

MAPLE GROVE  
PLANNING COMMISSION  
May 9, 2022

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on May 9, 2022 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, Susan Lindeman, Chuck Lenthe, and Michael Ostaffe. Absent was Commissioner Joe Pickett. Present also were Karen Jaeger, City Council Liaison; Peter Vickerman, Planning Manager; Brett Angell, Economic Development 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 – April 25, 2022

**Motion by Commissioner Ostaffe, seconded by Commissioner Lenthe, 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.

REVIEW OF THE CITY  
COUNCIL MINUTES  
FROM THEIR

Mr. Vickerman reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level.

REGULAR MEETING  
OF OCTOBER 17,  
2022

**OLD BUSINESS**

No items to present.

**NEW BUSINESS**

MAPLE GROVE  
RETAIL CENTER  
CLOUTIER  
PROPERTIES  
7855 ELM CREEK  
BOULEVARD NORTH  
PUD DEVELOPMENT  
STAGE PLAN FOR A  
SINGLE-STORY  
RETAIL BUILDING  
TOTALING 10,919  
SQUARE FEET MULTI-  
TENANT  
COMMERCIAL  
BUILDING

Mr. Angell stated Cloutier Properties is seeking PUD development stage plan approval to allow for the construction of a 10,919 square foot multi-tenant commercial building along Elm Creek Blvd. The development plans would allow for up to four tenant spaces with the tenant space located on the northwest of the building including a drive-up window. The 1.92-acre site is located at 7855 Elm Creek Blvd, adjacent to Brick and Bourbon and Trustone Financial. The property is the former location of Hops restaurant which was demolished in 2005. The property has sat vacant since that date. The property is currently zoned B-PUD and is guided as commercial in the 2040 Comprehensive 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 and a planned unit development agreement approving the Maple Grove Retail Center PUD development stage plan subject to:

1. The window on the northwest side of the building shall only be exclusively utilized for online ordering pick-up. Any alterations or changes to this feature and its use, excluding the ceasing of its operations, shall require application, subject to the review and approval of the city.
2. 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 April 26, 2022
  - b. The Engineering Department dated April 9, 2022
  - c. The Building Department dated April 13, 2022

d. The Fire Department dated April 21, 2022

*Discussion*

*Commissioner Lenthe asked if the drive up lane would have striped. Mr. Angell explained the left side of the building, where the drive up lane was located would be striped.*

*Commissioner Klein questioned if the drive up window would be able to be converted into a drive thru in the future. Mr. Angell reported the motion as presented includes language that ensures the drive up lane would not be altered without seeking City approval.*

*Commissioner Ostaffe inquired if there was a cross access agreement in place between this property and Brick and Bourbon. Mr. Angell stated a cross access agreement was in place.*

The applicant was at the meeting to answer questions.

Chris Tion, architect for the project, reported this project would be a great opportunity to renovate a vacant property. He discussed how the order only window would assist with managing parking while not creating additional congestion onsite.

Chair Lamothe questioned if the tenant had experience with this type of pick up window at other locations. Mr. Tion stated the tenant does have another online order/pick up window concept.

**Motion by Commissioner Lindeman, 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 Retail Center PUD development stage plan subject to:**

- 1. The window on the northwest side of the building shall only be exclusively utilized for online ordering pick-up. Any alterations or changes to this feature and its use, excluding the ceasing of its operations, shall require application, subject to the review and approval of the city.**
- 2. 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 April 26, 2022
- b. The Engineering Department dated April 9, 2022
- c. The Building Department dated April 13, 2022
- d. The Fire Department dated April 21, 2022

Commissioner Ostaffe questioned why the proposed restaurant would not have outdoor seating. Mr. Tion explained a 10 foot wide area along the side of the building would be used for outdoor seating.

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

PUBLIC HEARING

EDISON  
APARTMENTS

JPL DEVELOPMENT  
LLC

GARLAND LANE  
NORTH AND COUNTY  
ROAD 30

COMPREHENSIVE  
PLAN AMENDMENT,  
PUD DEVELOPMENT  
STAGE PLAN AND  
FINAL PLAT TO  
CONSTRUCT A 248-  
UNIT APARTMENT  
PROJECT IN TWO  
BUILDINGS

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

Mr. Vickerman stated the applicant is requesting a PUD development stage plan for a 248-unit apartment project in two buildings. The proposal is in substantial conformance with the concept plan which was approved on March 7, 2022. Each building is proposed to five stories in height, with two stories of underground parking. The proposal shows a number of outdoor amenities, including a pool, playground, dog park, gazebo, and trail system. The narrative describes a number of interior amenities as well. As was noted in the concept plan review, there is excess right-of-way to the north that could be incorporated into a second phase of this project. 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 Edison Apartments PUD comprehensive 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 3, 2022
  - b. The Engineering Department dated April 25, 2022
  - c. The Fire Department dated April 15, 2022

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 bike storage would be included in the indoor parking lot. Mr. Vickerman deferred this question to the applicant.*

The applicant was at the meeting to answer questions.

