

MAPLE GROVE
PLANNING COMMISSION
June 13, 2022

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7 p.m. on June 13, 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, Michael Ostaffe, and Joe Piket. Present also were Karen Jaeger, City Council Liaison; Joe Hogeboom, Community and Economic Development Director; 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:

- A. Regular Meeting – May 9, 2022
- B. Rush Hollow **TABLED** to Monday, July 25, 2022, Planning Commission meeting (Public Hearing)
14300 Territorial Road, 15024 Territorial Road, 14768 Territorial Road and 14301 Territorial Road
PUD concept stage plan, development stage plan, rezoning, preliminary plat and final plat that includes a 74 unit, four story multi-family building for individuals 62 years and older, 239 single-family homes and 223 townhomes.
- C. Territorial Road **TABLED** to Monday, July 25, 2022, Planning Commission meeting (Public Hearing)
City of Maple Grove
Territorial Road comprehensive plan amendment to change the staging of this area from 2030-2040 to 2020-2030 along with associated forecast change.

Motion by Commissioner Ayika, seconded by Commissioner Lenthe, to approve the Consent Items as presented. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

CONSIDERATION OF
ITEMS PULLED FROM
CONSENT AGENDA

None.

REVIEW OF THE CITY
COUNCIL MINUTES
FROM THEIR
REGULAR MEETING
OF JUNE 6, 2022

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

OLD BUSINESS

No items to present.

NEW BUSINESS

TRICARE SENIOR
AFFORDABLE
HOUSING

Mr. Vickerman stated the applicant is requesting a planned unit development, development stage plan and final plat to build a four-story, 160-unit, affordable 55+ apartment building. The site received concept plan approval on January 3, 2022 for 152 units. Since the development stage plan is within 10% of the approved concept plan, it is deemed consistent with the approved concept plan. Staff notes that the development stage plan is almost identical to the approved concept plan, just with more details. There is an outlot north of this site that continues to be planned for an office use. The applicant is proposing rents that would be affordable to people with incomes at 60% of the area median income. Garland Lane North is currently being constructed through the Tricare property and this site is on the west side of Garland Lane North, adjacent to the large wetland to the west and north of Biolife. Staff discussed the plans in further detail and made the following recommendation.

MWF PROPERTIES

GARLAND LANE
NORTH AND 96TH
AVENUE NORTH

PUD DEVELOPMENT
STAGE PLAN AND
FINAL PLAT TO
CONSTRUCT A 160-
UNIT INDEPENDENT
55 YEARS AND
OLDER AFFORDABLE
APARTMENT
BUILDING

STAFF RECOMMENDATION:

Motion to recommend the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Tricare Senior Affordable Housing planned unit 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 June 7, 2022
 - b. The Engineering Department dated June 13, 2022
 - c. The Fire Department dated May 24, 2022
 - d. The Parks & Recreation Department, dated June 2, 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.

Motion by Commissioner Ayika, 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 Tricare Senior Affordable Housing planned unit 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 June 7, 2022**
 - b. **The Engineering Department dated June 13, 2022**
 - c. **The Fire Department dated May 24, 2022**
 - d. **The Parks & Recreation Department, dated June 2, 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 seven

ayes and no nays. Motion carried.

PUBLIC HEARING
DENTAL SPECIALISTS
TOOTH FAIRY
HOLDINGS, LLC
15701 GROVE CIRCLE
NORTH
PUD CONCEPT STAGE
PLAN AMENDMENT
AND DEVELOPMENT
STAGE PLAN TO
CONSTRUCT A 6,600
SQUARE FOOT
MEDICAL BUILDING

