

Maple Grove City Council meeting

DRAFT meeting minutes

May 16, 2022

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(Delete this when final edits are complete)

Call to order

Pursuant to call and notice thereof, a regular meeting of the Maple Grove City Council was held at 7:30 p.m. on May 16, 2022 at the Maple Grove Government Center/Public Safety Facility, Hennepin County, Minnesota. Members present were Mayor Mark Steffenson and Councilmembers Judy Hanson, Karen Jaeger, and Phil Leith. Absent was Councilmember Kristy Barnett. Present also were Heidi Nelson, City Administrator; Joe Hogeboom, Community and Economic Development Director; Peter Vickerman, Planning Manager; Brett Angell, Economic Development Manager; Ken Ashfeld, Public Works Director/City Engineer; Eric Werner, Police Chief; Tim Bush, Fire Chief; and Justin Templin, City Attorney.

Mayor Steffenson called the meeting to order at 7:30 p.m. and led the city in the Pledge of Allegiance.

Additions or deletions to the agenda

Mayor Steffenson asked if there were any additions and/or deletions to the consent agenda to which Heidi Nelson stated the following:

Item amended to the agenda

6A. Public hearing for on-sale intoxicating – Sunday sale liquor license for Optimal Performance Golf, LLC dba Optimal Performance Golf

Item amended to the consent agenda

3E. Termination of probationary employee and authorize recruitment approval for light equipment operator

Item added to the agenda

None

Item removed from the consent agenda for discussion

3E. Termination of probationary employee and authorize recruitment approval for light equipment operator

3F. Recruitment approval for community and economic development administrative secretary

Consent items

The following consent items were presented for council's approval:

MINUTES

A. Board of Appeal and Equalization Meeting – April 12, 2022

Worksession Meeting – May 2, 2022

Regular Meeting – May 2, 2022

HUMAN RESOURCES ITEMS

B. Appointment of assistant city prosecutor

Motion to approve the appointment of David Smith to the position of assistant city prosecutor in the Administration Department at an annual salary of \$110,997.12 effective May 31, 2022 subject to a twelve-month probationary period. All required screenings and background checks have been successfully completed.

C. Appointment of police records management lead

Motion to approve the appointment of Kristen Boudreau to the position of police records management lead in the Police Department at an annual salary of \$67,918.24 effective June 6, 2022, subject to a twelve-month probationary period. All required screenings and background checks have been successfully completed.

D. Appointment of zoning enforcement officer

Motion to approve the appointment of Benjamin Blauert to

the position of zoning enforcement officer in the Community and Economic Development Department at an annual salary of \$71,098.56 effective May 31, 2022 subject to a twelve-month probationary period. All required screenings and background checks have been successfully completed.

- E. Termination of probationary employee and authorize recruitment approval for light equipment operator

This item was removed by Mayor Steffenson for discussion.

- F. Recruitment approval for community and economic development administrative secretary

This item was removed by Councilmember Leith for discussion.

- G. Approval of awarding request for proposal - RFP - contract for position classification and compensation study

Motion to approve hiring consultant company, DDA Human Resources to conduct the City of Maple Grove's approved classification and compensation study.

COMMUNITY & ECONOMIC DEVELOPMENT ITEMS

- H. 10412 and 10550 County Road 81 administrative lot division and combination

Motion to approve the requested administrative lot division and combination of parcel PID No. 13-119-22-21-0004 and PID No. 13-119-22-21-0003.

- I. Assignment of tax financing increment note and estoppel certificate related to the Hilger TIF district

Motion to approve Resolution No. 22-089.

- J. Edgewater on Cook Lake 2nd Addition final plat

Motion to direct the city attorney to draft a resolution approving the Edgewater on Cook Lake 2nd Addition final plat subject to:

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

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.

K. Evanswood final plat

Motion to direct the city attorney to draft a resolution approving Evanswood final plat subject to:

- 1) The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandum from the Parks and Recreation Department dated May 9, 2022.
- 2) The applicant amending the final plat to show a division between outlots E and F.

