

Maple Grove City Council

Meeting minutes

June 5, 2023

Call to order

Pursuant to call and notice thereof, a regular meeting of the Maple Grove City Council was held at 7:30 p.m. on June 5, 2023 at the Maple Grove Government Center/Public Safety Facility, Hennepin County, Minnesota. Members present were Mayor Mark Steffenson and Councilmembers Kristy Barnett, Judy Hanson, and Rachelle Johnson. Absent was Councilmember Kristy Janigo. Present also were Heidi Nelson, City Administrator; Joe Hogeboom, Community and Economic Development Director; Ken Ashfeld, Public Works Director/City Engineer; Police Chief Eric Werner; Fire Chief Tim Bush; and Justin Templin, City Attorney.

Mayor Steffenson called the meeting to order at 7:30 p.m. and led the city in the Pledge of Allegiance.

Additions or deletions to the agenda

Mayor Steffenson asked if there were any additions and/or deletions to the consent agenda to which Heidi Nelson stated the following:

Item amended to the agenda

None

Item amended to the consent agenda

None

Item added to the agenda

None

Item removed from the consent agenda for discussion

None

Consent items

The following consent items were presented for Council's approval:

MINUTES

- A. Regular meeting – May 15, 2023
- B. Board of Appeal and Equalization reconvene meeting – May 2, 2023

HUMAN RESOURCES ITEMS

- C. Amendment to city holiday calendar

Motion to approve an amendment to the city holiday calendar for 2023 to include June 19, 2023. This change will apply to nonunion employee groups.

Additionally, motion to authorize and approve staff to enter into a memorandum of agreement to include June 19 under the holiday calendar in all respective bargaining agreements in the City of Maple Grove, upon agreement with any or all of the unions for 2023 and 2024.

- D. Appointment of appraiser

Motion to approve the appointment of Scott Schutz to the position of appraiser in the Finance Department at an annual salary of \$100,821.76, subject to a twelve-month probationary period. All required screenings and background checks have been successfully completed.

COMMUNITY & ECONOMIC DEVELOPMENT ITEMS

- E. Rush Hollow - David Weekley architectural review

Motion to remove this item from the table.

Motion to approve that the proposed homes are in conformance with the approved Rush Hollow planned unit development.

ENGINEERING ITEMS

- F. Biological Water Treatment Pilot Study Project No. 23-08

Water Softening Feasibility Study Project No. 23-16
Resolution Nos. 23-047 and 23-086

Motion to adopt Resolution No. 23-047 establishing Biological Water Treatment Pilot Study Project No. 23-08 approving WSB engineering proposal, and authorizing its execution of acceptance by city officials.

Motion to adopt Resolution No. 23-086 establishing Water Softening Feasibility Study Project No. 23- 16 and ordering feasibility study.

G. Arbor Lakes Business Park 4th Addition Project No. 23-11
contract award Resolution No. 23-089

Motion to adopt Resolution No. 23-089 accepting bid for Arbor Lakes Business Park 4th Addition Project No. 23-11.

H. Elm Creek Boulevard Right Turn Lane Project No. 23-12
approve plans and specs and authorize ad for bids
Resolution No. 23-090

Motion to adopt Resolution No. 23-090 approving plans and specifications for Elm Creek Boulevard Right Turn Lane Project No. 23-12 and authorizing advertisement for bids.

I. Sureties - 06-05-23

Motion to approve the surety actions.

ADMINISTRATIVE ITEMS

J. 2023-2024 liquor license renewals

Motion to approve the renewal of Maple Grove liquor licenses as listed below for the period July 1, 2023 through June 30, 2024. Liquor license renewals are subject to compliance with all licensing requirements as outlined in Chapter 4 of the Maple Grove City Code; including, but not limited to, providing renewal documents, insurance certifications, provisions extending the liquor liability to outdoor seating if applicable, fees and compliance statements.

