

MAPLE GROVE
PLANNING COMMISSION
March 14, 2022

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7 p.m. on March 14, 2022 at the Maple Grove City Hall, Hennepin County, Minnesota. Chair Lamothe called the meeting to order at 7 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 Picket. Present also were Karen Jaeger, City Council Liaison; Joe Hogeboom, Community and Economic Development Director; and Justin Templin, 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 – February 28, 2022

Motion by Commissioner Lindeman, 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

Mr. Hogeboom reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level. He reminded the Commission there would be a joint Planning Commission/Park Board/City Council meeting on

THEIR REGULAR
MEETING OF
MARCH 7, 2022

OLD BUSINESS

PUBLIC HEARING

WESTON
COMMONS 2ND
ADDITION

U.S. HOME
CORPORATION,
DBA LENNAR

16232 105TH
AVENUE NORTH

PUD CONCEPT
STAGE PLAN,
DEVELOPMENT
STAGE PLAN,
REZONING,
PRELIMINARY
AND FINAL PLAT
FOR A
NEIGHBORHOOD
CONSISTING OF 82
TOWNHOMES

Monday, April 18 at 6 p.m. to discuss the Territorial Road Master Plan.

Motion by Commissioner Picket, seconded by Commissioner Lenthe, to remove this item from the table. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Mr. Hogeboom stated this item was continued from the February 14 Planning Commission meeting. He explained the applicant is requesting PUD concept plan, development plan, rezoning, preliminary and final plat approval to construct 82 row-style townhomes. This is the second addition and companion property to the recently approved Weston Commons neighborhood directly to the east. The two additions will function as a single, unified neighborhood. The site is 15.5 gross acres in size with 1.6 acres of wetlands for a net acreage of 13.9 acres. The proposed density is 5.9 units per acre, consistent with the medium density residential guiding of the property which allows four-10 units per acre. The applicant has stated in their narrative that a portion of the units will be sold to Lennar single-family rentals. It was noted the developer did not indicate the breakdown between rentals and for-sale units within this development. 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 Weston Commons 2nd Addition Planned Unit Development concept stage plan, development stage plan, preliminary 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 February 8, 2022
 - b. The Engineering Department dated December 17,

2021

- c. The Fire Department dated January 25, 2022
- d. The Parks & Recreation Department, dated January 24, 2022

Motion to recommend that the City Council direct the City Attorney to draft an Ordinance approving the rezoning from RA, Single-Family Agricultural to R4-PUD.

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 Lindeman noted there were only seven off street parking stalls within this development. She asked if parking would be a concern within this development and questioned if overnight parking was allowed on private streets. Mr. Hogeboom commented overnight parking would be allowed on private drives, but would not be allowed on public streets. He explained each unit had two garage stalls and a driveway. He encouraged the applicant to speak further to the parking within this development.

Chair Lamothe inquired how many bedrooms were included within each unit. Mr. Hogeboom deferred this question to the applicant.

The applicant was at the meeting to answer questions.

Paul Tabone, Lennar representative, reported all floor plans typically have three bedrooms and two baths. He stated he understood the public was concerned about the number of rental units. He indicated the neighbors would like there to be some type of disclosure or notification process in place if rental units were pursued. He reported he was not obligated to, but this was Lennar's standard practice because it allows everyone to know what they were buying into should some of the units convert into rentals. He then discussed how the home owners association would function. He commented on how all units would have to be maintained to a certain level within the Lennar development. He stated it was very difficult for builders to keep prices down due to the rising costs of building materials.

Commissioner Lenthe requested further comment regarding the

number of parking stalls within the development. Mr. Tabone reported each unit would have a two car garage and a 25 foot long driveway. He explained on-street parking would be allowed on one side of the street during the day which would assist residents in accommodating guests for a family event or gathering.

Commissioner Lenthe questioned if the HOA would have an ability to control parking should a resident exceed the number of parking spaces available on their property. Mr. Tabone stated there were provisions regarding vehicles and the number that were allowed.

Commissioner Ostaffe inquired what the price was for the Weston Commons Phase I units that were currently under construction. Mr. Tabone commented he believed these units were starting in the mid-\$300,000's.

Commissioner Ostaffe expressed concern with this information noting he called today and was told there were no starting prices for these single-family homes. He was told this information would not be available till this fall. Mr. Tabone stated he heard from sales folks today and it was his understanding that no units had been sold to LSFR within Phase I. He reported it was his understanding the back to back units were more desirable for rentals than the end units.

