

MAPLE GROVE
PLANNING COMMISSION
May 30, 2023

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on May 30, 2023 at the Maple Grove City Hall, Hennepin County, Minnesota. Vice Chair Ayika called the meeting to order at 7:00 p.m.

PLEDGE OF
ALLEGIANCE

ROLL CALL

Planning Commission members present were Vice Chair Chris Ayika, Chuck Lenthe, Michael Ostaffe, Joe Piket and Stephanie Tomlinson. Absent was Chair Craig Lamothe and Commission member Lorie Klein. 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:

MINUTES

A. Regular Meeting – May 8, 2023

Motion by Commissioner Lenthe, seconded by Commissioner Ostaffe, to approve the Consent Items as presented. Upon call of the motion by Vice Chair Ayika, there were five 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.

Councilmember Barnett reported a groundbreaking ceremony would be held for TH610 in August. There would be a joint meeting between the City Council and the Park Board next week to discuss the Community Center project. She noted the City received \$6 million in bonding from the State for this project.

OLD BUSINESS

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

Motion by Commissioner Picket, seconded by Commissioner Ostaffe, to remove this item from the table. Upon call of the motion by Vice Chair Ayika, there were five ayes and no nays. Motion carried.

Mr. Vickerman stated the applicant has proposed a number of adjustments to their plans based on the discussion at the last Planning Commission meeting. It was noted architectural shingles have been added. The landscape plans have been adjusted to allow for maintenance access to the back of Applewood Pointe and SilverCreek is open to finalizing the agreement in whatever way makes sense for the Applewood Pointe property. The landscaping plan also has been updated to account for the updated grading and utility plan. The rear elevations have been updated with additional masonry, gables, and trim. The applicant has also reaffirmed that the townhomes are not individually for sale. They have stated that they intend to operate the townhomes as part of the SilverCreek campus and the rationale for the separate lot is due to financing issues. They did express hesitation on prohibiting any possibility of a sale in the future. 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 SilverCreek 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 May 22, 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 Ostaffe stated he appreciated the fact the developer had addressed the concerns raised by the Planning Commission at their last meeting.

The applicant was at the meeting to answer questions.

Sarah Kern, representative for SilverCrest Properties, reported she wanted these townhomes to look nice, just like the neighbors do. She stated she would continue to work on the easement to ensure there was access. She anticipated the landscape plan would have to have minor changes in order to keep the easement in place.

Motion by Vice Chair Ayika, seconded by Commissioner Lenthe, to reopen the public hearing. Upon call of the motion by Vice Chair Ayika, there were three ayes and two nays (Commissioners Ostaffe and Piket opposed). Motion carried.

Vice Chair Ayika opened the public hearing at 7:10 p.m.

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

Richard Martins, Board Chair for Applewood Pointe, explained he lived at 8250 Kirkwood Lane North. He thanked the Planning Commission for listening to him at the last meeting as he believed this was important. He indicated his remaining concern was with the distance between 44 of the Applewood Pointe units to the proposed townhomes, which was only 39 feet. He reported the mitigation being done around this was important. He appreciated how the landscaping had been changed, along with the building elevations and shingles. He thanked SilverCrest for being willing to do a reciprocal easement. He requested the City Attorney confirm that the easement could be located across a drainage and utility easement. He stated it was important that the individual townhomes remain within a homeowners association in order to have the property properly maintained. He asked for further

information on where the air conditioning units would be located. He reported he did not want any storage sheds in the rear properties, nor did he want to see exterior lighting, other than the patio downlights.

Motion by Commissioner Picket, seconded by Vice Chair Ayika, to close the public hearing at 7:19 p.m. Upon call of the motion by Vice Chair Ayika, there were five ayes and no nays. Motion carried.

Ms. Kern stated she was working on the easement and she wanted this to be completed for the benefit of both properties. She reviewed the location of the AC units and noted they would be by the patios. She reviewed the landscaping plans and noted she had coordinated with the Maple Grove Fire Department to ensure there would be proper access to the site. She explained the townhome association would not allow for storage sheds. She indicated there would be patio lighting and lighting by the garages.

Motion by Commissioner Ostaffe, seconded by Commissioner Picket, to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Cottages at SilverCreek 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 May 22, 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.

Vice Chair Ayika thanked the applicant for working with Applewood Pointe to address their concerns. He appreciated the

modifications that were made to the plans. He was of the opinion the easement would be completed as promised by SilverCrest Properties.

Commissioner Lenthe expressed concern with the fact this property could be sold and it could be one homeowners association without benefit of the SilverCreek complex. He questioned how this could be addressed in the approval process from the City. City Attorney Landsman reported separate lots can be conveyed.

Commissioner Lenthe stated he could not support this project with the condition that the properties would sit on separate properties of record. He noted this would allow the properties to be sold individually.

