

**DRAFT – MAPLE GROVE
PLANNING COMMISSION**

February 13, 2023

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on February 13, 2023 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, Chuck Lenthe, Michael Ostaffe, Joe Piket, and Stephanie Tomlinson. Present also were Kristy Barnett, City Council Liaison; Joe Hogeboom, Community and Economic Development Director; Jesse Corrow, Associate Planner; and Scott Landsman, City Attorney.

OATH OF OFFICE

Councilmember Barnett administered the Oath of Office to Chris Ayika, Chuck Lenthe, Mike Ostaffe, Joe Piket and Stephanie Tomlinson. A round of applause was offered by all in attendance.

**ELECTION OF
CHAIR AND VICE
CHAIR**

Mr. Hogeboom requested the Commission elect a Chair and Vice Chair for 2023.

Motion by Commissioner Ayika, seconded by Commissioner Klein, to elect Craig Lamothe Chair of the Planning Commission for 2023. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Chair Lamothe, seconded by Commissioner Lenthe, to elect Chris Ayika Vice Chair of the Planning Commission for 2023. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

**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 – December 12, 2022

Motion by Commissioner Picket, seconded by Commissioner Ayika, 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
FEBRUARY 6, 2023

Councilmember Barnett reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level. She commented further on the plans for the Community Center and noted the local option sales tax passed in November.

OLD BUSINESS

No items to present.

NEW BUSINESS

PUBLIC HEARING

LYNDE &
MCLEOD THIRD
ADDITION
LOUCKS, INC.
10300 MAPLE
GROVE PARKWAY
NORTH
SHORT PLAT
COMBINING
PROPERTIES INTO
ONE OUTLOT

Mr. Corrow stated the applicant is requesting a short plat to combine properties at the yard waste site into one outlot. The properties are the original yard waste property and excess right-of-way from 610 that was recently transferred to the property owner. No development proposals on the site are being considered at this time. Any development proposals would require additional applications, review by the Planning Commission, and approval by the City Council. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council adopt a resolution approving the Lynde and McLeod Third Addition subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandum from the Engineering Department dated January 30, 2023.

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.

Chair Lamothe opened the public hearing at 7:10 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 Picket, to close the public hearing at 7:11 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Commissioner Ayika, seconded by Commissioner Ostaffe, to recommend that the City Council adopt a resolution approving the Lynde and McLeod Third Addition subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandum from the Engineering Department dated January 30, 2023.**

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

SOTA SHINE
MAPLE GROVE
NICK NETLEY
OUTLOT G OF

Mr. Corrow stated the applicant seeks a PUD development stage plan, preliminary plat, and final plat for the purpose of constructing a 7,240 square feet carwash and pet wash building in the Southwest Crossroads development at the northwest corner of 70th Place and Alvarado Lane. The request includes re-platting the property by adding a 38-foot wide section from the adjacent outlot. As a result, the two affected lots will become more equal in size.

SOUTHWEST
CROSSROADS
PUD
DEVELOPMENT
STAGE PLAN,
PRELIMINARY
AND FINAL PLAT
FOR A 7,240
SQUARE FEET
SINGLE STORY
CAR AND PET
WASH

The carwash will occupy 5,645 square feet of the building and features a conveyor belt driven system to efficiently cycle vehicles through the wash. The 1,595 square feet self-service pet wash will consist of six wash tubs, two drying rooms, a grooming room, and a customer restroom. 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 Sota Shine Maple Grove planned unit development stage plan, preliminary plat, 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 24, 2023
 - b. The Engineering Department dated February 13, 2023
 - c. The Fire Department dated January 18, 2023
 - d. The Parks & Recreation Department, dated February 2, 2023
 - e. Hennepin County, dated January 23, 2023

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 Picket asked how many employees the car /pet wash would have. Mr. Corrow reported the pet wash would be self-serve. He indicated the narrative stated the car wash would not have more than 10 employees on site at any one time.

Commissioner Ostaffe questioned where employees would park if six individuals were onsite using the pet wash. He stated he believed the site was under parked. Mr. Corrow explained the recently approved car wash had six employee parking stalls and eight vacuum bays and noted there has been no parking concerns.