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.

L. Homestead Corners planned unit development stage plan

Motion to adopt Resolution No. 22-090 approving the Homestead Corners PUD development stage plan subject to:

1. Planned unit development agreement final review and approval of the city attorney and the director of community and economic development.

M. Illume Minnesota Investment Fund extension request

Motion to authorize the economic development manager to execute an amendment to the Minnesota Investment Fund

grant agreement between the City of Maple Grove and Minnesota Department of Employment and Economic Development related to Illume Holding Company, LLC.

N. Rush Hollow Environmental Assessment Worksheet - EAW

Motion to approve a Resolution No. 22-095 making a negative declaration on the need for an Environmental Impact Statement along with the Record of Decision.

O. Sale of city-owned property to Beta Equity Investments, LLC - purchase agreement amendment

Motion to approve the first amendment to the purchase agreement with Beta Equity Investments, LLC.

ENGINEERING ITEMS

P. Arbor Lakes Business Park 3rd Addition - Developer's Agreement - Resolution No. 22-093

Motion to adopt Resolution No. 22-093 approving developer's agreement for Arbor Lakes Business Park 3rd Addition, subject to final review by the city attorney and director of public works.

Q. Weston Commons 2nd Addition Project No. 22-14 - Resolution No. 22-064

Motion to adopt Resolution No. 22-064 establishing Weston Commons 2nd Addition Project No. 22-14, receiving surety, ordering feasibility report, receiving and approving feasibility report, and ordering public hearing, contingent upon city council directing the city attorney to draft a resolution and a planned unit development agreement approving the Weston Commons 2nd Addition planned unit development concept stage plan, development stage plan, preliminary and final plat.

ADMINISTRATIVE ITEMS

R. New express bus service Route 784

Motion that the Maple Grove City Council approve Maple Grove Transit's new express bus service Route 784 effective August 22, 2022.

S. Nine Regional Trails Master Plan -Resolution No. 22-094

Motion approving Resolution No. 22-094 supporting Three Rivers Park District in their work pursuant to the Nine Regional Trails Master Plan.

T. Purchase Agreement - Springer Property

Motion approving Purchase Agreement with Griff and Cherlyn Springer for Parcel No. 05-119- 22-13-0004 subject to final approval of the city attorney and the parks and recreation director.

U. Award insurance coverage for 2022-2023

Motion to place the city's property, marine, crime, automobile, municipal liability, boiler/machinery, excess liability and workers compensation coverage with the League of Minnesota Cities Insurance Trust.

Motion to place the city's computer coverage with Travelers Property Casualty Company.

V. Call for sale of 2022 road reconstruction bonds

Motion to adopt Resolution No. 22-091 calling for the sale of road reconstruction bonds in the par amount of \$15,390,000.

W. Approve claims

Motion to approve claims totaling \$ 864,056.60.

Motion by Councilmember Jaeger, seconded by Councilmember Hanson, to approve the consent items as amended, removing item 3E (Termination of probationary employee and authorize recruitment approval for light equipment operator) and 3F (Recruitment approval for community and economic development administrative

secretary). Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Consideration of items pulled from the agenda

The following items were pulled from the consent agenda.

Regarding Item 3E (Termination of probationary employee and authorize recruitment approval for light equipment operator), Mayor Steffenson stated it was his understanding there was someone in attendance that wished to speak to this item. No one from the public spoke at this time.

Motion by Mayor Steffenson, seconded by Councilmember Leith, to approve the termination of probationary employee Perry Helgesen and authorize staff to begin the recruitment process for the vacant light equipment operator position in the Public Works Department. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Regarding Item 3F (Recruitment approval for community and economic development administrative secretary), Councilmember Leith thanked Cindy Brown for her 22 years of dedicated service to the City of Maple Grove and wished her all the best in her retirement.

Mayor Steffenson thanked Ms. Brown for her service to the city and wished her a long and healthy retirement.