Commissioner Ostaffe reported in a letter from Mr. Tabone dated December 14, 2021 to Mr. Vickerman in the second paragraph it states a portion of the townhomes within Weston Commons 1st Addition have already been sold to LSFR as rentals. Mr. Tabone indicated he was provided with misinformation and he misspoke. He apologized for this. He stated as of this morning he learned no units have been sold.

Commissioner Picket explained if any more thought had been put into the percentage split between rental and owner occupied units for the 2nd addition. Mr. Tabone stated he still didn't have a clear answer on this. He understood that the more dense units were desirable for rentals, but commented the market was ever changing.

Commissioner Ayika indicated the applicant addressed most of the issues that were brought up at the February 14 meeting. He stated the Commission wants to know more about the split. He had hoped the applicant would respond with an answer on the

percentage of units that would be rental. Mr. Tabone reported he was not trying to keep this information from the city and indicated LSFR was something new to the Lennar family. He commented he has not received a clear answer because this project was in its early planning phases.

Commissioner Ayika stated he found it difficult to believe Lennar had no idea how this project would be split between rental and owner occupied. He understood the applicant could proceed because all City Codes were being followed, however, he wished this was not the manner in which the applicant would proceed. He believed it was sad that Lennar was not being up front with this information. Mr. Tabone apologized for the lack of information. He explained he would follow up with this question and would report back to the Commission when he has an answer.

Commissioner Ostaffe indicated he drove by the site this morning and noted the sign stated single-family homes, but did not state this was a rental community. He recommended this information be disclosed to the public. Mr. Tabone commented on the disclosure that was included within the HOA documents stating units could be rented out. He reported it was Lennar's intent to make this a high quality development in order to keep the price of all units high.

Chair Lamothe opened the public hearing at 7:25 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 Commissioner Lenthe, seconded by Commissioner Lindeman, to close the public hearing at 7:26 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 Klein, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Weston Commons 2nd Addition Planned Unit Development concept stage plan, development stage plan, preliminary 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 February 8, 2022**
- b. The Engineering Department dated December 17, 2021**
- c. The Fire Department dated January 25, 2022**
- d. The Parks & Recreation Department, dated January 24, 2022**

Commissioner Ostaffe stated he was very concerned with the fact the Commission was moving a second project forward just because the 1st Addition was approved. He indicated the cCity was not told the 1st Addition was going to be rentals and now that the city knows there could be rentals, this project should be reconsidered. He explained he would not be supporting this project moving forward. He reported if this were to be a rental community additional amenities should be included.

Commissioner Ayika commented as much as he was disappointed by the applicant's response he believed this was quality project and there was nothing the Commission could do to deny the project. It was his hope that the rental units would be managed very well.

Chair Lamothe indicated he would be supporting the project, even though he was not satisfied with the whole situation. He stated after hearing from staff and the Councilmembers, he understood this issue and the potential for this product to go from owner occupied to rental was on staff's radar. He explained he was shocked by the low fees the city charged per unit and commented further on the number of rental units the city had coming online in the next two to five years. He believed the city had to get a handle on this issue before it got even further out of control. He urged the applicant to be more transparent and forthright with the fact this would be a rental community, other than just within the disclosure documents.

Commissioner Piket stated his concern was with the lack of clear understanding what the rental/owner occupied mix would be for this development. He believed those buying into this community should have an idea what this mix would be.

Commissioner Lenthe asked if the city could increase the

knowledge or disclosures that were passed along to future owners. City Attorney Templin advised this would be difficult to enforce without altering City Code.

Commissioner Ostaffe reported Summerwell, a planned rental community that had 220 units, would have 80 to 100 off street parking stalls. He indicated the proposed development would have less than 10, which was a concern for him. He noted Summerwell would have a tot lot, pool, full time rental manager and other amenities. He indicated the proposed development did not have any of these amenities. He feared with the unknowns on the proposed development, the city was giving up its planning authority to the developer.

Chair Lamothe called the question.

Upon call of the motion by Chair Lamothe, there were six ayes and one nay (Commissioner Ostaffe opposed). Motion carried.

Motion by Commissioner Lenthe, seconded by Commissioner Lindeman, to recommend that the City Council direct the City Attorney to draft an Ordinance approving the rezoning from RA, Single-Family Agricultural to R4-PUD.

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 one nay (Commissioner Ostaffe opposed). Motion carried.

NEW BUSINESS

No items to present.

DISCUSSION ITEMS

There were no discussion items.

ADJOURNMENT

Motion by Chair Lamothe, seconded by Commissioner Ayika, 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 7:39 p.m. to the next

regularly scheduled meeting of the Planning Commission
scheduled for March 28, 2022.