



# City of Blaine

## Planning Commission

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April 8, 2025 | 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](mailto:Planning@BlaineMN.gov) or phone 763-785-6180.

### AGENDA

1. **Call to Order**
2. **Administration of Oaths of Office - Goracke, Halpern, Swanson, Geiselhart, Howard**
3. **Election of Chair and Vice Chair**
4. **Roll Call**
5. **Approval of Minutes**
  - 5.1. 2024-476 Approval of the March 11, 2025 Planning Commission Minutes  
*Sponsors:*
6. **Public Hearing**
  - 6.1. 2025-143 Case File No. 25-0008 // Alex Pepin // 1684 132nd Avenue NE  
The applicant is requesting a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district.  
*Sponsors: Alex Koberoski, Zoning Technician*
  - 6.2. 2025-144 Case File No. 25-0009 // The Goddard School of Blaine // 12612 Central Avenue NE  
The applicant is requesting a conditional use permit amendment to allow a 8,522 square-foot addition to an existing childcare center in a Development Flex (DF) zoning district.  
*Sponsors: Elizabeth Showalter, Community Development Specialist*

- 6.3.** 2025-142 Case File No. 25-0007 // iONNA EV // Southeast corner of Naples Street and Flowerfield Road  
The applicant is requesting a conditional use permit to allow an Electric Vehicle (EV) charging station and a zero lot line for a shared drive on the east property line in the Community Commercial (B-2) zoning district.  
*Sponsors: Shawn Kaye, Planner*
- 6.4.** 2025-165 Case File No.25-0010 // City of Blaine // Southwest Corner of Lexington Avenue and 125th Avenue NE.  
The City is requesting preliminary plat approval to create two outlots and right-of-way dedication for the Zest Street extension.  
*Sponsors: Sheila Sellman, Assistant Community Development Director*

## **7. Adjournment**