Mr. Corrow stated the applicant seeks a concept stage plan amendment and PUD development stage plan approval for the purpose of constructing a 6,600 sq. ft. medical building that will provide dental services. The building is proposed on the last remaining undeveloped parcel in The Village at The Grove development and is located at the southeast corner of Hospital Drive and Grove Circle North. The original concept plan identifies a 5,400 sq. ft. retail building at this location so an amendment is necessary to allow for the larger building. Engineering staff determined a slightly larger dental clinic would generate comparable traffic levels to the original approved use and did not feel a revised traffic study was necessary. 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 Dental Specialists PUD concept stage plan amendment and development 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 June 7, 2022
 - b. The Water Resources Engineer dated May 17, 2022
 - c. The Engineering Department dated May 23, 2022
 - d. The Fire Department dated May 20, 2022

Discussion

Commissioner Ostaffe asked if this property was adequately parked. Mr. Corrow stated staff was comfortable with the proposed parking, noting the medical use would be appointment driven.

The applicant was at the meeting to answer questions.

Eric Reiners, SRA representative, introduced himself to the Commission and stated this would be a specialty clinic that would provide pediatric, orthodontic, endodontic and oral surgery services out of this facility. He thanked staff for all of their assistance and noted this would be a nice amenity for the area.

Chair Lamothe opened the public hearing at 7:13 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 Piket, to close the public hearing at 7:14 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 Ayika, to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Dental Specialists PUD concept stage plan amendment and development 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 June 7, 2022**
 - b. The Water Resources Engineer dated May 17, 2022**
 - c. The Engineering Department dated May 23, 2022**
 - d. The Fire Department dated May 20, 2022**

Commissioner Lindeman thanked staff for continually working to find a proper development for this site.

Chair Lamothe thanked the applicant for working with staff to preserve as many trees as possible on the property. He asked if island trees would be required within the development. Mr. Corrow stated staff would be taking feedback from the Arbor

TERRITORIAL ROAD
MASTER PLAN
CITY OF MAPLE
GROVE

Committee regarding this matter. He reported staff believes trees would be able to live in the islands with engineered soils, along with proper maintenance and irrigation.

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

Eric Zweber, WSB & Associates, stated over the past nine months, city staff, as well as staff from WSB has been performing a land use study for the Territorial Road area, bordered by County Road 81 to the south and west, Fernbrook land to east, and the City of Dayton to the north. The purpose of the study is to develop a small area land use plan that guides land use for future development, sets the location and scope of a future city park, and addresses future and trail alignment in the area. The Territorial Road Master Plan been produced that outlines the highlights of the planning process, and provides groundwork for future development of the area. The City Council, Planning Commission, and Parks and Recreation Board recently held a joint work session to discuss various elements of that plan. The plan identifies concepts and feedback generated at that meeting. If approved, the Territorial Road Master Plan will guide development in the area for the next 20 to 30 years. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council approve the Territorial Road Master Plan.

Discussion

Chair Lamothe requested further information on how responsive the public has been to providing feedback on this plan. Mr. Zweber explained 30 people attended the virtual open house, some residents being from Dayton noting the bulk were from Maple Grove. He discussed the realignments that would have to happen if the Rush Hollow plat were approved. He described the questions that were asked of the public in the survey monkey and commented further on the results he received.

Commissioner Lenthe stated of the number of plans he has looked

at, the intersection of Maple Grove Parkway and Territorial Road makes the most sense in this scenario. He thanked staff for making a change to the alignment of Territorial Road.

Commissioner Ayika asked what the future plans were for the cemetery. Mr. Zweber stated the cemetery would maintain its existing parcel boundaries and operation. He reported the developer would be using ground penetrating radar to ensure the parcel boundary matches the cemetery boundary.

Commissioner Ayika discussed the historical statue that was in this area. Mr. Zweber reviewed the location of the historical statue. He noted Option A would create a circular trail and would protect the oxcart site.

Commissioner Ostaffe questioned if the trail will coincide with development to the east. Mr. Zweber stated planning efforts for both sides have been moving forward. He noted Three Rivers has hired a consultant to look at the engineering feasibility of the route as proposed. In addition, the City of Dayton was exploring all of the intersections along Fernbrook and where Territorial Road connects to Highway 81 to the north to see what improvements are necessary. He indicated the City and the County were moving forward with this project in order to identify the improvements that were necessary as well as having the project budgeted for the future.