Motion by Councilmember Leith, seconded by Councilmember Hanson, to authorize staff to begin the recruitment process for the vacant community and economic development administrative secretary position in the community and economic development department due to the retirement of Cindy Brown, which has been accepted effective July 1, 2022. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Special business

Open forum

Tom Shaver, Inland Development Partners, stated his company was awarded Arbor Lakes Corporate Center project in 2016. He explained this has been a wonderful project that was recently awarded the Re-Scape Brownfields Award by Minnesota

Brownfield. He thanked the city council and all of the staff members for working with him on this project and congratulated the city on this award.

Fire prevention poster contest winner

Deputy Fire Chief Patrick Farrens stated each October, the Maple Grove Fire Department invites all 4th graders attending schools located in Maple Grove to participate in a fire safety poster contest. The contest is sponsored by the Minnesota State Fire Chief's Association and the National Fire Sprinkler Association. The poster theme needed to include a fire safety message and the theme for 2021 was "Learn the Sounds of Fire Safety". A city-wide grand prize winner is selected from all entries and they receive a trophy, \$25 check, and recognition at a city council meeting. This year's grand prize winner is Claire Riem. The grand prize poster is also entered into the statewide contest where they can win additional cash prizes. The winning poster from the statewide competition is published on the cover and inside the monthly issue of the Minnesota State Fire Chief's Association magazine, which is distributed to fire departments across the state. The grand prize-winning school receives the traveling trophy to display at their school for one year. The trophy is engraved with the year, school name, teacher's name, and the winning student's name. This trophy has been traveling around the city for the past 46 years. The Maple Grove Fire-Rescue Department congratulates each poster contest winner and thanks all 4th graders who participated. Deputy Fire Chief Farrens offered special thanks to the teachers and principals who support this fun and educational program. Deputy Fire Chief Farrens then welcomed Claire Riem forward and presented her prizes. A round of applause was offered by all in attendance.

Thermal imaging camera grant

Fire Chief Bush stated the Maple Grove Fire Department uses thermal imaging cameras (TICs) during emergency events. MGFDF applied for an equipment grant from the Firehouse Subs Public Safety Foundation for the purchase of new TICs for each of the five Maple Grove Fire stations. The value of this project is \$42,335. The Firehouse Subs Public Safety Foundation Board of Directors awarded the City of Maple Grove five MSA Evolution 6000 thermal imaging cameras. This grant is unique as the procurement process is determined by the Foundation, who then delivers the requested equipment to the Maple Grove Fire Department. Maple Grove Fire

Department would like to recognize this generous donation and formally accept delivery of these important firefighting safety tools. Fire Chief Bush thanked the Fire House Subs Foundation for the generous grant.

Motion by Councilmember Hanson, seconded by Councilmember Leith, to accept donation of five (5) MSA Evolution 6000 thermal imaging cameras and accessories. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Proclamation of National Night Out 2022 and presentation of 1st place trophy for Maple Grove's participation in National Night Out in 2021

Commander Wetternach stated the City of Maple Grove will be participating in the 39th Annual National Night Out celebration on August 2, 2022. National Night Out is designed to: (1) Heighten crime and drug prevention awareness; (2) Generate support for and participation in local anti-crime programs; (3) Strengthen neighborhood spirit and police-community partnerships; and (4) Send a message to criminals letting them know that Maple Grove neighborhoods are organized and fighting back. This event provides a unique opportunity for Maple Grove to join forces with thousands of other communities across the nation in promoting cooperative, police-community crime prevention efforts. From 11:00 a.m. – 1:00 p.m., the Maple Grove Police and Fire Departments will sponsor an emergency equipment show at the Maple Grove Community Center. He invited residents to host their own block parties in their own neighborhoods throughout Maple Grove. These parties are a great way to get to know your neighbors and have fun. Parties will be visited by Maple Grove Police, Fire, Public Works, city elected officials, and other personnel who support National Night Out and work diligently to make Maple Grove a safer community.

