

DRAFT – MAPLE GROVE
PLANNING COMMISSION
January 31, 2022

CALL TO ORDER

A hybrid meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on January 31, 2022 at the Maple Grove City Hall, Hennepin County, Minnesota. Chair Lamothe called the meeting to order at 7:00 p.m.

PLEDGE OF
ALLEGIANCE

ROLL CALL

Planning Commission members present were Chair Craig Lamothe, Chris Ayika, Lorie Klein, Susan Lindeman, Chuck Lenthe, Michael Ostaffe, and Joe Piket. Present also were Karen Jaeger, City Council Liaison; Joe Hogeboom, Community and Economic Development Director; Peter Vickerman, Planning Manager; Brett Angell, Economic Development Manager; and Scott Landsman, City Attorney.

ITEMS TO BE
REMOVED FROM
THE AGENDA

None.

CONSENT ITEMS

The following Consent Items were presented for the Commission's approval:

- A. Regular Meeting – January 10, 2022
- B. Edison Apartments **TABLED** to Monday, February 14, 2022, Planning Commission Meeting (Public Hearing).
JPL Development, LLC
Garland Lane North and County Road 30
PUD concept stage plan amendment for a five-story apartment building.
- C. Weston Commons 2nd Addition **TABLED** to Monday, February 14, 2022 Planning Commission Meeting (Public Hearing).
U.S. Home Corporation, dba Lennar
16232 105th Avenue North
PUD concept stage plan, development stage plan, rezoning, preliminary and final plat for a neighborhood consisting of 82 townhomes.

Motion by Commissioner Ostaffe, seconded by Commissioner Lenthe, to approve the Consent Items as presented. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

**CONSIDERATION
OF ITEMS PULLED
FROM CONSENT
AGENDA**

None.

**REVIEW OF THE
CITY COUNCIL
MINUTES FROM
THEIR REGULAR
MEETING OF
JANUARY 18, 2022**

Mr. Hogeboom reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level. He noted the City Council would be holding a strategic planning session on Saturday, February 12.

OLD BUSINESS

No items to present.

NEW BUSINESS

**NORTH GROVE
MEDICAL CENTER**

**TERRAIN
HOLDINGS, LLC**

**MAPLE GROVE
PARKWAY AND
105TH AVENUE
NORTH**

PUD

**DEVELOPMENT
STAGE PLAN AND
FINAL PLAT TO
CONSTRUCT A
42,000 SF
MEDICAL TWO-
STORY BUILDING**

Mr. Angell stated Terrain Holdings, LLC has submitted a request for development stage plan and final plat approval for the construction of a 42,000 square foot medical office building at the southwest corner of the Maple Grove Pkwy and 105th Avenue intersection. A concept stage plan for the parcel was approved in 2021 when the medical office building to the south was approved. The approved concept plan identified this parcel for commercial (retail/office) use with a building of approximately 40,000 square feet. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the North Grove Medical Center PUD development stage plan and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:

- a. The Community & Economic Development Department dated January 13, 2022
- b. The Engineering Department dated January 10, 2022
- c. The Fire Department dated January 3, 2022
- d. The Parks & Recreation Department, dated January 24, 2022

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Discussion

Commissioner Lenthe asked if the access point from 105th Avenue has been resolved. Mr. Angell explained there had been significant conversations with the applicant and based on these conversations staff was comfortable with a right-in, right-out onto 105th Avenue.

Commissioner Lenthe questioned if the applicant accepted all of the comments from staff. Mr. Angell reported this was the case. He noted staff received updated plans from the applicant and many of staff's concerns had been addressed.

Chair Lamothe discussed the proposed number of parking stalls and inquired how well utilized this parking lot would be. Mr. Angell indicated staff could look into the parking numbers further and reported the proposed numbers were similar to the parking that was installed within the development to the south.

Commissioner Ostaffe asked if there was any space included for outdoor usage by the tenants. Mr. Angell explained Class A office space typically had indoor break space. He indicated the building would have sidewalks that would connect to the adjacent commercial/retail shops.

The applicant was at the meeting to answer questions.

Steve Miller, MSP Commercial representative, thanked the Commission for their consideration. He noted this would be his companies second project in the area and he looked forward to constructing another medical/office building in Maple Grove.

Chair Lamothe asked if the applicant would consider offering outdoor seating for the users of this building. Mr. Miller stated he

has constructed 50 buildings like these in the metro area. He noted half have picnic tables and grills outside. He indicated the use of these amenities was strongly based on the tenant mix within the building.