El Tinklenberg, 11234 Forest Court in Blaine, thanked staff for all of their assistance through the planning process. He explained he was very pleased with the outcome. He reported the indoor parking would include bike hanging racks. He indicated all of the EV charging stations would be located outdoors for safety purposes.

Commissioner Lenthe discussed how important it would be for this apartment complex to be near public transportation. Mr. Tinklenberg agreed this would be important for future residents and commented on how this development was connected to the surrounding properties as well as transit systems.

Chair Lamothe opened the public hearing at 7:28 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 7:29 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 Klein, to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Edison Apartments PUD comprehensive 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 3, 2022**
  - b. The Engineering Department dated April 25, 2022**
  - c. The Fire Department dated April 15, 2022****

**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 asked if both buildings would be built at the same time or if the project would be completed in phases. Mr. Tinklenberg explained the building would be constructed at the same time.

Chair Lamothe thanked staff and the applicant for coming forward with a tremendous project that included additional landscaping.

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

**PUBLIC HEARING**

**OPTIMAL**

Mr. Vickerman stated Optimal Performance Golf opened for business in the fall of 2021. The site is zoned industrial, which allows physical recreation or training facilities, which this use falls

PERFORMANCE GOLF

OPTIMAL  
PERFORMANCE  
GOLF, LLC

10401 93<sup>RD</sup> AVENUE  
NORTH

REZONING FROM  
INDUSTRIAL TO  
BUSINESS

under. Limited food and beverage sales are also allowed, but only as an accessory to the main use. The industrial zoning restricts their ability to have a commercial kitchen, which also means they have not been eligible to apply for a liquor license. They have been catering with Rock Elm to provide food and alcohol sales to patrons of the facility. The City amended code on March 21, 2022 regarding how catering permits can be used which creates significant challenges for Optimal Performance Golf to continue to serve food and alcohol. While still an accessory to the main use, these sales are critical to their success as a business. Staff met and discussed with the owner of Optimal Performance Golf that an option is to request for the site to be rezoned from I, Industrial to B, Business. With a rezoning, they could receive their own liquor license and be able to have a more robust kitchen so they could continue to operate their business. We note that they have applied for a liquor license and a public hearing on this request will be held on May 16, 2022 at the City Council. 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 an ordinance approving the rezoning from I, Industrial to B, Business.

*Discussion*

*Commissioner Lenthe asked if parking would be a concern for this site. Mr. Vickerman stated staff did not believe parking would be a concern for the proposed use. He explained in the future parking may have to be looked at further if the use were to change.*

*Commissioner Ayika questioned what changes would be made to the site. Mr. Vickerman discussed the changes that had been made to the site noting the business had been operational since the fall of 2021. He indicated the business had space for a commercial kitchen if the zoning were to go forward. He commented further on how the commercial kitchen was tied to the zoning of the property.*

*Commissioner Klein inquired how staff would address another business moving into this property. Mr. Vickerman explained staff*

would be able to review the site when building permits were requested. He noted the main concern would be parking because this was built as an industrial site and not a commercial site.

Chair Lamothe asked if Optimal Golf was the tenant or the owner of the property. Mr. Vickerman explained the owner of the property also owns Optimal Golf.

Chair Lamothe questioned if there were other Optimal Golf locations in the metro area. Mr. Vickerman deferred this question to the applicant.

The applicant was at the meeting to answer questions.

Paul Sarratori, 18225 87<sup>th</sup> Avenue North in Maple Grove, introduced himself to the Commission. He explained he and his business partner owns the building as well as Optimal Performance Golf. He stated he has worked closely with staff to expand parking onsite, noting he currently had 39 spaces available. He reported he worked with Minnesota Roofing and Remodeling and they have allowed visitors to use 24 parking spaces. He commented the building does not require additional renovations. He discussed how his site was unique because it had eight golf simulators, a kitchen, putting/chipping green and enough space for people to train and host events. He indicated his business partner was a golf teaching professional.

Commissioner Lindeman stated this was a great concept and she appreciated having this business in the community. She questioned if the rezoning were approved if people would be able to come in and sit at the bar. Mr. Saratori commented at this time this was not his goal. He reported the majority of his clients play on the simulators for three or four hours, eat and drink.

Commissioner Lindeman indicated her only concern was having a bar next to the school. Mr. Saratori discussed how the property would be buffered on this side of the building.

Chair Lamothe opened the public hearing at 7:46 p.m.