Commander Wetternach explained on August 3, 2021, Maple Grove celebrated National Night Out with thousands of other communities across the nation. A BBQ lunch and emergency equipment show was held at the Community Center with about 800 people in attendance, which was down compared to 2019, but with uncertainties surrounding Covid-19 it was still considered a success. In the evening, 187 registered block parties were visited by Maple Grove police, fire, public works, city elected officials, and other personnel who support National Night Out and work diligently to make Maple Grove a

safer community. For the city's participation and involvement in National Night Out 2021, the City of Maple Grove was awarded 1st place in the nation for cities with populations between 50,000 - 100,000. He thanked the city and its residents for their strong participation in National Night Out.

Councilmember Leith thanked Officer Strege for his tremendous efforts on behalf of the city.

Motion by Councilmember Hanson, seconded by Councilmember Jaeger, to proclaim Tuesday, August 2, 2022 as National Night Out in the City of Maple Grove. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Public hearings

7:30 p.m. public hearing for on-sale intoxicating – Sunday sale liquor license for Optimal Performance Golf, LLC dba Optimal Performance Golf

City Administrator Nelson explained Optimal Performance Golf has submitted all necessary paperwork and fees for an on-sale intoxicating – Sunday sale liquor license. She commented further on the request and noted staff was recommending approval contingent upon a rezoning of the property that will be considered later in this meeting.

Paul Sarratori, 18225 87th Avenue North in Maple Grove, thanked the council for considering his request. He explained Optimal Performance Golf opened in March of 2021 with the idea he would be serving food and beverage through the catering license held by Rock Elm Tavern. He stated in April of 2022 the liquor license ordinance as it pertains to caterer permits changed, which altered the way he could sell on-sale liquor. He reported he met with staff to discuss the situation and was encouraged to request a rezoning along with an on-sale liquor license. He explained the food and beverage service at his business was a complement to his primary business. He noted he had eight indoor golf simulators along with a 2,700 square foot chipping and putting green. He explained he has had great success in the past year stating local schools and colleges were utilizing his facility. He commented further on the safe guards he had in place to ensure individuals were not overserved or minors were not served at his establishment.

Councilmember Hanson requested further information on the

system Optimal Performance Golf had in place to ensure minors were not served. Mr. Sarratori explained all people who enter the golf facility were asked for an ID. He understood serving a minor was a serious matter and stated he was not interested in jeopardizing his business.

Councilmember Hanson encouraged Mr. Sarratori to send his staff members to the city sponsored alcohol compliance training. Mr. Sarratori noted all of his staff members would be attending the training next week.

Councilmember Leith asked if this was Mr. Sarratori's first liquor license. Mr. Sarratori explained this would be, but noted he grew up in the restaurant industry in New York. He reported his food and beverage director has been in the food industry for the past 30 years.

Councilmember Leith questioned if someone off the street could come into the facility for a meal and beverage. Mr. Sarratori stated this could occur, but noted this was not his goal. He indicated his clientele were visiting the facility to golf.

Councilmember Leith requested further information regarding how close this facility was to the Osseo High School. City Attorney Templin reported the state law doesn't deal with distances between a liquor license holding establishment and a school inside incorporated cities.

Councilmember Jaeger indicated she spoke to the State of Minnesota and learned the city could update its ordinances to be more restrictive than state law, and suggested the city's liquor law be changed. She discussed how the city values its DARE program and liquor license compliance checks. Mr. Sarratori stated all of these concerns are very valid. He explained he was a defense attorney and he sees the ills from alcohol abuse on a daily basis. He reported he was a father, as was his business partner. He indicated he was about drinking responsibly. He commented on the buffering that was between his business and the school. He noted he has spoken with the school administrators and the school does not have a concern.

Councilmember Jaeger encouraged Mr. Sarratori to consider

not posting any signs on the site that refer to alcohol sales given how close this business was to the Osseo High School.

Councilmember Leith asked how this liquor license would work given the fact 60% of the business's profits would not be coming from food, but rather would be focused more on golf. City Administrator Nelson explained that the 60 percent ratio pertained to wine and beer licenses. She noted the 51/49 percent split would be used for this business.

