



City of Blaine

Planning Commission

May 14, 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 or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2024-77 Approval of the April 9, 2024 Planning Commission Minutes
Sponsors:

4. Public Hearing

4.1. 2024-772 Case File No. 24-0022 // Boulder Villas (Boulder Contracting) // 9240 W 35W Service Drive NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
2. Preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas.
3. Conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.2.** 2024-777 Case File No. 24-0023 // East Blaine Mosque and Academy // 3680 Pheasant Ridge Drive
The applicant is requesting the following:
1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
 2. Conditional use permit to allow a Mosque (place of worship) and K-8 school in the Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, City Planner

- 4.3.** 2024-78 Case File No. 24-0026 // JD Trailers Properties LLC (Capacity Spotter Trucks) // 10070 Davenport Street NE
The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales.

Sponsors: Shawn Kaye, Planner

- 4.4.** 2024-79 Case File No. 24-0027 // 4th Dimension Properties, LLC (Northtown Mall) // 100 Northtown Drive NE
The applicant is requesting the following:

1. Preliminary plat to create 13 lots to be known as Northtown Revitalization.
2. Conditional use permit for zero lot line shared access/parking in the County Road 10 Mixed Use (MU) Zoning District.

Sponsors: Sheila Sellman, City Planner

- 4.5.** 2024-80 Case File No. 24-0028 // City of Blaine
The City is proposing the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes:

1. Section 26.06 Nonconforming structures, uses.
2. Section 30.15 B-2 Community Commercial Standards
3. Section 30.25 B-3 Regional Commercial Standards
4. Section 30.54 Planned Business District (PBD) Standards

Sponsors: Erik Thorvig, Community Development Director

- 4.6.** 2024-126 Case File 24-0029 // City of Blaine
The City is proposing the following:

1. Rezoning from Regional Recreation (RR) to 105th Redevelopment District (RD).
2. Comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC).

Sponsors: Sheila Sellman, City Planner

5. Adjournment