Motion by Commissioner Lenthe, seconded by Commissioner Ayika, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the North Grove Medical Center PUD development stage plan and final plat subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:**
 - a. The Community & Economic Development Department dated January 13, 2022**
 - b. The Engineering Department dated January 10, 2022**
 - c. The Fire Department dated January 3, 2022**
 - d. The Parks & Recreation Department, dated January 24, 2022**

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Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

PUBLIC HEARING

**SUMMERWELL
MAPLE GROVE
GREYSTAR
DEVELOPMENT
CENTRAL, LLC
COUNTY ROAD 81
AND MAPLE
GROVE PARKWAY**

Mr. Vickerman stated the applicant is requesting PUD development stage plan, preliminary and final plat approval for a 220-unit rental townhome community. The applicant received PUD concept plan approval on December 20, 2021. The proposed development stage plan is almost identical to the approved concept plan and is in conformance with all the required conditions of approval of that concept plan. The townhomes will have two to four bedrooms and range from 1,200 s.f. to 2,000 s.f. in size. All units are proposed to have 2.5 baths. A club house is proposed with a pool, hot tub, grilling stations, fitness center, yoga room, lounge, conference rooms, kitchen, and pet spa and dog run. The applicant has added a tot lot near the club house and a dog park in

PUD
DEVELOPMENT
STAGE PLAN,
PRELIMINARY
AND FINAL PLAT
TO CONSTRUCT
220-UNIT RENTAL
TOWNHOME
COMMUNITY

the northwestern portion of the property under the power lines. The buildings all have two car garages with 20-foot driveways for additional parking. An additional 79 parking spaces are spread throughout the community. All buildings have common green areas in the back that incorporate a pedestrian trail system throughout the community. Vehicular access is provided via a connection to 105th Avenue and a connection to Ranchview Lane. All streets in the proposal are proposed to be private except for Ranchview Lane on the western side of the proposal. Pedestrian infrastructure is proposed throughout the site with connections to the trail system along 105th Avenue at multiple locations. The applicant is proposing to plat the property as one large lot. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Summerwell Maple Grove PUD development stage plan, preliminary and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated January 25, 2022
 - b. The Engineering Department dated January 10, 2022
 - c. The Fire Department dated January 11, 2022
 - d. The Parks & Recreation Department, dated January 24, 2022

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Discussion

Commissioner Lenthe stated he was concerned about the level of storage available within the proposed units. He questioned if the Planning Commission could address this concern. Mr. Vickerman commented this would be tricky because this was a building code

matter that was not regulated by the Planning Commission. He agreed it would be valuable to have storage in the garages. He indicated staff could recommend the applicant consider storage in the garages.

Commissioner Lindeman indicated the proposed garages would not even allow for the storage of garbage cans. He questioned what the applicants plan was to address this concern. Mr. Vickerman deferred this question to the applicant.

Chair Lamothe stated it was his understanding the number of recycling canisters that residents would have would be increasing in the future. Mr. Vickerman reported this was the case.

Commissioner Ayika requested further information regarding the easements on this property. Mr. Vickerman reported anything installed on the Met Council easement would be done at the applicants own risk. In addition, he stated the power line easement requirements would have to be followed by the applicant.

Commissioner Lenthe commented he did not support this project originally and was still not pleased with the proposed density. He expressed concern with the number of units proposed, especially with how close the units would be to Ranchview Lane.

The applicant was at the meeting to answer questions.

Ned Dodington, Greystar Development representative, thanked the Commission for their consideration. He thanked staff for providing the Commission with a thorough presentation on the project. He commented on the storage plans for each of the units. He stated the trash will be managed through a trash valet program.

Commissioner Piket indicated he appreciated the fact that the applicant had incorporated the feedback received from the Commission into the new plans.

Chair Lamothe agreed it was impressive that the applicant addressed all of the items raised by the Commission.

Commissioner Lenthe questioned what the rents would be for the units. Mr. Dodington estimated the rents would be \$2,500 for a two bedroom unit, \$2,900 for a three bedroom unit and \$3,000 for a three bedroom unit.

Commissioner Ostaffe requested further information regarding the valet trash pickup. Mr. Dodington described how the valet garbage service would work for this development, noting bags would be picked up nightly.

Commissioner Ostaffe expressed concern with the fact garbage bags would be left out on a nightly basis and that these bags could be subject to tampering by wildlife if left out too long and not kept in bins.

Chair Lamothe encouraged the applicant to further investigate the garbage and recycling requirements being pursued by the County.

