



City of Blaine

Planning Commission

October 8, 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.** 2024-261 Approval of the September 10, 2024 Planning Commission Minutes.
Sponsors:

4. Public Hearing

- 4.1.** 2024-433 Case File No. 24-0058 // Walters Recycling & Refuse, Inc. // 10191 Xylite Street NE
The applicant is requesting a conditional use permit amendment to increase the annual capacity at a solid waste transfer and recycling facility in the Heavy Industrial (I-2) zoning district.
Sponsors: Shawn Kaye, Planner

- 4.2.** 2024-425 Case File No. 24-0057 // Lexington Crossings (HJ Development) // Southwest Corner Lexington Avenue and 125th Avenue NE
The applicant is requesting a comprehensive plan amendment to change from Planned Commercial (PC) to High Density Residential 2 (HDR2).
Sponsors: Sheila Sellman, City Planner

- 4.3.** 2024-316 Case File No. 24-0050 // EB Blaine Development LLC (Blaine Town Center Stadium) // 1985 105th Avenue NE
The applicant is requesting a conditional use permit for a multi-purpose

stadium, building over 50 feet in height, and lighting over 50 feet in height, in the 105th Redevelopment District (RD).

Sponsors: Sheila Sellman, City Planner

4.4. 2024-426

Case File No. 24-0059 // As-Suffah Islamic Center // 3629 95th Avenue NE
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), K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

4.5. 2024-424

Case File No. 24-0056 // 4th Dimension Properties, LLC // 100 Northtown Drive

The applicant is requesting preliminary plat approval to divide one existing lot into two lots to be known as Northtown Revitalization Second Addition.

Sponsors: Elizabeth Showalter, Community Development Specialist

4.6. 2024-427

Case File No. 24-0060 // City of Blaine

The City is proposing annual revisions to the Blaine Zoning Ordinance.

Sponsors: Elizabeth Showalter, Community Development Specialist

5. Adjournment