

MAPLE GROVE
PLANNING COMMISSION
June 12, 2023

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on June 12, 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 Chair Craig Lamothe (arrived at 7:33 p.m.), Vice 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; Jesse Corrow, Associate Planner; 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 30, 2023

Motion by Commissioner Ostaffe, seconded by Commissioner Lenthe, to approve the Consent Items as presented. Upon call of the motion by Vice Chair Ayika, 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 stated the Council's next meeting has been moved to Monday, June 26.

NEW BUSINESS

PUBLIC HEARING

**TRICARE 7TH
ADDITION**

LOUCKS, INC.

**OUTLOT A,
TRICARE 6TH
ADDITION**

**PRELIMINARY
PLAT AND FINAL
PLAT FOR
PLATTING
MULTIPLE
OUTLOTS IN THE
TRICARE
DEVELOPMENT**

Mr. Corrow stated the applicant is requesting preliminary and final plat approval for Tricare 7th Addition which will divide an existing outlot into five new outlots. The outlots are being created so that a large area of wetland and a forested area in the T-zone district can be conveyed to the city. Outlot A and C will be retained by the owner as future development areas. Outlot B and D are largely undevelopable areas made up of wetland and stormwater ponding that will be transferred to the city. Outlot E is an upland and T-zone area that will also be transferred to the city. Staff has no issue with the preliminary and final plat and recommends approval.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution approving the Tricare 7th Addition preliminary plat and final plat.

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 Lenthe asked if this project placed any obligations on the City that should be born by the developer. Mr. Corrow stated there were no additional issues.

Commissioner Ostaffe questioned if this plat would preclude access to the blue property. Mr. Corrow explained the TH610 extension may provide access to the blue property from the north.

The applicant was at the meeting to answer questions.

Ken Streeter, Loucks, Inc., thanked the Commission for considering his development.

Vice Chair Ayika opened the public hearing at 7:07 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 Ostaffe, to close the public hearing at 7:08 p.m. Upon call of the motion by Vice Chair Ayika, there were six ayes and no nays. Motion carried.

Motion by Commissioner Piket, seconded by Commissioner Lenthe, to recommend that the City Council direct the City Attorney to draft a resolution approving the Tricare 7th Addition preliminary plat and final plat.

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 six ayes and no nays. Motion carried.

PUBLIC HEARING

RIVER VALLEY
CHURCH
GREYSTONE
CONSTRUCTION
17575 ARBOR
RIDGE PARKWAY
NORTH
CONDITIONAL
USE PERMIT TO
CONSTRUCT A
33,940 SQUARE
FOOT BUILDING
THAT INCLUDES
AUDITORIUMS,
CLASSROOMS,
AND
ADMINISTRATION
OFFICES

Mr. Corrow stated the applicant is requesting conditional use permit (CUP), preliminary and final plat approval to build a church on a 5.37 acre vacant lot located at 17575 Arbor Ridge Parkway North. The 34,000 square foot building is made up of a 600+ seat worship auditorium, a smaller auditorium, four classrooms, administrative offices, and an expansive lobby area. The church will hold worship services on Sunday mornings and there will be community gatherings and youth services on Monday, Tuesday, and Wednesday evenings, as well as weddings and funerals as requested. Development on this corner lot has triggered the construction of a planned traffic circle at the adjacent intersection of Arbor Ridge Parkway North and 101st Avenue North. A low-grade wetland is proposed to be removed near the entrance at 101st Avenue North. The Elm Creek Watershed district will review the proposal at their June meeting and staff has no concerns with its removal. 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 River Valley Church conditional use permit, 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 May 18, 2023
 - b. The Engineering Department dated June 12, 2023
 - c. The Fire Department dated May 19, 2023
 - d. The Parks & Recreation Department, dated June 6, 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 this CUP would allow the classrooms to be converted into a school or daycare. Mr. Corrow reported this would not be allowed under the current proposal. He explained the church was not planning to have a school, but rather would be using the classroom space during church services.

