

DRAFT – MAPLE GROVE
PLANNING COMMISSION
May 8, 2023

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on May 8, 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 ; Peter Vickerman, Planning 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:

MINUTES

A. Regular Meeting – March 27, 2023

Motion by Commissioner Lenthe, 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.

UPDATE ON CITY
COUNCIL
MEETING

Mr. Vickerman reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level.

OLD BUSINESS

No items to present.

NEW BUSINESS

**SAFETY
TRAINING FOR
PLANNING
COMMISSION**

Mr. Vickerman provided the Commission with safety training.

PUBLIC HEARING

**COTTAGES AT
SILVERCREST
SILVERCREST
PROPERTIES
8200 MAIN
STREET NORTH,
OUTLOT A
PUD CONCEPT
STAGE PLAN
AMENDMENT,
DEVELOPMENT
STAGE PLAN, AND
FINAL PLAT FOR
AN 18 UNIT
INDEPENDENT
SENIOR LIVING
RENTAL
TOWNHOME
DEVELOPMENT**

Mr. Vickerman stated the applicant is requesting a planned unit development (PUD) concept stage plan amendment, development stage plan, and final plat to construct eighteen townhomes (with an age restriction of 55+) as the final phase of SilverCrest on Main. The applicant is proposing to redevelop much of the existing parking lot on the west side of their facility as well as the vacant portion of land into the 18 townhomes. Residents of the townhomes would have full access to the SilverCrest on Main facilities. The townhomes are proposed to be one-story, with two and three units each. There would be 16 two-bedroom units and 2 one-bedroom units. The units are between 1,041 square feet and 1,437 square feet in size. The units are shown at the closest, 17.1 feet from the property line adjacent to Applewood Pointe. No unit would come closer than 40 feet to the Applewood Pointe building. 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 Cottages at SilverCrest PUD concept stage 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 March 7, 2023
 - b. The Engineering Department dated March 13, 2023
 - c. The Fire Department dated February 9, 2023
 - d. The Parks & Recreation Department, March 9, 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 if the lighting and shingles would be addressed through covenants. Mr. Vickerman explained this could be addressed in a condition for approval if the Commission wanted to address this.

Commissioner Ostaffe questioned what the issue was regarding the shingles. Mr. Vickerman reported the City has not typically set or determined what type of single is used on housing units. He recommended the residents speak to their concerns regarding this matter.

Commissioner Lenthe inquired what would happen if the intake drainage structures were plugged. He questioned if this would cause water to overflow onto Applewood Pointe. Mr. Vickerman reported the are emergency overflow area to bring the water to the street.

Commissioner Lenthe asked if these units would be rented. Mr. Vickerman noted these would be rental units.

Commissioner Lenthe supported the rear of the buildings have enhanced building materials. He was of the opinion this was a really tight building with a large number of units in a small area. He believed there was a conflict between the landscaping that was proposed and the internal storm sewer system. He stated he was pleased the development would be maintained by an HOA for snow removal purposes given the fact the units were so close together.

Commissioner Ostaffe reported the Donnay Development was similar to this development. He questioned if there was any discussion with the developer about making the rear elevations better looking. Mr. Vickerman stated he has not had this discussion with the applicant.

Chair Lamothe inquired if the exterior of the buildings would be fully maintained by SilverCrest. Mr. Vickerman stated it was his understanding that everything on the outside of the units would be HOA maintained.

Commissioner Ayika requested further information regarding the building setback from Applewood Pointe. Mr. Vickerman discussed the proposed setback from Applewood Pointe. He noted the setback would drop under 20 feet in several places.

Commissioner Ostaffe asked if the parking onsite was adequate. Mr. Vickerman reported staff had reviewed the proposed parking with engineering and staff believed the proposed parking was adequate.

The applicant was at the meeting to answer questions.

Sarah Kern, Caswell Architects, reviewed the plans for the water runoff and noted a berm would be created at the property line. She reported the landscaping plans will be revised to cover the pipe. She explained the rear of the units would have a great deal of landscaping. She noted she would be open to considering stone on the rear of the units. She discussed how the snow removal would be addressed by the HOA. She indicated she would be open to considering a different color for the shingles.

Chair Lamothe opened the public hearing at 7:23 p.m.

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

Richard Martins, Board President for Applewood Pointe, provided the Commission with historical information on the Applewood Pointe building. He noted he met with the City to discuss this project. He reported his members provided feedback and were concerned with the rear elevations. He stated he was satisfied with the proposed drainage. He indicated he was concerned with access, because of the tight space between the two properties. He understood the drainage and utility easement could not be used, but he requested this development be approved, subject to allowing Applewood Pointe occasional access. In addition, he requested architectural shingles be placed on the buildings. He requested that there be no rear lighting, accept for patio lighting. He discussed how unique this site was because 44 Applewood Pointe units would be facing the rear of these units. He supported the back walls being further addressed, along with additional landscaping.