On sale intoxicating liquor/Sunday sale \$8,400.00

Trade name	Licensee name	Address	Outdoor seating
3 Squares Restaurant	Blue Plate Restaurant Company Inc.	12690 Arbor Lakes Pkwy	Yes
Applebee's Neighborhood Grill & Bar	Apple Minnesota LLC	14400 Weaver Lake Rd	
Benihana	Benihana National Corporation	11840 Fountains Way	
Biaggi's Ristorante Italiano	Biaggi's Ristorante Italiano LLC	12051 Elm Creek Blvd	Yes
Brick & Bourbon	Brick & Bourbon Maple Grove LLC	7887 Elm Creek Blvd	Yes
Buca di Beppo	Buca Restaurants 2 Inc.	12650 Elm Creek Blvd	
Cambria Hotel Mpls Maple Grove	CMG LLC	9655 Grove Circle	Yes
Chanticlear Pizza Grill	Zaslinger Inc.	16415 County Rd 30	Yes
Courtyard by Marriott-Maple Grove	CYNW LLC	11871 Fountains Way	Yes
CRAVE	CRAVE Maple Grove LLC	12734 Elm Creek Blvd	Yes
Dave & Buster's	Dave & Buster's Inc.	11780 Fountains Way	Yes
El Rodeo Mexican Restaurant	Rochoas LLC	13572 80th Circle	Yes
Famous Dave's	D & D of Minnesota Inc.	7825 Vinewood Lane	Yes
Granite City	Granite City Inc.	11909 Main	Yes

Food & Brewery		Street	
Grill Hall Churrascaria	Grill Hall Churrascaria LLC	9691 63 rd Avenue	
Hilton Garden Inn Maple Grove	Apple Ten Hospitality Management Inc.	6350 Vinewood Lane	Yes
Holiday Inn Maple Grove	HINW LLC	11801 Fountains Way	
Hy-Vee Market Grille Express	Hy-Vee Inc.	18755 70 th Way	
Lookout Supper Club	Lookout Supper Club Inc.	8672 Pineview Lane	Yes
Malone's Bar & Grill	Arbor Lakes Restaurant Group Inc.	12635 Elm Creek Blvd	Yes
Maple Tavern	Hannu Enterprises Inc	9375 Deerwood Lane	Yes
Olive Garden #1534	GMRI Inc.	12520 Elm Creek Blvd	
Optimal Performance Golf	Optimal Performance Golf, LLC	10401 93 rd Avenue	
P. F. Chang's China Bistro	P.F. Chang's China Bistro Inc.	12071 Elm Creek Blvd	
Paulie's	Optimal Entrainment LLC	15641 Grove Circle	Yes
Pittsburgh Blue	Pittsburgh Blue Maple Grove LLC	11900 Main Street	Yes
Red Lobster #6251	Red Lobster Hospitality LLC	12515 Elm Creek Blvd	
Redstone American Grill	Redstone American Grill Inc.	12109 Main Street	Yes
Riviera Maya Cantina & Restaurant	Ortiz 5 LLC	7904 Main Street	Yes
Rodizio Grill	Saboroso Inc.	12197 Elm Creek Blvd	
Rojo Mexican	Halverson & Co.	12489 Elm	Yes

Grill	CPA	Creek Blvd	
Rush Creek Golf Club	Rush Creek Golf Club LLC	7801 County Rd 101	Yes
Rusty Taco	Frank Maple LLC	6346 Vinewood Lane	Yes
Sawatdee & Zushiya of Maple Grove	Sawatdee of Maple Grove LLC	7885 Main Street	Yes
Ten Sushi	New Ten Sushi Inc.	11631 Fountains Dr	
Ten Sushi Japanese Bistro	Ten Sushi Inc.	16362 County Road 30	
Teresa's Mexican Restaurant	Arellano LLC	16314 County Road 30	Yes
TGI Fridays #2692	Central Florida Restaurants Inc.	11830 Fountains Way	Yes
WhirlyBall Twin Cities	WBTC LLC	13644 80th Circle	

On sale wine and 3.2% malt liquor \$2,400.00

Trade name	Licensee name	Address	Outdoor seating
Angeno's Pizza & Pasta	Angeno's Grove Square Inc.	13588 80th Circle	
Bonchon	Bonchon MG Inc.	11708 Elm Creek Blvd	
Chuck E. Cheese's #794	CEC Entertainment LLC	12945 Elm Creek Blvd	
Dancing Ganesha	S & G Dining LLC	11628 Fountains Dr.	Yes
Frankie's Chicago Style Pizza	T&J O'Dell Enterprise Inc.	13724 83rd Way	Yes
Ichiddo Ramen	Ichiddo Ramen Maple Grove Inc	11716 Elm Creek Blvd	
Kyoto Sushi	Kyoto Sushi 168 Inc.	13751 Grove Dr	

