

MAPLE GROVE
PLANNING COMMISSION
August 8, 2022

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on August 8, 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 Pickett. Present also were Karen Jaeger, 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:

- A. Regular Meeting – July 25, 2022
- B. Eagle Point **TABLED** to Monday, August 29, 2022, Planning Commission meeting.
Bozidar Djuranovic
16650 Bass Lake Road
PUD Concept Stage Plan, Development Stage Plan, Rezoning, and Final Plat. Five lot single family development.

Motion by Commissioner Lenthe, seconded by Commissioner Ayika, 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
AUGUST 1, 2022

Mr. Vickerman 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

PUBLIC HEARING

ARBOR LAKES 9TH
ADDITION

12575 ELM CREEK
LLC

PRELIMINARY
PLAT AND FINAL
PLAT

SUBDIVIDE THE
FORMER AMC
THEATER SITE,
NOW FLOOR AND
DÉCOR, INTO ONE
LOT AND THREE
OUTLOTS

Mr. Vickerman stated the applicant is requesting preliminary and final plat approval to subdivide the former AMC Theater site, now Floor and Décor, into one lot and three outlots. The three outlots would come back before the Planning Commission and City Council with subsequent development stage plans for new uses on those sites. Staff has no issue with the proposed subdivision and recommends approval subject to the conditions in the memorandums. 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 preliminary plat and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandum from:
 - a. The Engineering Department dated August 8, 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 Lindeman questioned if any work would be done to the intersection. Mr. Vickerman stated engineering staff has done some preliminary work in reviewing this. He reported formal work

would be done on the intersection when requests come in for the other lots when staff better understands the future parking needs for this area.

Commissioner Klein asked if this store would be having as many guests as Lowe's and Home Depot. Mr. Vickerman commented it was his understanding this store would not have as many visitors as these establishments. He explained the majority of the space in this building would be used for warehousing.

Commissioner Klein inquired if staff was comfortable with the proposed parking on this property. Mr. Vickerman stated staff was comfortable with the proposed parking.

Commissioner Ostaffe questioned if Outlot B or Outlot C would have a larger sit down restaurant. Mr. Vickerman explained he did not have these specifics but noted the concept plan shows Outlot B having a sit down restaurant and Outlot C would have a multi-tenant building with a fast casual restaurant and a bank.

Commissioner Picket asked why the outlot lines were drawn the way they were. Mr. Vickerman reported it was his understanding the lots were a minimum of an acre in size.

Commissioner Ayika stated he was concerned with the proposed platting and that this site would not have enough parking. Mr. Vickerman explained a cross parking easement would be in place for this entire development.

Commissioner Ostaffe inquired if the City would have some say as to the type of business that would be locating on the outlots. Mr. Vickerman indicated these requests would be coming before the City in the future.

Chair Lamothe stated the Commission previously had concerns regarding the intersection adjacent to this project and the proposed parking. He explained he was concerned with how this project would come together if piecemealed and how the site may be overwhelmed with parking needs. He indicated he would like to see Outlots C and D coming in together for future consideration.

The applicant was at the meeting to answer questions.

Dan Terwilliger, Launch Properties, introduced himself to the Commission and stated he was available to answer questions. He

reported it was too early for him to talk with the Commission about who the future users on the outlots would be. He indicated he would like to develop Outlots C and D together.

Commissioner Ostaffe asked if the restaurant in the old Patrick's building would impact the traffic within this development. Mr. Terwilliger stated he was aware of this new restaurant.

Chair Lamothe opened the public hearing at 7:19 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 Commissioner Lenthe, seconded by Commissioner Ayika, to close the public hearing at 7:20 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Commissioner Piket, seconded by Commissioner Lindeman, to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the preliminary plat and final plat subject to:

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandum from:
 - a. The Engineering Department dated August 8, 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
SUITE LIVING OF
MAPLE GROVE

Mr. Corrow stated the applicant is proposing a concept stage plan, development stage plan, and a final plat in order to construct a 32 unit assisted living facility on a 1.9 acre undeveloped outlot

HAMPTON
COMPANIES
OUTLOT C,
SOUTHWEST
CROSSROADS
PUD CONCEPT
STAGE PLAN,
DEVELOPMENT
STAGE PLAN, AND
FINAL PLAT
32 UNIT ASSISTED
LIVING MEMORY
CARE FACILITY

located in the Southwest Crossroads addition, directly behind the Hy-Vee building. The proposed 21,000 sq. ft. single-story building will offer 24-hour care for the 20 assisted living units and 12 memory care units at the facility. 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 planned unit development concept stage plan, 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 July 25, 2022
 - b. The Engineering Department dated August 8, 2022
 - c. The Fire Department dated July 21, 2022
 - d. The Parks & Recreation Department, dated August 3, 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 Lenthe asked if the right-in, right-out would have a concrete divider in it. Mr. Corrow stated the driveway would not have a divider, but noted the roadway had a median which would assist with managing traffic.

Commissioner Ostaffe questioned if the site had any outdoor gathering spaces. Mr. Corrow reported the patio was not overly large and was somewhat secluded. He suggested the applicant speak to the mobility of the residents that would be living in this facility.

Commissioner Ostaffe inquired if the residents living within this facility would be impacted by the deliveries being made to Hy-Vee.

Mr. Corrow deferred this question to the applicant explaining he was uncertain what the Hy-Vee delivery schedule was.

The applicant was at the meeting to answer questions.

Jeremy Larson, Suite Living Senior Care representative, introduced himself to the Council and stated the tenants in this facility would not be allowed to leave the building without a staff or family member. He explained this facility would provide end of life care for seniors. He stated he was uncertain when the loading dock would be used by Hy-Vee but indicated none of his rooms were specially angled towards the loading dock.

Commissioner Picket asked if half the facility would be memory care and the other half would be assisted living. Mr. Larson reported 20 of the units would be assisted living and 12 would be memory care.

Commissioner Lindeman requested further information regarding the number of staff members that would be onsite. Mr. Larson explained in the evening there would be three or four caretakers on site and during the day there would be six. He indicated the site had adequate parking for the number of proposed units and staff members.

Commissioner Lenthe questioned if the modest facilities in the building allowed for a lower priced end of life living situations. Mr. Larson stated the facility would have four different care packages for its residents. He commented further on the amenities and programming that would be provided within the facility, noting all residents would receive three meals a day and snacks.

Chair Lamothe opened the public hearing at 7:34 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 Commissioner Lindeman, seconded by Commissioner Lenthe, to close the public hearing at 7:3 p.m. Upon call of the motion by Chair Lamothe, there were seven 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 a resolution and a Planned Unit Development agreement approving the planned unit development concept stage plan, 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 July 25, 2022**
 - b. The Engineering Department dated August 8, 2022**
 - c. The Fire Department dated July 21, 2022**
 - d. The Parks & Recreation Department, dated August 3, 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.

**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 7:36 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for August 29, 2022.