Motion by Councilmember Jaeger, seconded by Councilmember Hanson, to open the public hearing. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Mayor Steffenson opened the public hearing at 8:10 p.m. and asked if anyone would like to address this issue.

No public testimony was offered.

Motion by Councilmember Hanson, seconded by Councilmember Jaeger, to close the public hearing at 8:11 p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Mayor Steffenson, seconded by Councilmember Hanson, to approve the on-sale intoxicating/Sunday sale liquor license for Optimal Performance Golf, LLC dba Optimal Performance Golf, 10401 93rd Avenue N, Maple Grove, Minnesota, subject to compliance with liquor licensing requirements in Chapter 4, Article I of the City Code, with said license to expire June 30, 2023 contingent upon the approval of rezoning the property from I, Industrial to B, Business. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

**Community and
economic
development
items**

**Arbor Lakes
Business Park
Phase 3 planned**

Planning Manager Vickerman explained the applicant is requesting a PUD development stage plan, rezoning and final plat approval for the first three buildings of the Arbor Lakes

**unit
development
stage plan,
rezoning and
final plat**

Business Park Phase 3. The project received concept plan approval in February 2022. The proposed development stage plan is in substantial conformance with the approved concept plan. The buildings total 531,758 s.f. and are in the northern portion of the site. The applicant is proposing 809 parking spaces. This exceeds code requirements based on a 30/70 split between office and warehouse uses. Some users may require more parking and some less, but overall staff is having no concerns about the parking provided. The plan includes right-of-way dedication and construction of Crimson Way. Two additional buildings have conceptual approval between Crimson Way and Interstate 94/694. These would come forward with future development stage plans. Staff commented further on the request and reported the Planning Commission recommended approval.

Mayor Steffenson asked if staff had a visual of how this building will look from the freeway. Planning Manager Vickerman explained staff did not have renderings on how the building would look from the freeway.

Joe Bergman, Endeavor Development, introduced himself to the council and thanked them for considering his request.

Mayor Steffenson questioned how high these buildings would be in comparison to the freeway. Mr. Bergman stated there was currently a berm in place. He explained the berm would be taken down to make the buildings more visible from the freeway. He stated buildings 4 and 5 would be raised up slightly in order to make them more prominent from the freeway.

Councilmember Jaeger inquired if there were any wetlands on the property. Mr. Bergman indicated he was not aware of any wetlands on the site. Planning Manager Vickerman explained the applicant still needed to receive approval from the watershed district for this project. He anticipated this would be going to the Shingle Creek Watershed District in June.

Councilmember Leith requested further information regarding the proposed transit hub. Planning Manager Vickerman reported the transit hub would be located at the northeast corner of Revere and Fountains. He stated more discussions

would be held in order to work out the details as to what would be included within the transit hub.

Motion by Councilmember Hanson, seconded by Councilmember Leith, to direct the city attorney to draft a resolution and a planned unit development agreement approving the Arbor Lakes Business Park Phase 3 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 May 2, 2022**
 - b. The Fire Department dated April 21, 2022**
 - c. The Parks and Recreation Department dated May 9, 2022****

Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Councilmember Hanson, seconded by Councilmember Jaeger, to direct the city attorney to draft an ordinance approving the rezoning from FF (Freeway Frontage) to PUD (Planned Unit Development).

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 Mayor Steffenson, there were four ayes and no nays. Motion carried.

**Edison
Apartments
planned unit
development,
comprehensive
plan amendment,
development**

Planning Manager Vickerman explained the applicant is requesting a PUD development stage plan for a 248-unit apartment project in two buildings. The proposal is in substantial conformance with the concept plan which was approved on March 7, 2022. Each building is proposed to five stories in height, with two stories of underground parking. The proposal shows a number of outdoor amenities, including a

**stage plan and
final plat**

pool, playground, dog park, gazebo, and trail system. The narrative describes a number of interior amenities as well. As was noted in the concept plan review, there is excess right-of-way to the north that could be incorporated into a second phase of this project. Staff commented further on the request and reported the Planning Commission recommended approval with conditions.

