

DRAFT – MAPLE GROVE
PLANNING COMMISSION
September 12, 2022

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on September 12, 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; Heidi Nelson, City Administrator; Chuck Stifter, Parks and Recreation Director; Joe Hogeboom, Community and Economic Development Director; Brett Angell, Assistant Community and Economic Development Director; 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:

MINUTES

A. Regular Meeting – August 8, 2022

Motion by Commissioner Piket, 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
SEPTEMBER 6,
2022

Ms. Nelson provided the Commission with a presentation on the renovation and expansion work that was being proposed for the Community Center and discussed the local option sales tax ballot question that would be considered by voters on November 8. The financial plan for the Community Center project was further discussed. It was noted early voting would begin on September 23 and Election Day is November 8.

Commissioner Picket asked when the sales tax would go into effect if it were passed. Ms. Nelson reported the sales tax would go into effect in January 2023. She explained if the local option sales tax did not pass, staff and the Park Board would go back to the drawing board and would reconsider what needs to happen at the Community Center.

Commissioner Picket questioned if the City had considered how the sales tax would impact local businesses. Ms. Nelson stated the City has been in contact with the local chambers of commerce to discuss business concerns. She indicated the chambers has been supportive of the reinvestment in the Community Center.

Commissioner Klein inquired what would happen if the City passed the local option sales tax, but did not receive the \$18 million on State funding. Ms. Nelson explained if the City was not successful in receiving the State funding, the City would have to amend the project to deal with the reduced funding.

Commissioner Klein questioned if there were any energy efficiencies that would be pursued with the Community Center improvements. Ms. Nelson stated the project cost estimating assumes energy efficiencies and if the City were to receive State funding additional B3 requirements would have to be met.

Commissioner Lindeman asked what groups would do while work was underway on the Community Center. Mr. Stifter provided the Commission with further information on how the project would be phased and how staff would work to accommodate public openness.

Commissioner Lenthe questioned if the local option sales tax would be permanent. Ms. Nelson stated the sales tax authority would allow the tax to remain in place for 20 years or until \$90 million plus to cost of issuance and interest has been raised.

Commissioner Ayika inquired if any neighboring cities have utilized a local option sales tax. Ms. Nelson reported local option sales tax were typically used by outstate cities, but noted in recent years cities within the metro area have pursued local option sales tax.

Commissioner Klein asked if the City has considered what to do 25 years from now when the Community Center was in need of improvements again. Ms. Nelson stated dollars would continue to set dollars aside for building upkeep and maintenance into the future. She explained the City was proposing to do more than just maintenance at this time, as a building expansion was being considered.

Commissioner Ostaffe questioned if the Community Center would continue to be subsidized going forward. Ms. Nelson reported the City subsidizes the Community Center by \$800,000 annually from the General Fund. She indicated staff was working with Pros Consulting and anticipated this subsidy would go to \$1.6 million due to increased operating costs.

Chair Lamothe asked how firm staff was on the \$8 million that will be received from other sources. Ms. Nelson explained the City has a history of partnering with its sports association on an 80/20 basis and noted the City would be pursuing other sponsorships as well. Mr. Stifter commented further on the partnerships the City pursued for the Sports Dome, Fernbrook Fields, Gleason Fields, and the two sheets of ice at the Community Center.

Chair Lamothe inquired what the role of Lifetime Fitness would be in the expansion. Ms. Nelson reported staff was seeking to pursue Lifetime Fitness prior to the pandemic. Staff continues conversations with Lifetime Fitness, but has not reached financial terms to date.

Chair Lamothe questioned if the City had considered naming rights for the facility. Mr. Stifter stated staff has not yet considered this for the Community Center.

OLD BUSINESS

No items to present.