Chair Lamothe stated he had the same concerns regarding the

onsite parking. Mr. Corrow encouraged the applicant to speak to this further.

The applicant was at the meeting to answer questions.

Nick Netley, 3056 Hyland Boulevard in Mound, explained the car wash would hire 10 total employees and there would be two or three employees onsite at all times, along with a pet wash receptionist. He stated the pet wash would not have a full time groomer onsite.

Commissioner Klein asked what the industry standard was for water recapturing within car washes. Mr. Netley explained he would be spending extra money on filters in order to reuse 50% of the water from the car wash.

Commissioner Klein questioned if the City had any requirements regarding water recapturing for car washes. Mr. Corrow reported the City does not have any standards in place at this time.

Commissioner Ostaffe commented on how traffic would flow through the site and requested further information on how visitors would enter the building with their pets. Mr. Netley described how the parking had been placed on the side of the building to keep visitors from having to cross the parking lot with their pets.

Commissioner Piket inquired if the vacuums would be coin operated. Mr. Netley indicated the vacuums would be free to use.

Commissioner Ostaffe stated he would like to see the parking lot having at least two more spaces in order to properly accommodate customers and employees. Mr. Netley stated given his experience in Waconia, he was not concerned about the parking, but noted he would be willing to take another look at this. He reported his employees typically stagger their shifts which meant there was one coming and one going.

Commissioner Piket explained the new car wash in Brooklyn Park was quite busy during peak times, especially in the vacuum area. He encouraged Mr. Netley to have proper signage posted in order to direct cars through the site.

Commissioner Ostaffe stated in 2010 when Bass Lake Road and Highway 101 was rebuilt the estimated traffic for this area was 20,000. He asked if this number was still accurate. Mr. Hogeboom

stated he did not have this data.

Commissioner Tomlinson asked if the car wash would have at least two staff members on site at all times. Mr. Netley reported this would be the case. He indicated the starting wage would be \$16 to \$18 per hour with more being paid to managers.

Commissioner Tomlinson inquired how Sota Car Wash would work to be a good member of the community. Mr. Netley commented on the numerous ways car wash has given back to the community in Waconia and stated he would be able doing the same things in Maple Grove.

Chair Lamothe opened the public hearing at 7:38 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 Ayika, to close the public hearing at 7:39 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Commissioner Ayika questioned when the car wash would be open to the public. Mr. Netley stated he would like to begin construction late May or early June of 2023 and noted he would be open to the public in October.

Commissioner Ostaffe inquired what the capacity of the car wash would be per hour. Mr. Netley reported this would depend on the season. He explained the car wash ran a bit slower in the winter months than the summer months. He estimated 60 cars were washed per hour in the winter months and 80+ in the summer months.

Commissioner Klein asked if the comments from Hennepin County were taken into consideration. Mr. Corrow commented on the shared access comments from Hennepin County and noted it made the most sense for the car wash to have a dedicated access point. He stated he had not received any feedback from the County regarding the stacking plan they requested.

Commissioner Lenthe questioned how the car wash would be

addressing the build up of ice in the winter months near the car wash exit. Mr. Netley discussed how a heated concrete slab and drain system would be installed to address this concern.

Chair Lamothe reported he would be supporting staff's recommendation and encouraged the applicant to add one or two additional parking spaces for employees adjacent to the three spaces shown on the site plan. Mr. Corrow stated staff could support this recommendation.

Motion by Commissioner Ostaffe, seconded by Commissioner Piket, to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Sota Shine Maple Grove planned unit development stage plan, preliminary plat, and final plat requiring the applicant to add two additional parking spaces for staff 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 24, 2023**
 - b. The Engineering Department dated February 13, 2023**
 - c. The Fire Department dated January 18, 2023**
 - d. The Parks & Recreation Department, dated February 2, 2023**
 - e. Hennepin County, dated January 23, 2023**

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 Piket supported the site having two additional parking spaces.

Chair Lamothe agreed it the applicant should add two more parking spaces. He anticipated this business would be quite successful with the shared uses at this location.

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 7:52 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for March 13, 2023.