

**DRAFT – MAPLE GROVE
PLANNING COMMISSION**

August 14, 2023

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on August 14, 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, 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:

A. Regular Meeting – July 31, 2023

B. Popeye's at Dunkirk Square **TABLED** to September 11, 2023, Planning Commission meeting
Maple Grove Chicken, LLC
16501 County Road 30, Outlot A
PUD Concept stage plan amendment, development stage plan, and final plat for the purpose to construct at 2,500 square foot drive thru restaurant in Dunkirk Square Fifth Addition

Motion by Commissioner Ayika, 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.

**UPDATE ON CITY
COUNCIL
MEETING**

Councilmember Barnett reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level. She reported the Council was also holding discussions regarding the 2024 budget and tax levy. She explained the ground breaking ceremony for the TH610 extension would be held on Tuesday, August 22.

OLD BUSINESS

No items to present.

NEW BUSINESS

PUBLIC HEARING

**APPALOOSA
WOODS 10TH
ADDITION**

**ALEKSANDR
USTIMSHUK**

**19205 81ST PLACE
NORTH**

**SHORT PLAT FOR
THE PURPOSE OF
PLATTING THE
PROPERTY INTO
TWO PARCELS**

Mr. Vickerman stated the applicant is requesting a short plat to divide an existing property into two lots. The existing property is 65,397 square feet in size. The two new lots will be 31,564 square feet and 33,918 square feet in size. The site is zoned R-1 and the minimum lot size is 20,000 square feet so both new lots exceed the minimum. An existing home on Lot 1 will stay as part of this proposal. Other than some minor comments in the staff memorandums, staff has no issues with the proposal. 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 approving the Appaloosa Woods 10th Addition short 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 July 13, 2023
 - b. The Engineering Department dated July 21, 2023
 - c. The Parks & Recreation Department dated July 20, 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 Ostaffe asked if staff has received any negative feedback from adjacent residents. Mr. Vickerman stated he has not received any negative feedback, but did receive one call from a resident with questions about the house placement.

The applicant was at the meeting to answer questions.

Chair Lamothe opened the public hearing at 7:04 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 Piket, to close the public hearing at 7:05 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Commissioner Lenthe, seconded by Commissioner Ayika, to recommend that the City Council direct the City Attorney to draft a resolution approving the Appaloosa Woods 10th Addition short 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 July 13, 2023**
 - b. The Engineering Department dated July 21, 2023**
 - c. The Parks & Recreation Department dated July 20, 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

Mr. Vickerman stated the applicant is requesting planned unit development (PUD) development stage plan, preliminary and final

MINNESOTA
SCIENCE AND
TECHNOLOGY
CENTER
PROJECT BLACK
BEAR
RYAN
COMPANIES US,
INC.
GRAVEL MINING
AREA NORTH OF
I-694
PUD
DEVELOPMENT
STAGE PLAN,
PRELIMINARY
PLAT, AND FINAL
PLAT FOR THE
PURPOSE OF A
400,000 SQUARE
FOOT OFFICE
WITH RESEARCH
AND
DEVELOPMENT
LABS

plat approval for 400,000 square feet, three-story, office/lab building with the potential of a 150,000 square feet addition on approximately 37 acres of land adjacent to I94/I694. The site is in the Gravel Mining Area (GMA) South Master Plan area and is identified for multi-story office buildings. The site is guided Regional Mixed Use – Freeway Frontage that also calls for high quality, multi-story office buildings. The site received PUD concept plan approval on June 26, 2023, and the development stage plan is in conformance with the approved concept plan. The building is shown on the southern end of the site, near I94/I694, with a parking field on the northern portion of the site. 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 Minnesota Science and Technology Center – Project Black Bear planned unit development stage plan, rezoning, 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 August 2, 2023
 - b. The Engineering Department dated July 21, 2023
 - c. The Water Resources Engineer updated August 7, 2023
 - d. The Fire Department dated July 21, 2023 and updated August 8, 2023
 - e. The Parks & Recreation Department, dated August 3, 2023

Motion to recommend that the City Council 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.