NEW BUSINESS

PUBLIC HEARING

Mr. Angell stated the applicant is seeking PUD development stage plan approval for the redevelopment of 7951 Elm Creek Boulevard

MAGNIFI
FINANCIAL
HTG ARCHITECTS
7951 ELM CREEK
BOULEVARD
PUD
DEVELOPMENT
STAGE PLAN
6,000 SQUARE
FOOT CREDIT
UNION OFFICE
AND COFFEE/
FOOD SERVICE
TENANT SPACE

North, which is currently Broadway Pizza. The proposal includes a demolition of the existing structure to accommodate a new 6,000 square foot one-story building with drive-thru lanes. The new building would be occupied by Magnifi Financial and an additional tenant which has not been identified but is anticipated to be a coffee or food service user. 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 Magnifi Financial PUD 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 Community & Economic Development Department dated August 17, 2022
 - b. The Engineering Department dated August 18, 2022
 - c. The Fire Department dated August 15, 2022
2. The proposed landscaping plans are subject to the review and comments of the Arbor Committee.

Discussion

Commissioner Klein asked if the City had any other properties that had two drive thru entrances this close. Mr. Angell stated he was not aware of another property that has two drive thrus this close.

Commissioner Klein questioned what the risk of confusion would be for having two drive thrus on the same property. Mr. Angell deferred this question to the applicant. He noted staff recommended signage be posted at the entrance of each drive thru.

Commissioner Piket inquired how many banks and credit unions the City had. Mr. Angell stated there were at least eight in the Arbor Lakes area.

Commissioner Piket asked where the applicant would be finding their customer base. Mr. Angell deferred this question to the

applicant.

Commissioner Ostaffe questioned if this was a two story building. Mr. Angell explained the building was 30 feet in height but it was his understanding the building height was for effect and there was not a second story.

Commissioner Lenthe asked if the storm water retention basins would provide wetland plant material. Mr. Angell explained the basins would have plantings.

The applicant was at the meeting to answer questions.

Gary Meyer, representative for Magnifi Financial, thanked the Commission for considering his request and explained he oversaw retail banking. He stated he was excited to be bring Magnifi Financial to the City of Maple Grove. He discussed the history and unique functions of his credit union. He believed that Maple Grove was a great location for Magnifi and noted he already had members in this area. He reported he does not have any dual drive thrus in place at this time.

Commissioner Klein noted the coffee shop would have one drive thru lane and the credit union would have two drive thru lanes. She explained she was curious why the bank had two lanes and the coffee shop only had one lane. Kenny Fuchs, representative for the applicant, explained the credit union would like to have two lanes for better access to the ATM's and because these transactions could take more time.

Commissioner Lindeman asked if there would be staff onsite at the credit union. Mr. Meyer stated the credit union would have staff onsite, but noted the video ATM's would be staffed by individuals in St. Cloud, Minnesota. He anticipated this site would be a hub for staff, which was why the site had a conference room.

Commissioner Piket questioned if the applicant had considered redesigning the site to allow traffic to enter from one end for coffee and the other end for the credit union. Josh Longell, HKGi Architects, reported he has experience with the co-tenant situations. He commented on how well a Dunkin Donuts and Highway Credit Union in Roseville was working. He stated both drive thrus would feature an escape option.

Commissioner Piket stated he would like to see more stacking for

the coffee shop. He did not anticipate the bank would need as much stacking. Mr. Longell reported the coffee shop had enough room for 20 cars to stack on the site.

Commissioner Ostaffe asked how the building would be broken up into the two tenant spaces. Mr. Longell explained the coffee tenant would have approximately 2,000 square feet of space, the credit union would have 3,500 square feet of space and there would be 500 square feet of common space. Further discussion ensued regarding peak hours for both uses.

Commissioner Ostaffe requested further information regarding the outdoor seating. Mr. Longell stated outdoor patio would be accessed by opening a glass garage door in order to provide an indoor/outdoor space for the coffee patrons.

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 Magnifi Financial PUD 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 Community & Economic Development Department dated August 17, 2022**
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 - c. The Fire Department dated August 15, 2022****
- 2. The proposed landscaping plans are subject to the review and comments of the Arbor Committee.**

Commissioner Picket stated he would like to see a different design for the drive thru. Mr. Longell discussed how the site had great visibility from both I-94 and Elm Creek Boulevard which would attract customers. He did not anticipate traffic would be concern because the site would have wayfinding signs.

Commissioner Klein indicated she had some concerns with driver confusion as well, but stated she would be supporting the request.

Chair Lamothe anticipated clear signage would address much of the driver confusion.

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 Lenthe, 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 7:57 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for October 10, 2022.