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

Janna Knafla, 12724 95<sup>th</sup> Avenue North, reported she has been a

resident of Maple Grove for the past 33 years. She stated Optimal Golf was a hidden gem in the community. She noted she was a member of Golf for Vets that has moved the Monday and Wednesday golf outings to Optimal Golf. She appreciated the way Optimal Golf has worked with her organization and was providing outstanding service. She thanked Optimal Golf for working with the Golf for Vets organization and encouraged the Commission to support their request.

Bret Rehl, 18152 68<sup>th</sup> Place North, explained he and his son have been frequenting Optimal Golf since they opened last year. He noted his son trains with Julien and works out in the training room with Joe. He indicated he has not every had a problem with parking. He discussed how his son has grown in golf over the past six to eight months. He stated he would like to see Optimal Golf continue to thrive in the community and encouraged the Commission to support their request.

Julien Ramirez, 6545 Annapolis Lane, discussed how this business got started noting he played golf in college and explained it was very important to be able to train year round. He reported he met Paul Saratori at the Medina Country Club and he was a student of his. He indicated he and his wife wanted to create something for the community that would allow local schools and colleges to train and excel in golf. He stated this facility was a dream come true for him.

**Motion by Chair Lamothe, seconded by Commissioner Lindeman, to close the public hearing at 7:51 p.m. Upon call of the motion by Chair Lamothe, there were six ayes and no nays. Motion carried.**

**Motion by Commissioner Ayika, seconded by Commissioner Ostaffe, to recommend that the City Council direct the City Attorney to draft an ordinance approving the rezoning from I, Industrial to B, Business.**

Commissioner Ayika stated this was a great business for the community and encouraged the business to be mindful of who they were serving if they were to receive a liquor license.

Commissioner Ostaffe indicated he has been to Optimal Golf on two separate occasions and he wished them much success.

Chair Lamothe explained this sounds like a great place and he thanked the applicant for bringing this business to the City of Maple Grove.

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

PUBLIC HEARING

ARBOR LAKES  
BUSINESS PARK  
PHASE 3A

ENDEAVOR  
INVESTMENTS VII,  
LLC

ZACHARY LANE  
NORTH AND  
FOUNTAINS DRIVE  
NORTH

PUD DEVELOPMENT  
STAGE PLAN,  
REZONING AND  
FINAL PLAT FOR  
THREE OFFICE  
INDUSTRIAL  
BUILDINGS  
TOTALING 531,758  
SQUARE FEET

Mr. Vickerman stated the applicant is requesting a PUD development stage plan, rezoning and final plat approval for the first three buildings of the Arbor Lakes Business Park Phase 3. The project received concept plan approval in February 2022. The proposed development stage plan is in in substantial conformance with the approved concept plan. The buildings total 531,758 s.f. and are in the northern portion of the site. The applicant is proposing 809 parking spaces. This exceeds code requirements based on a 30/70 split between office and warehouse uses. Some users may require more parking and some less, but overall staff is having no concerns about the parking provided. The plan includes right-of-way dedication and construction of Crimson Way. Two additional buildings have conceptual approval between Crimson Way and Interstate 94/694. These would come forward with future development stage plans. 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 3 PUD development stage plan, rezoning 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 2, 2022
  - b. The Fire Department dated April 21, 2022

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.

Joe Bergman, Endeavor Investments representative, thanked staff for the detailed report. He explained he was available for questions or comments from the Commission.

Chair Lamothe asked if all three buildings would be built at the same time period. Mr. Bergman stated all three buildings would begin construction in the spring of 2023.

Commissioner Lindeman thanked the applicant for the enhanced landscaping plan.

Commissioner Lenthe questioned what the impact would be if each of the buildings was filled with heavy trucking type businesses. Mr. Bergman stated a variety of businesses would be located within these buildings and noted the design would not allow for truck/semi-trailer storage. He indicated the space was designed for 70% industrial and 30% office which meant the space tailored more to higher finish users.

Commissioner Ayika inquired if charging stations would be included within this development. Mr. Bergman indicated he would not be installing charging stations as part of the base building, but noted infrastructure was in place if a user were to come in and request EV stations.

Commissioner Ostaffe asked if these buildings would be similar to the two adjacent buildings to the north. Mr. Bergman stated this was the case.

Chair Lamothe opened the public hearing at 8:06 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 Klein, to close the public hearing at 8:07 p.m. Upon call of the motion by Chair Lamothe, there were six ayes and no nays. Motion carried.**

**Motion by Commissioner Lindeman, seconded by Commissioner Ostaffe, 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 3 PUD development stage plan, rezoning 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 2, 2022**
  - b. The Fire Department dated April 21, 2022****

**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 Klein, 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 8:10 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for June 13, 2022.