Councilmember Hanson asked if there were additional details on the tree species. Planning Manager Vickerman reported the applicant has provided staff with additional information and staff believed the proposed tree species were adequate.

Councilmember Hanson questioned if the Arbor Committee had reviewed this request. Planning Manager Vickerman indicated the Arbor Committee would be reviewing the more detailed plans.

Elwyn Tinklenberg, JPL Development, thanked the council for considering his request and stated he has appreciated working with staff on this project.

Motion by Councilmember Leith, seconded by Councilmember Hanson, to direct the city attorney to draft a resolution and a planned unit development agreement approving the Edison Apartments PUD comprehensive plan amendment, 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 May 3, 2022**
 - b. The Engineering Department dated April 25, 2022**
 - c. The Fire Department dated April 15, 2022**
 - d. The Parks and Recreation Department dated May 9, 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.

Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

**Maple Grove
Retail Center
planned unit
development
stage plan**

Economic Development Manager Angell explained Cloutier Properties is seeking PUD development stage plan approval to allow for the construction of a 10,919 square foot multi-tenant commercial building along Elm Creek Blvd. The development plans would allow for up to four tenant spaces with the tenant space located on the northwest of the building including a drive-up window. The 1.92-acre site is located at 7855 Elm Creek Blvd, adjacent to Brick and Bourbon and Trustone Financial. The property is the former location of Hops restaurant which was demolished in 2005. The property has sat vacant since that date. The property is currently zoned B-PUD and is guided as commercial in the 2040 Comprehensive Plan. Staff commented further on the request and reported the Planning Commission recommended approval with conditions.

Councilmember Leith requested further information regarding the drive-up window. Economic Development Manager Angell explained the window would only be used to pick up takeout/online orders. He indicated any changes to the drive-up window would require the city to review this request further.

Tom Cloutier, Cloutier Properties, stated he was excited to be bringing a refreshed building to the City of Maple Grove. He noted he has had over 300 calls about this building because businesses wanted to be in this location.

Councilmember Hanson challenged Mr. Cloutier to do something different and unique in this space. Mr. Cloutier stated this would be his priority noting he would have three or four new tenants in this space. He commented further on the cross-access agreement he had in place to assist with parking for Brick and Bourbon.

Motion by Councilmember Jaeger, seconded by Councilmember Leith, to direct the city attorney to draft a

resolution and a planned unit development agreement approving the Maple Grove Retail Center PUD development stage plan subject to:

- 1. The window on the northwest side of the building shall only be exclusively utilized for online ordering pick-up. Any alterations or changes to this feature and its use, excluding the ceasing of its operations, shall require application, subject to the review and approval of the city.**
- 2. 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 April 26, 2022**
 - b. The Engineering Department dated April 9, 2022**
 - c. The Building Department dated April 13, 2022**
 - d. The Fire Department dated April 21, 2022.**

Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

**Optimal
Performance Golf
rezoning**

Planning Manager Vickerman explained Optimal Performance Golf opened for business in the fall of 2021. The site is zoned industrial, which allows physical recreation or training facilities, which this use falls under. Limited food and beverage sales are also allowed, but only as an accessory to the main use. The industrial zoning restricts their ability to have a commercial kitchen, which also means they have not been eligible to apply for a liquor license. They have been providing food and alcohol sales to patrons of the facility through Rock Elm Tavern's caterer's permit. This created a number of issues with regard to liquor sales because the intent of the catering permit is for specific events, not ongoing use. The city amended code on March 21, 2022 regarding how catering permits can be used which creates significant challenges for Optimal Performance Golf to continue to serve food and alcohol. Staff met and discussed with the owner of Optimal Performance Golf that an option is to request for the site to be rezoned from I, Industrial to B, Business. With a rezoning, they could receive their own liquor license and be able to have a

more robust kitchen so they could continue to operate their business. We note that they have applied for a liquor license and a public hearing on this request will be held on May 16, 2022 at the city council. Staff commented further on the request and reported the Planning Commission recommended approval with conditions.

