



City of Blaine

Planning Commission

December 10, 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.** 2024-263 Approval of the November 12, 2024 Planning Commission Minutes.
Sponsors:

4. Public Hearing

- 4.1.** 2024-541 Case File No. 24-0065 // CSM Corp // Pheasant Ridge Drive
The applicant is requesting the following:
1. Preliminary plat to develop 12.45 acres (an outlot) into two lots to be known as CSM Lexington Fifth Addition.
 2. Conditional use permit to allow the construction of two office/industrial buildings and a zero lot line shared access/parking in the Planned Business District (PBD) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.2.** 2024-542 Case File No. 24-0067 // Dave McNeil // 4324 117th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Single Family Residential (R-1).

2. Preliminary plat to subdivide 1.39 acres into two lots, to be known as McNeil Addition.

Sponsors: Alex Koberoski, Zoning Technician

4.3. 2024-543

Case File No. 24-0069 // City of Blaine

The city is proposing amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.

Sponsors: Shawn Kaye, Planner

4.4. 2024-568

Case File No. 24-0071 // 105th BBP B2 LLC (National Sports Village) // 2180 105th Avenue NE

The applicant is requesting an amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage.

Sponsors: Sheila Sellman, City Planner

5. New Business

6. Adjournment