Chair Lamothe opened the public hearing at 7:40 p.m.

The public was asked by Chair Lamothe if they had any comments to make regarding this application.

No one wished to address the Commission.

Motion by Chair Lamothe, seconded by Commissioner Lenthe, to close the public hearing at 7:41 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Commissioner Lindeman, seconded by Commissioner Pickett, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Summerwell Maple Grove PUD development stage plan, preliminary and final plat subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated January 25, 2022**
 - b. The Engineering Department dated January 10, 2022**
 - c. The Fire Department dated January 11, 2022**
 - d. The Parks & Recreation Department, dated January 24, 2022****

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Commissioner Lindeman encouraged the applicant to further investigate the valet garbage system and be prepared to provide the City Council with further information at the meeting on Monday, February 7.

Commissioner Ayika thanked the applicant for hearing the concerns that were raised by the Commission and for adjusting the plans accordingly. He stated he supported the project moving forward.

Commissioner Ostaffe discussed how corporate rental townhomes were being operated differently. He suggested the City Council and staff further investigate how these neighborhoods would operate and if further regulations were required.

Upon call of the motion by Chair Lamothe, there were six ayes and one nay (Commissioner Lenthe opposed). Motion carried.

PUBLIC HEARING

ARBOR LAKES
BUSINESS PARK
PHASE 3

ENDEAVOR
DEVELOPMENT

FOUNTAINS
DRIVE AND
ZACHARY LANE
NORTH

PUD CONCEPT
STAGE PLAN TO
CONSTRUCT FIVE
BUILDINGS OF

Mr. Angell stated Endeavor Development is seeking concept stage plan approval for the third phase of the Arbor Lakes Business Park development within the Gravel Mining Area (GMA). The location of the proposed development is to the southeast of the intersection of Fountains Drive and Zachary Lane. The proposed development has a combined building square footage of 846,720. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a Resolution approving the Arbor Lakes Business Park Phase 3 PUD concept stage plan subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development

**DIFFERING
DIMENSIONS
SUPPORTED BY
AMPLE AMOUNTS
OF SURFACE
PARKING AND
LOADING DOCKS**

Department dated January 4, 2022

- b. The Fire Department dated December 17, 2021
- c. The Parks & Recreation Department, dated December 29, 2021
- d. The Minnesota Department of Transportation, dated December 29, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Discussion

Commissioner Lindeman asked who would be maintaining the fountains pond and park benches. Mr. Angell explained the developer would be constructing the pond and staff would be discussing the maintenance of the property with the applicant.

Commissioner Lenthe encouraged the applicant and staff to consider installing electric vehicle charging stations within this development.

The applicant was at the meeting to answer questions.

Josh Budish, Endeavor Development representative, thanked the Commission for their time and consideration.

Chair Lamothe opened the public hearing at 8:00 p.m.

The public was asked by Chair Lamothe if they had any comments to make regarding this application.

No one wished to address the Commission.

Motion by Chair Lamothe, seconded by Commissioner Lenthe, to close the public hearing at 8:01 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Commissioner Lenthe, seconded by Commissioner Klein, to recommend that the City Council direct the City Attorney to draft a Resolution approving the Arbor Lakes Business Park Phase 3 PUD concept stage plan subject to:

1. **The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:**
 - a. **The Community & Economic Development Department dated January 4, 2022**
 - b. **The Fire Department dated December 17, 2021**
 - c. **The Parks & Recreation Department, dated December 29, 2021**
 - d. **The Minnesota Department of Transportation, dated December 29, 2021**

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

PUBLIC HEARING

AMC THEATRE

**LAUNCH
PROPERTIES, LLC**

**12575 ELM CREEK
BOULEVARD
NORTH**

**PUD CONCEPT
STAGE PLAN
AMENDMENT
AND
DEVELOPMENT
STAGE PLAN FOR
REDEVELOPMENT
OF THE EXISTING
MOVIE THEATRE
TO A PROPOSED**

Mr. Hogeboom stated Launch Properties is seeking concept stage plan approval for the redevelopment of the former AMC Theater site, as well as development stage plan approval for the conversion of the former theater building into a retail/warehouse building. AMC Theater closed permanently in early January. During the past five years, the theater site has experienced property maintenance concerns. The theater opened in June, 2001 as part of the original Arbor Lakes development. The PUD agreement for the site designates the building for “theater” use; therefore, a PUD amendment is necessary to allow a retail operation to exist within the building. The underlying zoning classification permits retail use; however, a PUD amendment is required to remove the ‘theater’ designation for the former AMC building. The 9.9 acre site currently contains the former theater building and a parking lot. With the proposal, the theater building would be converted into a “Floor and Décor” store, which specializes in selling home renovation products. Three additional retail/restaurant buildings are also proposed to be located on the site. The north building, proposed to be located between Malone’s and Red Lobster, would be approximately 7,500 square feet. The east building, proposed to be located south of Red Lobster, would be approximately 6,000 square feet with an adjacent patio. The west building, proposed to be located west of the theater building, would be approximately