Councilmember Leith questioned why this property wasn't rezoned to begin with. Planning Manager Vickerman explained there was some miscommunication between what they wanted to do with food and beverage sales.

Paul Sarratori, 18225 87th Avenue North, thanked staff for the detailed presentation. He discussed how the rezoning would benefit his business and apologized for the previous miscommunication with staff. He noted he would be adding 10 additional parking spaces to the site which meant he would now have 39 parking spaces available for his patrons.

Councilmember Hanson asked if golf pros were available for lessons. Mr. Sarratori reported his business partner, Julian Ramirez, was a golf teaching pro and was available for training and lessons.

Motion by Councilmember Jaeger, seconded by Councilmember Hanson, to direct the city attorney to draft an ordinance approving the rezoning from I, Industrial to B, Business. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

**Weston
Commons 2nd
Addition planned
unit
development
concept stage
plan,
development
stage plan,
rezoning,
preliminary plat
and final plat**

Motion by Councilmember Leith, seconded by Councilmember Hanson, to remove this item from the table. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Planning Manager Vickerman explained the applicant is requesting PUD concept plan, development plan, rezoning, preliminary and final plat approval to construct 82 townhomes. This is the second addition and companion property to the recently approved Weston Commons neighborhood directly to the east. The two additions will function as a single, unified neighborhood. The site is 15.5 gross acres in size with 1.6 acres of wetlands for a net acreage

of 13.9 acres. The proposed density is 5.9 units per acre, consistent with the medium density residential guiding of the property which allows four-10 units per acre. The applicant has stated in their narrative that a portion of the units will be sold to Lennar single-family rentals. At this time Lennar does not have a firm breakdown of rental to for-sale units. Staff commented further on the request and reported the Planning Commission recommended approval with conditions.

Councilmember Jaeger asked if this would be a private street. Planning Manager Vickerman commented the stubs off of the main road were private but the main road would be public.

Councilmember Jaeger feared the private roadways did not have enough room for snow storage. She questioned if this project had been reviewed by the watershed district. Planning Manager Vickerman stated this project would be seeking watershed approval and a grading permit would not be issued until this approval was in place.

Councilmember Hanson inquired if these would be owner occupied or rental units. Planning Manager Vickerman stated the applicant did not have specific numbers for this.

Paul Tabone, Lennar representative, reported this development would have a rental component. He explained the six-plexes were more preferred for rentals. He indicated the snow storage would be addressed by pushing the snow onto outlots and in the event of a major snow storm, the snow would be hauled off site. He stated for the record that he received Elm Creek Watershed approval last month and he was working with engineering staff to wrap up the engineering plans. He explained his hope would be to get in the ground later this year. He reported the disclosure agreement would have language stating the units could be owner occupied or rental.

Councilmember Hanson asked if there was a potential for all of the units to be rental. Mr. Tibone stated this was a potential, but he commented he was uncertain how the units would be split between rental and owner-occupied units.

Motion by Councilmember Leith, seconded by

Councilmember Hanson, to direct the city attorney to draft a resolution and a planned unit development agreement approving the Weston Commons 2nd Addition PUD concept stage plan, 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 February 8, 2022**
 - b. The Engineering Department dated December 17, 2021**
 - c. The Fire Department dated January 25, 2022**
 - d. The Parks & Recreation Department dated January 24, 2022.****

Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Mayor Steffenson, seconded by Councilmember Leith, to direct the city attorney to draft an ordinance approving the rezoning from RA, Single-Family Agricultural to R4-PUD.

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 Mayor Steffenson, there were four ayes and no nays. Motion carried.

**Report on
upcoming
community and
economic
development
items**

Community and Economic Development Director Hogeboom updated the council regarding the following:

- Granite City and Village Inn would be holding a grand opening celebration on Tuesday, May 17 at 10:00 a.m.
- The Park Board would be meeting on Thursday, May 19 at 7:00 p.m.

- Staff noted the May 31 Planning Commission meeting had been canceled.

