



City of Blaine

Planning Commission

September 8, 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.** 2026-57 Approval of the August 12, 2026 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2026-381 Case File No. 26-0037 // Illya Shydlovskyy // 1025 105th Avenue NE
The applicant is requesting the following:
1. Comprehensive plan amendment from Park/Open Space (P/OS) to Low Density Residential (LDR).
 2. Preliminary plat to subdivide an approximately 11.11 acre outlot into one single family lot to be known as Shydlovskyy Residential.

Sponsors: Shawn Kaye, Senior Planner

- 4.2.** 2026-383 Case File No. 26-0039 // Priya Herr // 13187 Lexington Avenue NE
The applicant is requesting a conditional use permit to construct an additional 256 square feet of accessory structure space, for a total of 1,872 square feet of accessory space in a Farm Residential (FR) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

- 4.3.** 2026-421 Case File No. 26-0047 // City of Blaine
The city is proposing amendments to Section 109-86 (11)b of the City of Blaine Zoning Ordinance to allow for garage door heights up to 14-feet in the Residential Estate (RE) zoning district.
Sponsors: Alex Koberoski, Assistant Planner
- 4.4.** 2026-431 Case File No. 26-0048 // City of Blaine
The city is proposing amendments to Section 101.4 of the City of Blaine Zoning Ordinance to revise and enhance clarity of findings for conditional use permits.
Sponsors: Sheila Sellman, Community Development Director
- 4.5.** 2026-437 Case File 26-0046 // Lee and Deb Lindahl // 931 117th Avenue NE
The applicant is requesting the following:
1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
 2. Preliminary plat to subdivide 2.94 acres into 8 single family lots to be known as Lindahl Estates.
 3. Conditional use permit to allow for one existing home and the construction of 7 single family homes in a Development Flex (DF) zoning district.
- Sponsors: Alex Koberoski, Assistant Planner*
- 4.6.** 2026-434 Case File No. 26-0043 // 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) to Low Density Residential (LDR).
 3. Preliminary plat to subdivide 82.77 acres into 106 single family lots and 11 outlots to be known as Wellington.
 4. Conditional use permit to allow for the construction of 106 single family lots in a Development Flex (DF) zoning district.
- Sponsors: Shawn Kaye, Senior Planner*
- 4.7.** 2026-443 Case File No. 26-0049 // City of Blaine // 2180 and 2190 105th Avenue NE
The city is requesting the following:
1. Rezoning from 105th Redevelopment District (RD) to Planned Business District (PBD).
 2. Conditional use permit for retail, restaurants with or without live entertainment or outdoor dining, fitness center, and zero-lot line in a Planned Business District (PBD) zoning district.

Sponsors: Sheila Sellman, Community Development Director

5. Adjournment