FLOOR AND DÉCOR

4,500 square feet. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the AMC PUD concept stage plan amendment and development stage plan subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Engineering Department dated January 27, 2022

Discussion

Commissioner Lindeman asked if Malone's parking would be impacted by the new use. Mr. Hogeboom reported staff would be working with the three adjacent owners to make sure impacts are mitigated. He indicated cross parking would remain in place and the applicant would have to work with the adjacent property owners to make sure things fit.

Commissioner Ostaffe indicated this was more of a warehouse operation than a retail operation. He questioned what the split for the space would be. He feared that the proposed new use would not draw people into the Shoppes at Arbor Lakes in the same manner as AMC. Mr. Hogeboom reported Floor and Décor would not have the same draw as the AMC Theatres. He stated staff was concerned about the loss of the theatre because this was an entertainment driver for the community. He indicated staff has had conversations with the developer to make sure the proposed use would be compatible with the Shoppes at Arbor Lakes and how additional restaurants could be added. He explained it was very difficult to find new uses for big box buildings, so the City was pleased to have a proposal for this space.

Commissioner Ayika requested further information regarding the exterior renovations. Mr. Hogeboom described how the exterior of the building would be renovated and repurposed.

The applicant was at the meeting to answer questions.

Dan Regan, Launch Properties representative, explained he was really excited about the opportunities with this site. He believed this was a good reuse for this building, noting Floor and Décor would be a great tenant for this space. He discussed how the building would be refreshed and made current. He indicated the shell of the building would remain and the interior would be completely gutted and remodeled. He commented on the discussions he has had with the adjacent property owners, along with how the eastern pad may develop in the future. He stated he was committed to study traffic further with staff.

Commissioner Picket asked what amenities were being considered for this development. Mr. Regan indicated new concepts and restaurants were being considered. He reported landscaping improvements would also be made in order to create internal nodes and pockets within the parking lot to make the site more appealing.

Commissioner Picket encouraged the developer to consider installing a fountain and benches on this property.

Commissioner Ostaffe questioned if the extra buildings would all be restaurants or would any be retail. Mr. Regan anticipated if all were to move forward as restaurants parking would become a concern. For this reason, not all of the future developments would have restaurants.

Chair Lamothe reported he supported the development and was happy to learn other uses would be coming in. He stated originally, he was not overly thrilled about the Floor and Décor, but appreciated the fact this property would be bringing in new uses. He discussed how the adjacent ramp would assist with providing parking to this development. He looked forward to seeing how this project would come together over time noting parking and traffic would be reviewed closely by the City.

Chair Lamothe opened the public hearing at 8:33 p.m.

The public was asked by Chair Lamothe if they had any comments to make regarding this application.

AJ Stevens, representative of Malone's, thanked Launch Properties for reaching out to him. He stated he was concerned about the traffic at the intersection in front of him. He indicated it was already busy and he feared how traffic would continue to increase

after more uses were added on the Launch property. He urged the City to review the traffic concerns at the intersection to ensure access to his property was not impacted.

Julie Stardinski, Director of Construction and Design for Floor & Décor, introduced herself to the Commission. She reported the semi-tractor trailers that would be visiting the building were making overnight deliveries. She indicated a contractor would be visiting the site with vans or pickup trucks with trailers.

Motion by Chair Lamothe, seconded by Commissioner Lenthe, to close the public hearing at 8:40 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Commissioner Lenthe, seconded by Commissioner Ayika, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the AMC PUD concept stage plan amendment and development stage plan subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Engineering Department dated January 27, 2022****

Chair Lamothe asked that staff thoroughly review the future uses and traffic that would be generated in order to fully understand how access to the site may be impacted.

Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

**DISCUSSION
ITEMS**

There were no discussion items.

ADJOURNMENT

Motion by Chair Lamothe, seconded by Commissioner Pickett, to adjourn the Planning Commission meeting. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Chair Lamothe adjourned the meeting at 8:43 p.m. to the next regularly scheduled meeting of the Planning Commission

scheduled for February 14, 2022.