 50-foot front yard building setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods).

3. A 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4194 123rd Lane NE (multi-tenant building).

Sponsors: Shawn Kaye, Planner

- 4.3.** 2026-279 Case File No. 26-0024 // HJ Development // 4194 123rd Lane NE
The applicant is requesting a conditional use permit to allow a 380 square foot outdoor dining patio in a Town Commercial (B-5) zoning district.
Sponsors: Alex Koberoski, Assistant Planner
- 4.4.** 2026-280 Case File No. 26-0026 // Protech Electronics // 3543 88th Avenue NE
The applicant is requesting a conditional use permit to allow passenger vehicle service in a Light Industrial (I-1) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.5.** 2026-281 Case File No. 26-0027 // Tyler Tall // 11662 Lexington Avenue NE
The applicant is requesting a conditional use permit to construct a 1,400 square foot detached accessory structure in a Farm Residential (FR) zoning district.
Sponsors: Alex Koberoski, Assistant Planner
- 4.6.** 2026-282 Case File No. 26-0029 // Jacob and Brittany Brausen // 11985 Lever Street NE
The applicant is requesting a conditional use permit to allow up to 3,000 square feet of accessory building space in a Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.7.** 2026-283 Case File No. 26-0030 // Blaine Housing Group, LLC // 111 99th Avenue NE
The applicant is requesting preliminary plat approval to create two lots, four outlots and dedicate road right of way to be known as Terrano Apartments.
Sponsors: Elizabeth Showalter, Community Development Specialist
- 4.8.** 2026-284 Case File No. 26-0031 // Newton RES LLC // 4131 Pheasant Ridge Drive NE
The applicant is requesting the following:
1. Comprehensive plan amendment from Planned Industrial (PI) to Planned Industrial/Planned Commercial (PI/PC)
 2. Preliminary plat approval to subdivide approximately 10.43 acres into 4 lots and 2 outlots to be known as Blaine Ventures First Addition.
 3. Conditional use permit in the PBD zoning district to allow the following:

- a. Lot 1: Zero lot line for parking/shared access on west, east and north property lines. Zero lot line for building on north and east property line.
- b. Lot 2: Credit Union/Bank Use. Zero lot line for parking/shared access on west and north property lines.
- c. Lot 3: Retail and Restaurant Use. Zero lot line for parking/shared access on west, north and south property lines
- d. Lot 4: Medical Office, Retail, and Restaurant Uses. Zero lot line for parking/shared access on west and south property lines.

Sponsors: Shawn Kaye, Planner

5. Adjournment