



City of Blaine

Planning Commission

June 11, 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 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.** 2024-202 Approval of the May 14, 2024 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2024-173 Case File No. 24-0024 // Les Schwab Tire Store (GHS Development LLC) // 12251 Ulysses Street NE
The applicant is requesting a conditional use permit for a minor auto repair with shared access and zero lot line on the north and south property line in the Regional Commercial (B-3) zoning district.
Sponsors: Shawn Kaye, Planner

- 4.2.** 2024-174 Case File No. 24-0030 // A & C Automotive // 611 109th Avenue NE
The applicant is requesting a conditional use permit amendment to allow vehicles to remain on site for at least 72 hours, and to remove the requirement to have solid waste pick up three times a week at an existing auto repair business in the Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner

- 4.3.** 2024-175 Case File No. 24-0033 // Old Dominion Freight Line // 3701 85th Avenue NE
The applicant is requesting a conditional use permit amendment to modify

the fencing requirements for an existing truck terminal in the Heavy Industrial (I-2A) zoning district.

Sponsors: Elizabeth Showalter, Community Development Specialist

- 4.4.** 2024-714 Case File No. 24-0014 // City of Blaine // 10041 and 10001 Polk Street NE
The City is requesting a comprehensive plan amendment to change the land use designation from Medium Density Residential/High Density Residential (MDR/HDR) to Low Density Residential/Medium Density Residential (LDR/MDR).

Sponsors: Erik Thorvig, Community Development Director

- 4.5.** 2024-205 Case File No. 24-0036 // City of Blaine // Northwest Corner of Paul Parkway NE and Ulysses Street NE
The City is requesting a comprehensive plan amendment to change the land use designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC).

Sponsors: Erik Thorvig, Community Development Director

- 4.6.** 2024-206 Case File No. 24-0037 // City of Blaine // 12565 and 12535 Zest Street NE and 12592 Lexington Avenue NE
The City is requesting a comprehensive plan amendment to change the land use designation from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC).

Sponsors: Erik Thorvig, Community Development Director

5. New Business

- 5.1.** 2024-176 Case File No. 24-0034 // 105th Avenue Redevelopment Area Master Plan // 10550 Nassau Street NE
The applicant is requesting Master Plan approval for the 105th Redevelopment Project.

Sponsors: Sheila Sellman, City Planner

6. Adjournment