Lotus Maple Grove	Lotus Maple Grove LLC	13704 83 rd Way	
Pizza Karma	MGPK holdng LLC	11611 Fountains Dr.	
Portillo's Hot Dogs	Portillo's Hot Dogs, LLC	12251 Elm Creek Blvd	Yes
Punch Neapolitan Pizza	Civitali Restaurant Corp.	12107 Elm Creek Blvd	Yes
Residence Inn/Springhill Suites Arbor Lakes	RSAL LLC	11655-11675 Arbor Lakes Pkwy	
Shake Shack	Shake Shack Minnesota LLC	12351 Elm Creek Blvd	
Staybridge Suites Maple Grove	Forstrom & Torgerson SSNW LLC	7821 Elm Creek Blvd	Yes
Tandoor	Grove Tandoor LLC	15607 Grove Circle	

Off sale intoxicating liquor \$250.00

Trade name	Licensee name	Address
Angel's Liquor	Angel's Liquor Inc.	7496 E Fish Lake Road
Costco Wholesale #648	Costco Wholesale Corporation	11330 Fountains Drive
Cub Wine & Spirits	Cub Stores Holdings, LLC	13335 Grove Drive
Haskell's	Haskell's Inc.	15304 Grove Circle
Hy-Vee Wine & Spirits	Hy-Vee, Inc.	18755 70 th Way North
Lunds & Byerlys Wines & Spirits	Lund Beverages, LLC	12880 Elm Creek Blvd
MGM Wine & Spirits	Montecore LLC	16475 96th Avenue
Princeton's Liquors	Princeton's Place Inc.	12790 Bass Lake Road
Sam's Club #6254	Sam's West Inc.	16701 94th Avenue
Target Store T-	Target Corporation	15300 Grove Circle

2193		
Total Wine & More	Minnesota Fine Wines & Spirits LLC	12795 Elm Creek Blvd
Trader Joe's #713	Trader Joe's East Inc.	12105 Elm Creek Blvd
Whole Foods Market	Whole Foods Market Group Inc.	12201 Elm Creek Blvd

Off sale 3.2% malt liquor \$100.00

Trade name	Licensee name	Address
Cub Foods #1600	Supervalu Inc.	8150 Wedgewood Lane
Hy-Vee Food Store	Hy-Vee Inc.	18755 70 th Way North
Residence Inn/Springhill Suites Arbor Lakes	RSAL LLC	11655-11675 Arbor Lakes Pkwy
Walmart #2882	Walmart Inc	9451 Dunkirk Lane

Community Center authorization/Town Green/Central Park \$25.00 & \$50.00

Trade name	Licensee name	Address
Lookout Supper Club	Lookout Supper Club Inc.	8672 Pineview Lane
Lynde's Restaurant & Catering	Lynde's Inn Inc.	209 County Road 81

Brew pub off sale intoxicating \$250.00

Trade name	Licensee name	Address
Granite City Food & Brewery	Granite City Inc.	11909 Main Street

On sale brewer taproom/Sunday sale \$850.00

Trade name	Licensee name	Address	Outdoor seating
OMNI Brewing Company	OMNI Brewing Company LLC	9462 Deerwood Lane N	Yes

Brewer off sale \$250.00

Trade name	Licensee name	Address	Outdoor seating
OMNI Brewing Company	OMNI Brewing Company LLC	9462 Deerwood Lane N	Yes

On sale culinary class \$100.00

Trade name	Licensee name	Address
Whole Foods Market	Whole Foods Market Group Inc.	12201 Elm Creek Blvd

K. Refuse hauler license for Suburban Waste MN, LLC

Motion to approve the refuse hauler license, subject to compliance with all licensing requirements as outlined in Chapter 26 of Maple Grove City Code, with said license to expire May 31, 2024.

L. Approve claims

Motion to approve claims totaling \$ 8,442,382.29.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to approve the consent items as presented. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Consideration of items pulled from the agenda

None

Special business

Open forum

Cliff Sherman, 17612 Weaver Lake Drive N, expressed concern with the speed of traffic on Weaver Lake Drive and in his neighborhood.