Commissioner Ostaffe expressed concern with the fact the proposed park may be inaccessible or dangerously accessible. He indicated the proposed park was closer to Dayton than the neighborhoods in Maple Grove. He clarified that the Alana building was old but was not historic or on the historic registry.

Mr. Zweber spoke to the timing of the park noting it would not be completed as part of the plat. He reported the Park Board and park staff know that Rush Creek Regional Trail improvements on Territorial Road need to be identified and would work concurrently. This meant the park would not be constructed this year or even next year.

Commissioner Piket asked what the one dissenting view was from the Park Board. Mr. Zweber explained there were a number of issues, but he would say the timing of the plat and the timing of

the construction of the park were the main concerns.

Commissioner Picket requested further information regarding the timing of the plat. Mr. Zweber discussed the proposed timing of the plat in further detail with the Commission, it was noted the plat would be completed in three phases. He stated there were a number of moving pieces at this time which meant the timing was still uncertain.

Commissioner Ostaffe expressed concerned with the fact the existing units that were developed along Territorial Road had no access to a community park and would not have safe access to a park once one was developed. He explained this issue was brought up by the Park Board and they supported Option A moving forward.

Commissioner Lenthe discussed the alignment of Territorial Road west of the cemetery. He stated there was not a lot of distance between Territorial Road and Highway 81. Mr. Zweber explained the neighborhood would like this area to develop with low density housing. He understood this area was narrow which meant all of the options would have to be considered when a plan comes forward.

Commissioner Picket commented once this plat is approved, residential development would happen. Mr. Zweber reported the phasing for this development has yet to be determined.

Commissioner Picket stated he would like to see infrastructure improvements made in this area before additional residential developments were completed. Mr. Zweber explained this issue has been identified and were being discussed with the developer.

Commissioner Ostaffe discussed the proposed high density residential to the west of Maple Grove Parkway. He questioned how many units could be located on this 11+ acre parcel. Mr. Zweber anticipated this parcel would have 10 to 18 units per acre.

Commissioner Ostaffe asked why high density was being considered for this parcel instead of medium density residential. Mr. Zweber stated this had to do with the Comprehensive Plan Amendment, but he did not have this document in front of him.

Chair Lamothe stated he had concerns with the park option and the timing of the infrastructure. He indicated he would like to

understand more about the park and if this was a neighborhood park. Mr. Zweber reported the City identifies park service areas and there should be a park within each park service area. He explained the proposed park would serve as a neighborhood park and would have a rectangular field along with other amenities.

Chair Lamothe reported this was a very irregular area that would have access restrictions due to Highway 81 and the creek. He questioned how access to this park would be provided. He discussed where people would be located in this area of the City and noted the proposed park may be in the wrong location. He stated he was not convinced this was the right park location. Mr. Zweber explained this was discussed by the Park Board and Three Rivers Park District and noted pedestrians and walkers would be served best by park Option A. He indicated there would be a trail connection along Territorial Road to Rush Creek Regional Trail. He commented further on the trail connection location noting it would loop through the area to the park. He explained there would be a tunnel under Fernbrook for pedestrians and bicyclists. He commented further on the trails that would be in this area of the City and stated he believed park Option A was still the best option for the City.

Commissioner Lindeman asked why this matter was being considered when the Comprehensive Plan Amendment matter was not yet resolved. Mr. Zweber stated part of the master plan for this area was to identify the comprehensive plan amendments that were needed.

Further discussion ensued regarding the proposed trail loops.

Chair Lamothe opened the meeting for public comments.

Jessica Gallant, 14832 Territorial Road, asked how many houses would have to be acquired for the park to happen. Mr. Zweber explained no houses are within the area identified for the park. He stated a partial acquisition of a property under third party ownership would need to occur.

Ms. Gallant discussed the access options that were available if Option B were chosen for the park. Mr. Zweber reported there were a number of trails that could be created, but noted the loop would be lost if Option B were pursued for the park.