Commissioner Ayika asked how many of these concerns were discussed with the developer and were not addressed. Mr. Martins stated the developer responded to several of the matters. However,

the finish of the rear wall and the need for architectural style shingles was not addressed.

Commissioner Picket questioned if there was a price difference between the Applewood Pointe units depending on the location of the units. Mr. Martins stated there was no price differential for this building.

Commissioner Lenthe commented on the previous plans for this property which was for a two-story apartment complex with parking. He questioned if Mr. Martins was in favor of one option over the other. Mr. Martins reported he appreciated the benefit of reducing the density. He commented further on the pros and cons of both proposals, but noted in the end he supported the reduced density. He indicated his main concern was the lack of appeal on the rear elevations.

Commissioner Ayika questioned if the access between the buildings had to be negotiated between the two private parties. Mr. Vickerman reported this was the case. Mr. Martins stated he was willing to work on this with SilverCrest and he was hoping the developer would have a good faith effort on a private easement agreement.

Chair Lamothe asked if this could be made a condition for approval. City Attorney Landsman explained this could be made a condition for approval, that there has to be a private agreement worked out between the two parties.

Commissioner Ostaffe inquired if security light with motion detectors would be allowed on the rear of the units. Mr. Martins stated he would prefer that the rear patios not have security lights.

Commissioner Ostaffe asked if Applewood Pointe allowed for holiday lighting. Mr. Martins indicated policy was created and lighting would be allowed around the holidays.

Sharon Plimeling, 8250 Kirkwood Lane North – Unit 412, stated her unit would face SilverCrest. She commented on the greenspace within the proposed development. She explained her development has been accommodating with its exterior lighting with the adjacent townhome development. She indicated she appreciated the privacy she has at Applewood Pointe. She discussed how SilverCrest took away her privacy and views of nature when they built within 100 feet of her units. She noted she lost her sunset and view of the trees. She indicated she appreciates nature and enjoys

seeing the red maples that line Bridges Park from her window. She expressed concern with the fact the trees between Applewood Pointe and the townhomes were not thriving. She asked that the new small houses be placed in a manner that allows for trees to be planted in between the two properties in order to improve privacy.

Motion by Commissioner Ostaffe, seconded by Commissioner Klein, to close the public hearing at 7:51 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Commissioner Ayika requested the applicant come forward to address several questions he has regarding the singles and easement access. He asked if the developer would be able to install architectural style shingles. Mr. Kern reported she would look into this.

Commissioner Ayika questioned if the developer could support a private access to the easement area. Mr. Kern stated she would be happy to work something out.

Commissioner Ayika inquired if the development would be separately platted or would the development remain one lot. Ms. Kern explained the townhomes would remain one lot.

Commissioner Lenthe expressed concern with the fact there were several issues that have yet to be resolved with the developer. He recommended this project be tabled to May 30. He wanted to see the issues regarding the rear elevations, shingles, landscaping and private access easement worked out before this item were considered for approval.

Chair Lamothe stated he had the same concerns and noted he would support tabling action on this item. He indicated there were pros and cons with this request, and he looked forward to the developer having more time to respond to the concerns that were raised at this meeting.

Commissioner Picket explained he did not believe it would be right for the Planning Commission to table action on this item. He reported the applicant has presented all necessary items and noted the item could be approved with conditions. He indicated he would like to understand how the applicant felt about this item being tabled.

Commissioner Ostaffe stated there were concerns with the fact the

residents in Applewood Pointe would be looking at housing units with grass. He was of the opinion this would be better than looking at a parking lot. He reported the City has never required architectural shingles or stone on the back of units before. He questioned if the Commission should or could make these requests.

Chair Lamothe supported the aesthetics being addressed given what was previously approved in 2019.

Commissioner Ayika stated he was agreeing with both sides of the Planning Commission. He reported it was not typical for buildings to be back to front. He noted the building that was approved in 2019 was fully brick and would match the other campus buildings. He was of the opinion the rear elevation of the units had to be enhanced. He recommended the applicant be asked if they would support the item being tabled to May 30.

Commissioner Picket asked if the rear elevation for all of the units had be addressed, or just the ones that abutted Applewood Pointe.

Chair Lamothe supported the four units that back up to Applewood Pointe being enhanced.

Commissioner Tomlinson questioned if some of the concerns regarding the landscaping could be addressed.

Chair Lamothe explained the Commission could make comments on the landscaping plan.

Jack Collins, SilverCrest Properties, thanked the Commission for their time and comments. He explained he has worked well with the City of Maple Grove since 2013 on this development. He stated he wanted this relationship to continue. He reported he would support tabling action on this item in order to allow him to work through the issues that have been raised with the City and Applewood Pointe.

Commissioner Ayika thanked Mr. Collins for being willing to work out the remaining issues prior to May 30.

Motion by Commissioner Lenthe, seconded by Chair Lamothe, to table action on the Cottages at SilverCrest development to May 30, 2023. 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 8:11 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for May 30, 2023.