Bob Joiner, 18611 82nd Place North, commented on the street project that was done in Appaloosa Woods in 2021. He provided the Council with a handout noting he has been in

communication with Public Works Director/City Engineer Ken Ashfeld. He reported he has found 30 minor cracks in his neighborhood streets and he was concerned about the quality of the workmanship. He requested the city look into his neighborhood streets further because the cracks were now 1/8" to 1/4" of an inch deep. He feared the base material within the project area was at fault, along with the contractor. He asked that the city investigate his concerns.

Sina Roughani, 6685 Urbandale Lane, addressed Section 14.127 of the city code which addresses weeds and grass heights. He reported in 2017 the rusty patch bumblebee was listed as an endangered species. He noted this bumblebee spans many areas in Maple Grove. He explained in 2021, conservation actions were published which could extend the survivability of this federally endangered species. He stated the planting of native pollinator habitats, meadows, and many other features are prohibited under city code. He indicated the University of Minnesota and State of Minnesota have created programs in order to address this concern. He encouraged the City of Maple Grove to consider allowing the planting of pollinator habitats and meadows in order to protect the rusty patch bumblebee. He commented further on the benefits of nature preserves. He encouraged the city to reconsider its weed and grass height code language.

**2022 fire
prevention
poster contest
winner**

Fire Chief Bush reported each October, the Maple Grove Fire Department invites all 4th graders attending schools located in Maple Grove to participate in a fire safety poster contest. He commented further on the fire safety efforts that were conducted by the Maple Grove Fire Department.

Fire Prevention Specialist/Fire Inspector Burton explained the fire prevention poster contest is sponsored by the Minnesota State Fire Chief's Association and the National Fire Sprinkler Association. The poster theme needs to include a fire safety message. The theme for 2022 was "Fire won't wait. Plan your escape". A city-wide grand prize winner is selected from all entries and they receive a trophy, \$25.00 check, and recognition at a City Council meeting. The grand prize poster is also entered into the statewide contest where it can win additional cash prizes. The Maple Grove Fire-Rescue Department congratulates each poster contest winner and

thanks all 4th graders who participated. Also, special thanks go to the teachers and principals who support this fun and educational program. He recognized the City of Maple Grove's 2022 grand prize winner, Dylan Sudan, for his fire prevention poster. A round of applause was offered by all in attendance.

Dylan Sudan commented on the escape plan he has in place for each floor of his home. Mayor Steffenson congratulated Dylan on his plan and for his winning poster.

Recognition of K-9 Calo's retirement and years of service for canine handler Sergeant Keith Stuart

Police Chief Werner stated in 2018, the City Council authorized the restart of a Police Department canine program following over 20 years of not providing canine services. Sergeant Keith Stuart and his canine partner Calo led the re-implementation of the program after they graduated from the rigorous 12-week St. Paul Police K-9 Academy. Calo received certifications for apprehension and narcotics detection. Sergeant Stuart and Calo were an immediate success in their daily service and especially with their community outreach work during patrol shifts or special events. Calo has had an incredible high-drive personality and provided five years of tremendous service to the citizens of Maple Grove. The Police Department thanks Sergeant Stuart and Calo for their outstanding service to the community during the past five years and successfully restarting the canine program. Police Chief Werner presented Sergeant Stuart with a shadow box and thanked him for his dedicated service to the community with K-9 Officer Calo. A round of applause was offered by all in attendance.

Police K-9 Judd oath of office

Police Chief Werner reported Officer Tyler Huso has served our agency as a police officer since July of 2015 and was selected as the canine handler to fill a vacancy on the canine unit with the retirement of canine Calo. The police department's newest canine is Judd. Canine Judd, was born in Hungary on October 10, 2021. Judd came to the United States on December 8, 2022 and was introduced to his handler Officer Huso. Officer Huso and Judd, attended the Saint Paul Canine Police Academy from February 13, 2023 through May 25, 2023. Officer Huso and Judd successfully completed their training and obtained two certifications from United States Canine Association. Patrol certification completed April 4, 2023 for apprehension, article search and building searches.

Narcotics certification was completed on May 23, 2023. Officer Huso and Judd will be an excellent addition to the canine program.

Mayor Steffenson administered the oath of office to K-9 Officer Judd. A round of applause was offered by all in attendance.

