

**DRAFT** – MAPLE GROVE  
PLANNING COMMISSION  
October 9, 2023

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on October 9, 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, and Joe Piket. Absent was Stephanie Tomlinson. Present also were Kristy Barnett, City Council Liaison; Director; 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 – September 25, 2023
- B. AMC Theater – North Outlot – **TABLED** until November 13, 2023  
12575 Elm Creek LLC  
PUD Development Stage Plan and Final Plat for the purpose of constructing two restaurants totaling 5,700 square feet.
- C. DeRosier Estates – **TABLED** until November 13, 2023  
Briann DeRosier  
18001 Arbor Lakes Parkway North  
PUD Concept Stage Plan, Development Stage Plan, Rezoning, Preliminary Plat, and Final Plat for a proposed subdivision of 6.78 acre parcel into a total of eight lots.

**Motion by Commissioner Ayika, seconded by Commissioner Klein, to approve the Consent Items as presented. Upon call of the motion by Chair Lamothe, there were six 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 was happy to report Ice Castles would be coming to Maple Grove for 2023-2024.

**OLD BUSINESS**

No items to present.

**NEW BUSINESS**

PUBLIC HEARING

CHIPOTLE MAPLE  
GROVE

SMNPT 1, LLC

OUTLOTS H & I  
SOUTHWEST  
CROSSROADS

PUD

DEVELOPMENT  
STAGE PLAN,  
PRELIMINARY  
PLAT, AND FINAL  
PLAT TO  
CONSTRUCT A  
SINGLE BUILDING  
RESTAURANT  
WITH A PICK-UP  
LANE

Mr. Vickerman stated the applicant is requesting approval for a planned unit development stage plan, preliminary and final plat in order to construct a 2,371 square foot Chipotle restaurant with a pickup window. The site received concept plan approval in 2016 (as part of the overall Hy-Vee South proposal) for general retail and office uses. A restaurant is considered a permitted use in this regard and so the proposal is consistent with the approved concept plan. The proposal has the building on the County Road 101 side of the lot, with parking between the building and 70<sup>th</sup> Way North. A shared access is shown that will provide access to the Chipotle lot and the adjacent Outlot A. 37 parking spaces are shown whereas code requires 16 spaces. 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 Chipotle 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 October 3, 2023
  - b. The Engineering Department dated September 15, 2023
  - c. The Fire Department dated September 12, 2023
  - d. The Parks & Recreation Department dated

September 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 how many sites Chipotle has with a drive-thru. Mr. Vickerman commented he was not certain of the specific numbers. He indicated he has seen a Chipotle with a pickup window. He encouraged the applicant to speak to this further.*

The applicant was at the meeting to answer questions.

John Johanson, 7601 France Avenue in Edina, explained he was a partner on this project. He reported he has built 15 to 20 Chipotle's and noted almost all include the pickup lane. He discussed how the online ordering process allows patrons to order what they want and then use the pickup lane to get their order. He commented on the process he has gone through with staff in order to meet the high building standards in Maple Grove.

Commissioner Picket asked what the hours of operation would be and questioned how many seats this restaurant would have. Mr. Johanson indicated Chipotle would be open from 11:00 a.m. to 9:00 or 10:00 p.m. He estimated this location would have 30 to 40 seats.

Commissioner Klein stated she appreciated the idea that this would be a pickup lane versus an ordering lane because there would be less idling time for vehicles. Mr. Johanson stated the proposed pickup lane was based on consumer behavior.

Further discussion ensued regarding the trash and recycling services for Chipotle.

Chair Lamothe opened the public hearing at 7:17 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 7:18 p.m. Upon call of the motion by Chair Lamothe, there were six ayes and no nays. Motion carried.**

Commissioner Ayika asked when this Chipotle would be constructed. Mr. Johanson anticipated the purchase of this property would be completed by year end and construction would begin next April.

**Motion by Commissioner Picket, 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 Chipotle 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 October 3, 2023**
  - b. The Engineering Department dated September 15, 2023**
  - c. The Fire Department dated September 12, 2023**
  - d. The Parks & Recreation Department dated September 20, 2023****

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

## **PUBLIC HEARING**

**MAPLE GROVE  
INDUSTRIAL  
CENTER  
AX TC**

Mr. Vickerman stated the applicant is requesting approval for a planned unit development concept stage plan, development stage plan, rezoning, preliminary plat, and final plat in order to subdivide an existing lot and building into two lots. The original building, the western portion, was built in 1974. In 2012 the eastern portion, known as the Black Box addition, was added. The Black Box addition has separate utilities, parking areas and a

INDUSTRIAL LP  
9155  
COTTONWOOD  
LANE NORTH  
PUD CONCEPT  
STAGE PLAN,  
DEVELOPMENT  
STAGE PLAN,  
REZONING,  
PRELIMINARY  
PLAT, AND FINAL  
PLAT FOR A LOT  
SPLIT OF  
EXISTING  
PROPERTY AND  
BUILDING

separate address. This action would formally subdivide the lot and the buildings so they are on separate lots. The planned unit development is required as the new building would have a zero-lot line setback as they are adjacent to each other. There are a number of easements that will be added to ensure maintenance of the buildings and grounds. Overall 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 and a Planned Unit Development agreement approving the Maple Grove Industrial Center planned unit development concept stage plan, 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 October 3, 2023
  - b. The Parks & Recreation Department dated October 3, 2023

**Motion** to recommend that the City Council direct the City Attorney to draft an ordinance approving the rezoning from I, Industrial to I PUD – Industrial 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 asked if any park dedication fees were paid when this lot was originally developed in 1974. Mr. Vickerman stated no park dedication fees were paid because it was an unplatted piece of property.*

*Commissioner Ostaffe stated the Park Board now wants \$123,000 to put a property line through this property. Mr. Vickerman reported this was the park dedication requirement. He discussed*

*how park dedication fees for industrial properties were set by acreage and not the number of lots.*

*Commissioner Picket questioned what the benefit was of lot split, given the high expense of the park dedication fees. Mr. Vickerman deferred this question to the applicant, but noted the lot split would allow for either side of the property to be sold or refinanced.*

*Commissioner Lenthe asked if the fire department had reviewed this request. Mr. Vickerman reported the fire department had reviewed this request and the applicant was working with the building department on required fire separation between the two buildings.*

*Chair Lamothe questioned how utilized these two buildings were today. Mr. Vickerman recommended the applicant address this question.*

The applicant was at the meeting to answer questions.

Rob Binder, Landscape Architect for the applicant, introduced himself to the Commission. He explained the separation would allow the applicant to sell or finance either piece of the property. He reported the property on the east side was pretty well built out, but there were expansion opportunities for the west property.

Chair Lamothe opened the public hearing at 7:30 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 Lenthe, to close the public hearing at 7:30 p.m. Upon call of the motion by Chair Lamothe, there were six 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 Maple Grove Industrial Center planned unit development concept stage plan, 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 October 3, 2023**
  - b. **The Parks & Recreation Department dated October 3, 2023**

**Upon call of the motion by Chair Lamothe, there were six 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 an ordinance approving the rezoning from I, Industrial to I PUD – Industrial 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 six ayes and no nays. Motion carried.**

**DISCUSSION  
ITEMS**

There were no discussion items.

**ADJOURNMENT**

**Motion by Chair Lamothe, seconded by Commissioner Pickett, to adjourn the Planning Commission meeting. Upon call of the motion by Chair Lamothe, there were six ayes and no nays. Motion carried.**

Chair Lamothe adjourned the meeting at 7:33 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for November 13, 2023.