**Engineering-
public works
items**

**2023-2027 Street
Rehabilitation
Program**

Assistant City Engineer Hale stated staff mailed informational letters to all affected residents within the neighborhoods being considered for inclusion in the draft program, a total of 2,674 residential parcels. Staff conducted an online survey to solicit input and comments on the draft program, conducted two public informational meetings, and received responses to survey questions through mid-May 2022. In total, staff received 273 responses, or a response rate of 9.50%. Despite the low participation, staff did recommend some changes to the sequencing (program years) for the proposed program. Staff commented further on the Street Rehabilitation Program detailing the areas that would be serviced for the next five years and recommended approval.

Councilmember Leith thanked staff for addressing the concerns that were raised regarding Pine View Lane noting this roadway would not be included in the 2023-2027 plans.

Tom Matheny, 12801 82nd Place North, stated his roadway would be done in 2026. He questioned how Pine View would be impacted by this program and asked how he would be assessed.

Mayor Steffenson discussed how assessment information would be passed along to residents noting the city does a 50/50 split with residents for the road reconstruction and the city pays for 100 percent of all other infrastructure improvements. He stated those living in a townhome association are charged a lower rate than those living in single-family homes.

Motion by Councilmember Hanson, seconded by Councilmember Leith, to adopt the 2023-2027 Street Rehabilitation Program. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion

carried.

**Report on
upcoming
engineering
items**

Director of Public Works/City Engineer Ashfeld updated the Council regarding the following:

- The city-wide cleanup day would be held on Saturday, May 21 from 8:00 a.m. to 12:00 p.m. at the Public Works building.
- Further discussion ensued regarding the light cycle at the Weaver Lake Road and Elm Creek Boulevard intersection.

Public comments

Mayor Steffenson opened the meeting for public comments.

Susan Divine Keeney explained she has been a resident of Maple Grove since 1988, but recently spent two years in Iowa to save on social security taxes. She discussed how she has been working to eliminate taxation on social security in Minnesota. She reported she moved back to Maple Grove in January of 2022. She applauded the council for all they have done in the past three years and commended the council for all of their efforts on behalf of the community. She stated she was very grateful to be able to live in the Woodland Mounds apartments in Maple Grove. She asked if the city had an idea how much low-income housing was in Maple Grove and questioned how this compared to the percentage of market rate housing.

Mayor Steffenson encouraged Ms. Keeney to contact Community and Economic Development Director Hogeboom to discuss this further.

**Administration
items**

**Report on
upcoming
administration
items**

City Administrator Nelson explained that the council has her Monday report if there are any questions. She encouraged residents to consider filling out the community survey on the city's website through Friday, May 20. She reported there was one week left in the legislative session and she noted she would keep the council apprised on their decisions.

**Adjourn to EDA
meeting**

Mayor Steffenson adjourned the City Council meeting to the EDA meeting at 9:28 p.m.

Reconvene to regular meeting

Mayor Steffenson reconvened the regular City Council meeting at 9:30 p.m.

Items added to the agenda

Councilmember Jaeger stated the farmers market was held each week from 3:00 p.m. to 7:00 p.m. from May to September.

Councilmember Jaeger reported this week was National Police Week and residents could show their support for law enforcement with blue porch lights. Councilmember Jaeger encouraged residents to check their smoke detectors and to replace batteries if they are old.

Councilmember Jaeger stated the Maple Grove Historical Society would meet next on Thursday, May 19 at 6:30 p.m.

Councilmember Jaeger encouraged the public to visit the Maple Grove Art Center which would be hosting a military veteran art show.

Councilmember Leith reported he and Economic Development Manager Angell attended the groundbreaking ceremony for Mechatronic Solution Inc. last Tuesday.

Adjournment

Motion by Councilmember Leith, seconded by Councilmember Hanson, to adjourn to the regular City Council meeting on June 6, 2022 at 7:30 p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

The meeting was adjourned at 9:33 p.m. by Mayor Steffenson.

Respectfully submitted,

Heidi Nelson
City Administrator