Accept donation from Maple Grove Lions Club to Police Department for K-9 Unit ballistic vest and training facility hearing protection equipment

Police Chief Werner stated the Maple Grove Lions Club was chartered in 1963, and is a member of Lions International, a service organization with more than 1.4 million members in 43,000 clubs in over 185 countries. The Maple Grove Club is dedicated to serving the needs of the Maple Grove community through various service projects, fundraising, and donations. Officer Tyler Huso and K-9 Judd graduated from the St. Paul Police Department K-9 School on May 25, 2023 and begin service to the community on June 5. To ensure the highest protection and safety for K-9 Judd the Maple Grove Lions Club is donating \$3,500 for the purchase of K-9 Judd's ballistic vest and ancillary equipment. The expansion of the North Metro Regional Public Safety Training Facility is nearly complete. The Maple Grove Lions Club is donating \$10,000 to provide officers utilizing the facility with the highest level of hearing protection for the firearms range. The new hearing protection allows firearms instructors to communicate directly with officers via radio signal during training exercises. The Maple Grove Police Department is grateful for the Maple Grove Lions Club supporting our officers and agency in providing the highest level of service to the community.

Jay Boatman, President of the Maple Grove Lions, presented the City Council with a check for \$13,500. He thanked the Maple Grove Police Department for keeping the community safe. A round of applause was offered by all in attendance.

Motion by Councilmember Hanson, seconded by Councilmember Johnson, to approve and accept the donation from the Maple Grove Lions Club to the Police Department in the amount of \$3,500 for a K-9 ballistic vest and ancillary equipment; and \$10,000 for electronic hearing protection for the North Metro Regional Public Safety Training Facility. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion

carried.

**Police officers
oath of office**

Police Chief Werner introduced Officer Joel Moore and Officer Brett Kvam to the City Council. He reported Officer Moore and Officer Kvam are an excellent addition to the Maple Grove Police Department.

Mayor Steffenson administered the oath of office to Police Officers Moore and Kvam and welcomed them to the Maple Grove Police Department. Badges were pinned on and a round of applause was offered by all in attendance.

Public hearings

Public hearing

**Easement
Vacation No. 23-
03**

**Resolution No.
23-087**

Assistant City Engineer Hale stated the portion of the frontage road adjacent to I-94 and east of Zachary Lane that was recently vacated changes the dimensions of the property where the current drainage and utility easements are located. For this reason, the applicant desires to have the drainage and utility easements, as shown on the vacation description and graphic, vacated so new perimeter easements can be established. City staff notified affected property owners, private utility companies, and published the public hearing for proposed vacation in the Osseo-Maple Grove Press on May 18 and May 25, 2023. Private utilities have no objections to the vacation. The resolution contains conditions stating the vacation will not become effective until City Council has adopted a resolution approving the proposed development, and a final plat that includes the property that is part of this vacation is recorded. Following the opening and closing of the public hearing, it is recommended that Council adopt the resolution vacating said easement.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to open the public hearing. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Mayor Steffenson opened the public hearing at 8:15 p.m. and asked if anyone would like to address this issue.

No public testimony was offered.

Motion by Councilmember Hanson, seconded by

Councilmember Barnett, to close the public hearing at 8:16 p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Councilmember Hanson, seconded by Councilmember Barnett, to approve adopt Resolution No. 23-087 vacating certain easements located in the City of Maple Grove, County of Hennepin, State of Minnesota. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Public hearing

**Easement
Vacation No. 23-
04**

**Resolution No.
23-088**

Assistant City Engineer Hale stated the applicant desires to have drainage and utility easements, as shown on the vacation description and graphic, vacated to allow for the construction of the Cottages at Silver Creek. New easements will be established when the applicant replats a portion of Lot 1, Block 1 Maple Grove Senior Living Community Second Addition and Outlot A Maple Grove Senior Living Community Second Addition into a separate lot. City staff notified affected property owners, private utility companies, and published the public hearing for proposed vacation in the Osseo-Maple Grove Press on May 18 and May 25, 2023. Private utilities have no objections to the vacation. The resolution contains conditions stating the vacation will not become effective until City Council has adopted a resolution approving the proposed development, and a final plat that includes the property that is part of this vacation is recorded. Following the opening and closing of the public hearing, it is recommended that Council adopt the resolution vacating said easement.

Motion by Councilmember Johnson, seconded by Councilmember Hanson, to open the public hearing. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Mayor Steffenson opened the public hearing at 8:17 p.m. and asked if anyone would like to address this issue.

No public testimony was offered.