Discussion

Commissioner Ostaffe questioned if the site had adequate parking. Mr. Vickerman stated staff was comfortable with the proposed level of parking for the site.

Commissioner Klein asked how the pollinator friendly plantings would be protected. She encouraged the applicant to not overuse chemicals on the property. Mr. Vickerman explained pollinator friendly plantings do take a different type of maintenance than sod grass.

Commissioner Lenthe indicated he was curious about the parking as well, noting he understood the applicant was proposing 25% less parking stalls than City Code required. Mr. Vickerman reported the amount of common space and more people working from home has led to the request for less parking.

The applicant was at the meeting to answer questions.

Dan Mueller, Vice President of Development for Ryan Companies, thanked staff for the detailed presentation. He thanked the Commission for considering his project and stated he was hopeful this project would be able to move forward in the City of Maple Grove.

Commissioner Klein asked if the applicant had a plan in place to protect the pollinator friendly plantings. Chad Lockwood, Civil Engineer for Ryan Companies, explained he did not have a specific plan in place for the plantings, but he would work to create a habitat for the pollinators onsite.

Commissioner Ayika questioned if Ryan Companies had a tenant in mind for this property. Mr. Mueller indicated he would look to begin construction after receiving City approval and noted he did have a tenant in place for the facility.

Commissioner Lenthe commended the applicant on the building's exterior and architectural plans. He noted this would be a welcome addition to the City of Maple Grove.

Commissioner Ostaffe inquired when the applicant would be adding the additional 150,000 square feet. Mr. Mueller reported the expansion would be up to the tenant and what their growth dictates.

Chair Lamothe stated he was very impressed with the architecture of this building. He thanked Ryan Companies for all of their work on this and noted he appreciated the native plantings as well.

Chair Lamothe opened the public hearing at 7:18 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 Ostaffe, to close the public hearing at 7:19 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 Lenthe, to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Minnesota Science and Technology Center – Project Black Bear planned unit development stage plan, rezoning, 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 August 2, 2023**
 - b. The Engineering Department dated July 21, 2023**
 - c. The Water Resources Engineer updated August 7, 2023**
 - d. The Fire Department dated July 21, 2023 and updated August 8, 2023**
 - e. The Parks & Recreation Department, dated August 3, 2023**

Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Commissioner Piket, seconded by Commissioner Klein, to recommend that the City Council 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 Chair Lamothe, there were seven ayes and no nays. Motion carried.

PUBLIC HEARING

**NÖRSQ MAPLE
GROVE**

**NÖRSQ
COMPANIES**

**PUD CONCEPT
STAGE PLAN,
DEVELOPMENT
STAGE PLAN,
COMPREHENSIVE
PLAN
AMENDMENT,
REZONING,
PRELIMINARY
PLAT, AND FINAL
PLAT FOR THE
PURPOSE OF 155
RENTAL
TOWNHOMES, 200
UNIT APARTMENT
AND 9,000
SQUARE FEET
COMMERCIAL
SPACE**

Mr. Vickerman stated the applicant is requesting a comprehensive plan amendment, planned unit development (PUD) concept stage plan, PUD development stage plan, rezoning, preliminary and final plat approval for a mixed-use residential and commercial development. The site has a total of 79 acres and the area proposed for development is approximately 22 acres in size, including the adjacent right-of-way of Garland Lane North. The area proposed for development sits just west of the under-construction Edison Apartments and between the right-of-way for Rush Creek Boulevard North (610 Extension) and a large wetland to the south. The western boundary is Lawndale Lane North. The applicant is showing 355 total units, with 155 of these in the development stage as rental townhomes and the remainder in a 200-unit apartment at concept level. They are also showing a 9,000 square feet commercial building that is also at concept level. 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 Nörsq Maple Grove planned unit development concept stage plan, development stage plan, comprehensive plan amendment, rezoning, 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 August 8, 2023

- b. The Engineering Department dated July 21, 2023
- c. The Water Resources Engineer updated August 8, 2023
- d. The Parks & Recreation Department dated August 4, 2023
- e. The Department of Natural Resources dated August 10, 2023

Motion to recommend that the City Council direct the City Attorney to draft an ordinance approving the rezoning from RA, Residential Agricultural 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.