Commissioner Ostaffe questioned if a berm would be required along the property line with a barbed wire fence. Mr. Corrow stated the adjacent property was guided for mixed use. He noted a tree line along the property line would remain in place.

Commissioner Picket inquired if the Arbor Committee had made any comments regarding the island trees that would be planted in the parking lot. Mr. Corrow explained the trees will be inspected when they are planted. He stated the Arbor Committee was looking at creating standards for future projects, but he noted the City does not have any standards in place for island trees.

Commissioner Picket encouraged the applicant to speak with an arborist before planting these trees.

Vice Chair Ayika agreed.

Commissioner Ostaffe questioned if the City followed up when it came to the landscaping plan to ensure plants survive. Mr. Corrow reported this project requires a site performance agreement and an escrow amount would be held for two years. In two years the

health of the site would be inspected and failing landscaping would have to be replaced.

Commissioner Klein asked if there was a concern with water runoff on this site. Mr. Corrow indicated the storm water runoff would be directed to the north corner of the site where there is a bio retention pond.

The applicant was at the meeting to answer questions.

Caleb Graham, 9135 Kingsview Lane, introduced himself to the Commission noting he was the pastor of River Valley Church.

Lou Hernandez, 20589 Gateway Drive in Lakeville, explained he was the director of infrastructure for River Valley Church. He thanked the Commission for considering this request.

Commissioner Ostaffe questioned how many services would be held on Sundays. Mr. Graham stated the plan would be to hold two services on Sunday. He reported the services would be held at 9:00 a.m. and 11:00 a.m.

Commissioner Lenthe commented he appreciated the architecture for the proposed building.

Vice Chair Ayika opened the public hearing at 7:24 p.m.

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

Paul Radintz, 17480 101st Avenue North, stated his home was adjacent to this property to the east. He reported he also had farm property in the area. He welcomed River Valley Church to Maple Grove. He noted he had one concern with the location of the church and questioned if access could be from 105th.

Planning Manager Vickerman reported the Northwest Area Master Plan has this corner being neighborhood commercial. He explained with this proposal, the church was allowed with a conditional use permit. He commented on how the surrounding area was guided for mixed use, which meant there could be a combination of a lot of different uses, neighborhood commercial being one of them. He commented further on where the roadways would be given the location of storm ponds.

Motion by Vice Chair Ayika, seconded by Commissioner

Lenthe, to close the public hearing at 7:33 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 approving the River Valley Church conditional use permit, 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 May 18, 2023**
 - b. The Engineering Department dated June 12, 2023**
 - c. The Fire Department dated May 19, 2023**
 - d. The Parks & Recreation Department, dated June 6, 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.

Commissioner Ostaffe questioned how the light wash would be addressed from this property. Mr. Corrow explained the applicant provided the City with a photometric plan and noted the light wash was well under the City Code requirements for lighting. He did not expect there would be a whole lot of light pollution coming from this site.

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

OLD BUSINESS

**ARBOR LAKES
BUSINESS PARK
PHASE 4
BUILDING 8**

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

ARBOR LAKES
LAND OWNER
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

Mr. Vickerman stated the Planning Commission voted to table the proposal and directed the applicant to update the architectural elevations facing the interstate. There was also discussion about the perceived change in use compared to the Gravel Mining Area South Master Plan and the approved concept plan (rather than just a change in size of the 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 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 the original plan for this space was for a showroom or regional headquarters. He reported the plan before the Commission was for a very large warehouse and this concerned him.

Commissioner Piket commented he had concerns with the look of the building at the last meeting. He thanked the applicant for addressing his concerns and for breaking up the large building to make it look less like a warehouse. He stated with the exterior changes, he would be able to support the request.

Motion by Commissioner Ayika, seconded by Commissioner Piket, 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****

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Upon call of the motion by Chair Lamothe, there were seven ayes and one nay (Commissioner Ostaffe opposed). 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 7:47 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for July 10, 2023.