Motion by Councilmember Johnson, seconded by Councilmember Barnett, to close the public hearing at 8:18

p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Motion by Councilmember Hanson, seconded by Councilmember Johnson, to approve adopt Resolution No. 23-088 vacating certain easements located in the City of Maple Grove, County of Hennepin, State of Minnesota. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Community and economic development items

Minnesota Science and Technology Center planned unit development concept stage plan

Community and Economic Development Director Hogeboom 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 commented further on the request and reported the Planning Commission recommended approval.

Dan Mueller, Vice President of Development for Ryan Companies, introduced himself to the Council. He stated he

was thrilled to be bringing this project to the market in Maple Grove. He believed this project aligns well with the city's goals for the area noting the project would be branded the Minnesota Science and Technology Center.

Motion by Councilmember Hanson, seconded by Councilmember Barnett, to 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 Mayor Steffenson, there were four ayes and no nays. Motion carried.

Cottages at SilverCrest planned unit development concept stage plan amendment, development stage plan, and final plat

Community and Economic Development Director Hogeboom stated the applicant is requesting a planned unit development (PUD) concept stage plan amendment, development stage plan, and final plat to construct 18 townhomes (with an age restriction of 55+) as the final phase of SilverCreek on Main. Staff commented further on the proposed development, noting the changes that were made to the project and reported the Planning Commission recommended approval.

Sarah Kern, Coswall Architects, discussed how she worked with residents of Applewood Pointe in order to address their concerns with the proposed project.

Mike Gould, Owner, Partner and Manager of SilverCrest Properties, introduced himself to the Council and thanked them for considering this project. He reported this was the

last piece of this development.

Councilmember Hanson thanked Mike and Sarah for working closely with Applewood Pointe to address their concerns.

Mayor Steffenson opened the meeting for public comment.

Richard Martins, Board President for Applewood Pointe, stated he has 160 residents in the 102 units within his community. He discussed how the site plan changed and noted his main concern was with the rear yard of the proposed units because this was adjacent to his community. He reported he has had a number of conversations with staff and with representatives from SilverCrest. He asked that the Council make it clear for the record that a small easement be put in place, in order to allow for the maintenance of his building. He requested a condition for approval allow for no rear lights, except for a downlight at the patios and that there be no rear yard storage sheds or structures. He requested any trees that are lost along the property line be replanted. In addition, he wanted to be assured the project remained one lot.

Councilmember Hanson stated she understood the site line concerns and she thanked Applewood Pointe for working so diligently with the developer to address their concerns.

Councilmember Barnett asked if Applewood Pointe allowed residents to place holiday lights on their balconies. Mr. Martins reported from November 15 to January 15 residents were allowed to have non-blinking lights and for the weekends of national holidays. He discussed how this situation was quite unique because there were front yards facing backyards.

Councilmember Barnett discussed how new developments have a mix of units within the neighborhood. Mr. Martins stated he understood this to be the case, but noted in most neighborhoods front yards faced front yards.

Councilmember Barnett stated she was going to have a hard time dictating what type of lighting the developer could place in the rear yards of their units, given the fact the Applewood

Pointe units were allowed to have holiday lights on their units.

Ms. Kern reported only downlights would be installed on the patios. She explained only two lights would be installed along the rear. She indicated SilverCrest does not want any storage sheds in the rear properties and all of the trees will be maintained or replaced if damaged.

Mr. Gould stated this campus would have a code of conduct, like the residents at the main building. He explained this property was going to be one plat with two lots and the bank would have a lien on the land and noted there would be no impetus to sell the lots off individually.

Mayor Steffenson commented for safety purposes the future residents may want to install motion sensitive lighting. Mr. Gould stated he would support only allowing downlit lighting at the rear patios.

Councilmember Johnson asked if the location of the AC units was a concern. Ms. Kern reported this was a design build project, so the location of the AC units has yet to be determined. She anticipated there would be two AC units in the back and the remainder would be in on the side.

Councilmember Johnson stated she believed this would be a great addition to the campus and the community. She thanked SilverCrest for working so diligently with Applewood Pointe to address their concerns. She commented on how these 18 homes could not be sold off to become individual units, but rather were part of a larger campus. Community and Economic Development Director Hogeboom reported this was the case.

Motion by Mayor Steffenson, seconded by Councilmember Barnett, to 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.

Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Rental Housing Ordinance No. 23-09 -amending Maple Grove City Code Article XI to update and clarify provisions related to rental licensing

Community and Economic Development Director Hogeboom stated as a result in a rapid increase of the development of new rental properties, as well as the conversion of existing properties to rental properties, the city established a moratorium in 2022 prohibiting the issuance of new rental licenses. Since that time, staff has evaluated ways to help streamline the rental licensing process in Maple Grove. Additional staff support was added, with additional support proposed for 2024. Rental licensing fees were adjusted to be in line with comparable communities, and internal processes are being processed to facilitate in the issuance and maintenance of rental licenses. Staff commented further on the proposed amendments and recommended adoption of the Rental Housing Ordinance.

Councilmember Hanson asked if the Minnesota Crime Free Housing was a volunteer program for single family dwellings. Community and Economic Development Director Hogeboom stated this has been a voluntary program in the past for single family dwellings, and it is required if a landlord controls two or more dwellings. He commented on how the city was working to bolster participation in the community.

Councilmember Hanson requested further information on how the occupancy and number of bedrooms was dictated by

code. Community and Economic Development Director Hogeboom commented on the requirements per international building code for building occupancy and bedroom size.

Councilmember Johnson asked if the length of rentals was addressed within this portion of city code. Community and Economic Development Director Hogeboom stated short term rentals required rental licenses.

Councilmember Barnett asked if this moratorium could be extended. Community and Economic Development Director Hogeboom reported this moratorium could not be extended. He noted the moratorium would expire at the end of June.

Councilmember Barnett questioned how the city would bring current rental license holders into compliance with new standards. Community and Economic Development Director Hogeboom explained the city would be requesting an additional FTE staff member to address property maintenance and rental property issues. He reported staff has drafted a letter that would be sent to all rental license holders to make them aware of the new rental housing ordinance.

Councilmember Barnett asked how many people, who are not related, can live in a rental property. Community and Economic Development Director Hogeboom stated this number was five.

Councilmember Barnett stated she has been receiving complaints about people camping out in common spaces in apartment complexes and that there was not adequate overnight parking for apartment complexes. She stated she did not want to see the city's new apartment complexes declining. Community and Economic Development Director Hogeboom reported he has been working with the Fire Department on an inspections program.

Councilmember Johnson inquired if the new fee schedule would cover staff and city costs associated with maintaining this program. Community and Economic Development Director Hogeboom reported the fees would likely not cover all of the costs associated with staff or inspections. However,

it was in line with the market standard for cities the size of Maple Grove.

Motion by Councilmember Barnett, seconded by Councilmember Hanson, to adopt Ordinance No. 23-09 amending Maple Grove City Code Article XI to update and clarify provisions related to rental licensing. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

Report on upcoming community and economic development items

Community and Economic Development Director Hogeboom updated the Council regarding the following:

- There would be a ribbon cutting ceremony at Paulie's on Wednesday, June 7 at 2 p.m. and at 3 p.m. there would be a ribbon cutting ceremony at the Rice Lake Plaza for Pedego, which was an electric bike dealership.
- The Arbor Committee would be meeting on Thursday, June 8.
- Chalkfest would be held on Main Street on Saturday, June 10 and Sunday, June 11 from 10 a.m. to 5 p.m.
- The Planning Commission would be meeting next on Monday, June 12.
- It was noted Mayor Steffenson would be an honorary speaker at the Great River Energy pollinator demonstration on Thursday, June 22 at 7 p.m.

Engineering-public works items

Report on upcoming engineering items

Director of Public Works/City Engineer Ashfeld updated the Council regarding the following:

- A watermain replacement project was underway on Bass Lake Road.

Administration items

Report on

City Administrator Nelson explained that the Council has her

**upcoming
administration
items**

Monday report if there are any questions. She reported city offices would be closed on Monday, June 19 in observance of Juneteenth. She stated the City Council meeting scheduled for Monday, June 19 has been moved to Monday, June 26.

**Items added to
the agenda**

None

Adjournment

Motion by Councilmember Barnett, seconded by Councilmember Johnson, to adjourn to the regular City Council meeting on June 26, 2023 at 7:30 p.m. Upon call of the motion by Mayor Steffenson, there were four ayes and no nays. Motion carried.

The meeting was adjourned at 9:17 p.m. by Mayor Steffenson.

Respectfully submitted,

Heidi Nelson
City Administrator