Discussion

Chair Lamothe asked staff to speak to the absence of a sidewalk on the east side of Lawndale between Garland Lane and Rush Creek Boulevard. Mr. Vickerman stated this would be added back in.

Commissioner Klein stated she really liked the look of these units. She questioned if the surrounding schools would be able to manage an influx of more students. Mr. Vickerman reported he has not heard any updates from the school on if they were pursuing a referendum this year. He stated based on the development in this area of the community there seems to be a need for more classrooms.

Commissioner Lenthe inquired if the outdoor amenity space would be public or private. Mr. Vickerman explained this would be a private amenity space.

Commissioner Picket asked what the rental rates would be for these units. Mr. Vickerman deferred this question to the applicant.

Commissioner Ostaffe stated it was his understanding the right-in, right-out had not been approved. He expressed concern with the amount of traffic that would be driving past the homes to get to the retail spaces. Mr. Vickerman commented in the initial discussions with the engineering staff, there were not concern with the right-in, but rather there were concerns with the right-out. It was his understanding the right-in would be acceptable.

Commissioner Ostaffe stated the right-in, right-out would greatly improve the flow of traffic for this development. Mr. Vickerman commented further on how traffic would flow in and out of the site, along with the estimated trips entering and exiting the property.

Commissioner Ostaffe questioned how much underground parking would be available within this development. He feared that residents within this development would opt not to pay for the underground parking and the size of the surface lot would not be adequate. Mr. Vickerman reported this issue would have to be addressed by the developer during the development stage of this project.

Commissioner Ostaffe stated he believed the amount of surface parking was not adequate for a project of this size. Mr. Vickerman stated this issue would be looked at closely as the project moves through the approval process.

Commissioner Lenthe asked if only the townhome complex was being considered at this time. Mr. Vickerman reported this was correct.

Commissioner Ostaffe stated it was his understanding these townhouse units would be rental and this was a huge concern to him. He feared there were fewer and fewer units being built for young families to purchase and put down roots in the community.

The applicant was at the meeting to answer questions.

Jeff Koch, Nörsq Companies, explained this would be his fifth project in Maple Grove. He reported Terra Apartments was a project he worked on at Roers. He understood the parking concerns at the Terra apartment complex. He stated this would be taken into consideration for this project. He understood the concerns about having units available for families to purchase and put down roots. He noted there was a huge disparity between rental and affordable housing options in the State of Minnesota at this time, which was making it difficult for first time homebuyers. He stated the proposed units were an option for young families.

Commissioner Lenthe stated this was one of the most dense sites he has seen in a long time. He indicated he had concerns regarding how snow would be stored on this site and asked if the applicant was prepared to haul snow away if required. Mr. Koch commented on the snow storage that was built into this project and noted he

would haul snow away if this was required.

Commissioner Lenthe stated he would like to see the pickleball and pool areas enclosed. Mr. Koch explained he has done a number of developments across the Midwest and nation. He reported in the summer Minnesotans love to be outdoors which was the reason he was proposing to have an outdoor pool and pickleball court. He indicated the City had a lot of great indoor amenities if future tenants wanted to swim or play pickleball indoors.

Commissioner Lenthe questioned if permanent chairs would be in place around the fire pit. Mr. Koch stated this was his plan.

