



## REQUEST FOR PLANNING COMMISSION ACTION

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**MEETING DATE:** March 28, 2022  
**PREPARED BY:** Jesse Corrow, Associate Planner  
**AGENDA ITEM:** Zoning ordinance text amendment - wetlands

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**PREVIOUS ACTIONS:**

None

**Requested Action:** Zoning ordinance text amendment amending City Code Article VII regarding wetlands.

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**RECOMMENDED PLANNING COMMISSION ACTION:**

Motion to recommend that the City Council direct the City Attorney to draft an ordinance approving the zoning ordinance text amendment amending City Code Article VII regarding wetlands.

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**COMMENTS:**

Staff is proposing a number of changes to the Wetland Ordinance in order to better align city code language with local watershed district standards. Other minor changes were included to clean up language and reflect current practices.

A summary of the changes to each section is included below:

**Applicability:** Some dated language was replaced in this section and the buffer area around a “watercourse” was included as part of the wetland systems district. A watercourse is defined as *a channel or depression through which water flows, such as rivers, streams, or creeks, and which may flow year-round or intermittently.*

**Prohibited activities:** A reference to the Minnesota Wetland Conservation Act and current Minnesota rules was added which better identifies current prohibited activities.

**Wetland alterations:** The process of receiving approval to fill or alter wetlands is currently administered by the Technical Evaluation Panel instead of through the conditional use permit process.

**Development regulations:**

- (a) No changes, clean up language.
- (i) This requirement was removed because the Minnesota Wetland Conservation Act, previously referenced, provides more direction on restoration sites.

**Wetland ranking:** The MNRAM evaluation method will be used to classify all wetlands going forward. The wetland classification language is also updated.

**Wetland buffers:** Adds a buffer requirement to a watercourse

- (1) Specific approved plant mixes designed to provide wildlife habitat will replace the current broad vegetation options.
- (2) Minimum requirements for installing wetland buffer monuments were added.
- (3) The table below was added to align MNRAM wetland classification categories to those of Maple Grove. The chart also provides a standard reference for buffer widths.

MN RAM CLASSIFICATION	MAPLE GROVE CLASSIFICATION	MINIMUM WIDTH	AVERAGE WIDTH
Preserve	Protect	25'	40'
Manage 1	Manage Preserve	20'	30'
Manage 2	Manage Flexible	20'	30'
Manage 3	Manage Restore	20'	30'
NA	Creeks – Elm, Rush, North Fork Rush, Diamond	25'	50'

- (4) This provision allows portions of water quality ponding and buffer areas to overlap.
- (5) The minimum buffer width in commercial and industrial properties can be further reduced to 10 feet if all stormwater is treated and the average buffer width is maintained.

**Exemptions:** A buffer exemption was added for wetlands near roadways if the wetland is already subject to Minnesota Wetland Conservation Act requirements.

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**ATTACHMENTS:**

- Attachment A: Redlined proposed ordinance change
- Attachment B: Clean proposed ordinance