



# City of Blaine

## Planning Commission

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March 12, 2024 | 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 4:30 PM 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.** 2024-728 Approval of the February 13, 2024 Planning Commission Minutes  
*Sponsors:*

**4. Public Hearing**

- 4.1.** 2024-707 Case File No. 23-0087 // Blaine Quality Automotive // 9664 Central Avenue NE  
The applicant is requesting a conditional use permit amendment to increase the number of vehicles allowed for overnight outside storage from 11 to 16 in the Community Commercial (B-2) zoning district.  
*Sponsors: Elizabeth Showalter, Community Development Specialist*

- 4.2.** 2024-712 Case File No. 24-0012 // 35W Logistics Center // 11008 Sunset Avenue NE  
The applicant is requesting the following:
1. Rezoning from Farm Residential (FR) to Light Industrial (I-1).
  2. Preliminary plat to create two lots.
  3. Conditional use permit for shared access and zero lot line parking in the Light Industrial (I-1) zoning district.

*Sponsors: Sheila Sellman, City Planner*

- 4.3.** 2024-713 Case File No. 24-0013 // Highway 65 Overlay District // City of Blaine  
The City is requesting an amendment to the zoning code 32.50 Highway 65  
Overlay District (HOD) adding conditional uses, prohibited uses and  
modifying performance standards.

*Sponsors: Sheila Sellman, City Planner*

## **5. Adjournment**