Commissioner Lenthe inquired if residents at the apartment complex would be able to use the outdoor pool, pickleball court, tot lot and fire pit. Mr. Koch commented his initial plans were to allow the townhome and apartment renters to use the amenities. He noted the apartment building would also have their own separate amenities, which would include a community room for special events.

Commissioner Ostaffe asked what the rental rates would be for the apartment and townhouse units. Mr. Koch stated the entire development would be market rate. He indicated there would be focus on providing a breadth of affordability levels. He noted the two bedroom units would be \$2,000 per month and the three bedroom units would be just over \$3,000 per month.

Commissioner Tomlinson questioned if the developer would be providing any accessible units. Mr. Koch stated he would have several two and three bedroom units that would meet all ADA requirements.

Commissioner Ostaffe inquired where the ADA units would be located. Josh Skall, architect for the project, commented on the location for the two ADA units noting they would be slab on grade.

Chair Lamothe opened the public hearing at 7:58 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 7:59 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

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 Nörsq Maple Grove planned unit development concept stage plan, development stage plan, comprehensive plan amendment, rezoning, preliminary plat, and final plat subject to:

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 - a. The Community & Economic Development Department dated August 8, 2023**
 - b. The Engineering Department dated July 21, 2023**
 - c. The Water Resources Engineer updated August 8, 2023**
 - d. The Parks & Recreation Department dated August 4, 2023**
 - e. The Department of Natural Resources dated August 10, 2023.****

Commissioner Picket indicated this motion would approve the townhomes and the concept plan for this dense community.

Chair Lamothe reported this was the case.

Commissioner Picket expressed concern with the proposed density and high rents proposed for this project. He anticipated this would not be an affordable option for families with young kids.

Commissioner Ostaffe agreed stating the entrance into the property was a concern for him along with the high level of traffic due to the proposed density. He stated people could get into townhomes for \$2,500 to \$3,000 per month.

Chair Lamothe commented he had concerns with this development as well. He noted he would feel more comfortable if the right-in, right-out was going to be approved. He understood the City had a need for all types of housing, but he feared the City has had too

much rental coming through. He suggested staff provide the Commission with an annual report on the number and type of housing units. He indicated he was concerned with the proposed rental rates and questioned what these would go for if they were owner-occupied. He stated he would be inclined to table action on this item until more information could be brought back.

Commissioner Ayika explained he has similar concerns with the mix of rental that has been approved by the City. He noted this project would have 150 rental units. He feared the site was not adequately parked.

Commissioner Klein stated she agreed with Commissioner Ayika regarding the apartment building and parking lot size.

Commissioner Lenthe indicated the proposed density would make this project very tight. He stated he was trying to remember some of the discussion the Commission had with the last townhome complex. He believed having the entire townhome project being rental would be better than having some of the units rental and the remainder being owner-occupied.

Chair Lamothe supported the comments made by Commissioner Ayika noting he had concerns with the size of the surface parking lot for the apartment complex. Based on this fact, he would not support the concept stage plan for the apartment complex.

Commissioner Ostaffe reported the townhouse complex would have 47 guest parking spots and the apartment building would have far less than this for their 200 units.

Chair Lamothe noted the Commission had a motion and second on the floor. He asked if the Commission had to take action on this prior to entertaining tabling. City Attorney Landsman reported the seconder of the motion could withdraw his second of the motion and the Commission could consider a new motion.

Commissioner Piket stated the Chair may want to speak with the applicant to see which way they would like the Commission to proceed.

Chair Lamothe asked how the applicant would like the Commission to proceed. Mr. Koch stated he has heard the comments and concerns from the Commission. He believed it would be wise to provide more information to the Commission

regarding traffic, density and a market study before moving this project forward.

Chair Lamothe thanked the applicant for this feedback.

Commissioner Ayika withdrew his second. City Attorney Landsman stated the Commission could now consider a new motion.

Motion by Chair Lamothe, seconded by Commissioner Picket, to table action on this item to September 11, 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 Tomlinson, 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 8:19 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for September 11, 2023.