Commissioner Ostaffe reported there were many townhome associations in Maple Grove that don't have that next to them. He explained if they did something in the future to sell the properties, a management agreement would have to be in place to allow access to the amenities. He believed this should be up to the future property owners and did not have anything to do with the Planning Commission or City Council.

Commissioner Picket stated in the past five or six years, while he has been serving on the Planning Commission, he has never seen an applicant go so far to accommodate the neighboring property. He commended the applicant for all of their efforts. He explained he would support the project as presented.

Upon call of the motion by Vice Chair Ayika, there were four ayes and one nay (Commissioner Lenthe opposed). Motion carried.

NEW BUSINESS

PUBLIC HEARING

ARBOR LAKES
BUSINESS PARK
PHASE 4
BUILDING 8
ARBOR LAKES
LAND OWNER

Mr. Vickerman stated the applicant is proposing a planned unit development (PUD) concept plan amendment, PUD development stage plan, and final plat to build 195,013 square feet building along with a future 190,000 square feet building. The site is south of the future 73rd Place North and north of Interstate I-94/I-694. The proposal is in the Arbor Lakes Business Park Phase Three that received conceptual approval in 2021 for five buildings. The first three buildings (north of 73rd Place North) currently have building permits in review. Staff discussed the plans in further detail and made the following recommendation.

LLC
ELM CREEK
BOULEVARD AND
FOUNTAINS
DRIVE
PUD CONCEPT
STAGE PLAN,
DEVELOPMENT
STAGE PLAN, AND
FINAL PLAT FOR
TWO OFFICE
INDUSTRIAL
BUILDINGS
TOTALING 385,013
SQUARE FEET

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 Arbor Lakes Business Park Phase 4 Building 8 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 May 22, 2023
 - b. The Fire Department dated May 3, 2023
 - c. The Parks & Recreation Department dated May 24, 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 stated when this was originally approved, the site was designed to house regional headquarters with big glass fronts. He noted this was valuable property adjacent to the freeway. He indicated the proposed use was 10% office and 90% warehouse. He expressed concern with having this warehouse use adjacent to the freeway. Planning Manager Vickerman reported this was discussed with the applicant. He understood this building has a larger docking station. He recommended the applicant speak further to this concern.

The applicant was at the meeting to answer questions.

Joe Bergman, 885 Lynnwood Avenue in St. Paul, thanked the Commission for considering his request. He discussed how the building had been originally designed for a regional headquarters. He was of the opinion the proposed building would be a good front door for Maple Grove. He explained the four buildings he has completed in Maple Grove have raised the bar when it comes to industrial space. He reported this project could begin next week if approved by the City.

Commissioner Ostaffe expressed concern with the fact this property would be 90% warehouse. Mr. Bergman stated the proposed user was looking to expand into a building that would allow them to have 10% showroom and office space with the balance being warehouse. However, he noted the proposed user would like to have the opportunity to expand their office space as they grow their business.

Commissioner Picket commented this building looks like a giant warehouse. He asked if there was anything that could be done to break up the south façade along the freeway. Mr. Bergman reviewed the elevations in further detail with the Commission.

Commissioner Picket inquired if the details on the corners could be added to the center of the building to break up the façade. Mr. Bergman stated this would be difficult because the user does not want to direct visitors to the center of the building.

Commissioner Picket expressed concern with how this building would look from the freeway. Mr. Bergman reported this same type of building was approved last fall by the City.

Commissioner Ostaffe discussed how he thought this building would be utilized. He was of the opinion this warehouse building did not fit with the vision for the frontage road and because this was one of the main entrances into Maple Grove.

Vice Chair Ayika indicated he agreed with Commissioner Picket and Commissioner Ostaffe. He believed this building was too long. He recommended the architecture for the building be revisited in order to break up the front and rear façades.

Mr. Bergman stated this building was similar in style to the other buildings that were approved within this industrial park. He questioned if he had to go back to the drawing board for this project.

Commissioner Picket explained he did not believe this building had to be scrapped, but rather, because this building was on the frontage, the exterior elevations had to be elevated.

Commissioner Ostaffe questioned if the City should wait for another user in order to have a regional headquarters in this space, verses an extremely large warehouse.

Commissioner Picket stated he understood the City could not pick

the user but rather this would be dictated by the market. He stated if the use today would be 10% office and 90% warehouse, he would like to see the exterior improved.

Commissioner Ostaffe supported hundreds of additional jobs coming into the City through a regional headquarters on this site.

Vice Chair Ayika explained he agreed with Commissioner Picket. He reported the Commission had to review the requests before the City and make recommendations to the City Council. He stated the request before the Commission was for a warehouse and this was not going to work on this frontage property. He noted he would not be able to support the request at this time.

Vice Chair Ayika opened the public hearing at 7:53 p.m.

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

No one wished to address the Commission.