Emmett Smith, 14832 Territorial Road, expressed concern regarding the safety of the children using the park. He explained the City of Maple Grove has not been able to control the speed of traffic along Territorial Road. He feared that the children trying to access this park would be in danger.

Chair Lamothe stated this concern was discussed and noted a sidewalk and trail was proposed on the north side of Territorial Road in order to safely access the park. He reported this project has to be put into the City and County's CIP in order to fund the project.

Mr. Smith questioned what the benefit was of moving Territorial Road. Mr. Zweber reported this was due to County access spacing guidelines and for safety purposes.

Lara Miato, 15615 Territorial Road, explained she lived directly across from the proposed park. She inquired if the portion of Territorial Road west of the cemetery would be impacted. Mr. Zweber stated this portion of Territorial Road would not be impacted.

Eric Krause, 15834 Territorial Road, questioned if the park would have big lights. Mr. Zweber stated this was highly unlikely.

Mr. Krause reported he has a disabled son and he has Metro Mobility refuse to come to his house because of the speed of traffic along Territorial Road. He requested that whatever the City does, he would like the speed along Territorial Road to be reduced and not increased.

Enrico Shelby, 15133 Territorial Road, stated he lives right in front of the cemetery. He questioned what was proposed for the property next to his home. Mr. Zweber reported this area has been identified for high density residential.

Mr. Shelby questioned when the property next to the cemetery would develop. Mr. Zweber reported a geotechnical crew has been on the site, along with a crew with ground penetrating radar.

Erin Shelby, 15133 Territorial Road, inquired if any of the area along Territorial Road had been identified for commercial or retail

uses. Mr. Zweber explained no commercial uses have been identified.

Mr. Shelby asked if the roundabout on Fernbrook would be taken away. Mr. Zweber stated this would eventually happen, but he was unsure when this would occur. He commented further on how traffic would flow through this area once the roundabout was removed.

Ms. Gallant questioned how she would get to her house if the road alignment were altered. Mr. Zweber stated staff was working with the developer and this concern would be brought forward. He reported staff was aware of this access concern.

Chair Lamothe encouraged Ms. Gallant to provide staff with her contact information.

Ms. Shelby questioned if the properties along Territorial Road would be provided City water and sewer through the proposed improvements. Mr. Zweber indicated there were not plans to extend sewer and water beyond the dashed line, initially. However, options would become available after Territorial Road was improved. He commented further on how water and sewer would be brought to the area to serve the new developments.

Chair Lamothe thanked the neighbors for attending this meeting and for bringing their questions forward.

Motion by Commissioner Lenthe, seconded by Commissioner Lindeman, to recommend that the City Council approve the Territorial Road Master Plan.

Commissioner Picket stated he would be supporting the plan given the fact it was discussed by the Park Board. However, he did have concerns with the fact the Commission was having some “chicken and egg” discussions. He hoped the Commission would receive more answers from staff at the July 25 meeting.

Commissioner Lindeman agreed stating she would trust the Park Boards recommendation.

Commissioner Ayika echoed the same sentiments. He recommended the concerns regarding the location of the park be brought back to the Park Board for further consideration. He

hoped the phasing of the project would be further determined and that this information would be made available to the Commission.

Commissioner Ostaffe stated he wanted to know more about the timing of the trails and the timing of the trail connection/crossing. He stated because of this, and the fact he still had questions regarding the high density he would not be supporting the proposed master plan.

Commissioner Klein indicated she had concerns regarding the timing of the project as well. She noted she did support the location of the park.

Chair Lamothe stated he would be supporting the master plan. He explained he did have concerns with the programming and timing for this park and the proposed trails. He encouraged staff to bring a summary of this conversation to the Park Board on Thursday and recommended the Park Board Chair attend the July 25 Planning Commission meeting.

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

DISCUSSION ITEMS

There were no discussion items.

ADJOURNMENT

Motion by Commissioner Lindeman, seconded by Commissioner Piket, 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 8:38 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for July 25, 2022.