Motion by Vice Chair Ayika, seconded by Commissioner Picket, to close the public hearing at 7:54 p.m. Upon call of the motion by Vice Chair Ayika, there were five ayes and no nays. Motion carried.

Vice Chair Ayika asked the applicant if he wanted the Commission to vote on the proposal before the Commission or if they would like action tabled in order to further enhance the plans. He discussed the timeline for the project if the matter were tabled.

Mr. Bergman requested the meeting be recessed in order to allow him to speak with his client.

Motion by Commissioner Picket, seconded by Commissioner Tomlinson, to recess the Planning Commission meeting at 7:58 p.m. Upon call of the motion by Vice Chair Ayika, there were five ayes and no nays. Motion carried.

Motion by Commissioner Lenthe, seconded by Commissioner Picket, to reconvene the Planning Commission meeting at 8:03 p.m. Upon call of the motion by Vice Chair Ayika, there were five ayes and no nays. Motion carried.

Mr. Bergman requested the Planning Commission table action on this item to June 12 in order to allow him to amend the plans.

Motion by Commissioner Picket, seconded by Commissioner Tomlinson, to table action on this item to the June 12, 2023 Planning Commission meeting. Upon call of the motion by Vice Chair Ayika, there were five ayes and no nays. Motion carried.

PUBLIC HEARING

**MINNESOTA
SCIENCE AND
TECHNOLOGY
CENTER**

**RYAN
COMPANIES US,
INC.**

**INTERSECTION OF
KILMER LANE
AND INTERSTATE
694**

**PUD CONCEPT
STAGE PLAN ON
APPROXIMATELY
40 ACRES FOR A
400,000 SQUARE
FOOT BUILDING
WITH MIX OF
OFFICE, LAB,
RESEARCH AND
DEVELOPMENT,
AMONG OTHER
USES**

Mr. Vickerman stated the applicant is requesting planned unit development concept stage plan approval for 400,000 square feet, three to four story, office/lab building with the potential of a 150,000 square feet addition on approximately 46 acres of land adjacent to I-694. The development of the site would include extensions of Revere Lane North south from the roundabout with Fountains Drive North, and 73rd Place North that would connect on the west and east sides with this street in the Arbor Lakes Business Park and Project Libre sites respectively. 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. From the site plan proposed, narrative description, and renderings, it appears to be a use that is completely in-line with the city’s vision for the site and we applaud the work of the applicant and property owner in bringing it forward. As noted in the applicant’s narrative, there is approximately 60 acres of additional land north of this site that will come in with subsequent approvals in the future. The uses anticipated in these areas would conform to the comprehensive plan guiding and vision set forth in the GMA South Master Plan. 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 Minnesota Science and Technology Center PUD concept stage plan 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 May 22, 2023
 - b. The Fire Department dated May 3, 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.

The applicant was at the meeting to answer questions.

Dan Mueller, Ryan Companies, thanked the Commission for considering his request. He explained he was excited to bring this project to market. He noted this project was a partnership of Ryan Companies and the McCrossan Family. He noted this property would be branded the Minnesota Science and Technology Park. He stated he would be capitalizing on the amazing access to this site as well as the fantastic amenities throughout the community.

Commissioner Ostaffe stated he liked the concept for this property. He questioned if the site was overparked, or if a ramp had been considered. Mr. Mueller stated the amount of parking was conceptual at this time. He reported more thought would be put into breaking up the parking spaces and adding in greenspace or walking trails in the future.

Vice Chair Ayika asked what the plan would be for this property. Mr. Mueller explained the property would not be built on spec, but rather he was competing for a user. He hoped the user would make a site selection and that they would be choosing Maple Grove.

Vice Chair Ayika opened the public hearing at 8:12 p.m.

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

Francis Loozen, 212 North Second Street in Minneapolis, explained he was an owner of the property to the north. He requested further information regarding the interior roads within the proposed development. Planning Manager Vickerman reported this would be worked through with future developers to see what is necessary and what makes sense for the development.

Mr. Loozen asked if a traffic study would be completed. Planning Manager Vickerman reported a traffic study was completed as part of the AUAR and an additional traffic may not be necessary.

Motion by Vice Chair Ayika, seconded by Commissioner Ostaffe, to close the public hearing at 8:14 p.m. Upon call of the motion by Vice Chair Ayika, there were five ayes and no nays. Motion carried.

Motion by Commissioner Piket, seconded by Commissioner Ostaffe, to recommend that the City Council direct the City Attorney to draft a resolution approving the Minnesota Science and Technology Center PUD concept stage plan 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 May 22, 2023**
 - b. The Fire Department dated May 3, 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 Vice Chair Ayika, there were five ayes and no nays. Motion carried.

**DISCUSSION
ITEMS**

There were no discussion items.

ADJOURNMENT

Vice Chair Ayika adjourned the meeting at 8:16 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for June 12, 2023.