

MAPLE GROVE
PLANNING COMMISSION
September 13, 2021

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on September 13, 2021 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; Peter Vickerman, Planning Manager; Jesse Corrow, Associate Planner; ; and Scott Landsman, City Attorney.

ITEMS TO BE
REMOVED FROM
THE AGENDA

None.

CONSENT ITEMS

The following Consent Items were presented for the Commission's approval:

MINUTES

A. Regular Meeting – August 30, 2021

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

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

THEIR REGULAR
MEETING OF
SEPTEMBER 7,
2021

OLD BUSINESS

PUBLIC HEARING

REO PLASTICS

KRAUS
ANDERSON
CONSTRUCTION
COMPANY

11850 93RD
AVENUE NORTH

PUD CONCEPT
STAGE PLAN
AMENDMENT
AND
DEVELOPMENT
STAGE PLAN FOR
THE PURPOSE OF
CONSTRUCTION A
39,144 S.F.
WAREHOUSE
ADDITION. A
COMPREHENSIVE
PLAN
AMENDMENT,
REZONING AND
SHORT PLAT IS
ALSO REQUESTED
FOR THE
PURPOSE OF
COMBINING AN

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

Mr. Corrow stated at the Planning Commission meeting of July 26, 2021, this item was proposed as a rezoning, short plat and comprehensive plan amendment for the purpose of combining an adjacent lot to the existing REO Plastics property. An administrative site plan review was also submitted based on the presumed Industrial zoning classification for this property. The request was tabled in order for the applicant to explore alternatives on the driveway location and for staff to provide previous requirements associated with a building expansion that was approved in 1994.

Mr. Corrow reported upon review of the 1994 planning file for an expansion to the REO Plastics facility, it was discovered that part of that proposal included rezoning the property from Industrial to PUD. For unknown reasons, the rezoning was not recorded with Hennepin County and is not reflected on the City's zoning maps. As a result of the PUD zoning classification, the current proposal requires an amendment to the concept and development stage plans along with the appropriate public hearing pertaining to all aspects of the proposal.

Mr. Corrow explained the expansion that took place in 1994 consisted of a 60,000 sq. ft. addition to the existing 75,000 sq. ft. facility. The establishment of a PUD was necessary because zoning requirements, at that time, did not permit industrial buildings exceeding 20,000 sq. ft. on properties abutting residentially zoned areas. The site was also re-platted at this time to combine an adjacent parcel containing a single-family dwelling. This property was located directly east of the residential property that REO Plastics is currently proposing to combine.

ADJACENT PROPERTY

Mr. Corrow commented it is also noted in the 1994 staff report that staff was exploring the possibility of acquiring the remaining two residential parcels with access onto County Road 30 and incorporating them into the REO Site and the Teal Lake Meadows subdivision. These lots were zoned Industrial at the time but also contained residential uses (dwellings). The parcel that is proposed to be combined today was rezoned from Industrial to Residential in 2004.

Mr. Corrow explained a landscaped buffer yard was planned for the area between the REO Plastics building and the residential lots. This requirement was later waived by the city after the developer of Teal Lake Meadows, in conjunction with REO Plastics, graded a large berm along the property line. It was decided that the berm would provide considerably more screening than any buffer yard could accomplish. Ultimately, the only landscaping requirement was to provide the minimum number on trees on the property.

Mr. Corrow indicated the applicant does not favor constructing a new entrance closer to its current location due to the existing grade conditions that create a steep incline for semi traffic onto County Road 30. Moving the entrance to the west, as originally proposed, will provide for a safer and more gradual slope up to the roadway. The revised plan shifts the proof of parking area to the east side of the new driveway and away from the residential homes. A large berm was also added along the west side of the driveway to more effectively buffer the neighboring residents from REO Plastics and from traffic along the roadway. The new berm will be well landscaped for added screening and several more mature trees will be saved on the site

Mr. Corrow commented the Hennepin County Transportation Planner expanded on his comment that he is supportive of shifting the entrance to further to the west. He noted that removing the 4-legged intersection that currently aligns with Hemlock Lane will better separate truck traffic from residential traffic and the proposed T-intersection will reduce turning conflicts in the center turn lane. He adds that aligning an intersection is generally preferred when the intersection is signalized, however a signal is not anticipated at this location.

Mr. Corrow stated the applicant is requesting a Planned Unit Development (PUD) concept stage plan amendment and development stage plan for an approximate 39,000 sq. ft.

expansion to its existing manufacturing facility. The request also includes a rezoning, short plat and comprehensive plan amendment for the purpose of combining an adjacent property. The site is located at the junction of County Road 30 and County Road 81 and borders a residential neighborhood to the west. 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 REO Plastics Phase 2 comprehensive plan amendment and short 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 August 19, 2021
 - b. The Parks & Recreation Department, dated July 20, 2021
 - c. The Fire Department dated July 14, 2021
 - d. The Water Resources Engineer dated July 20, 2021
 - e. Hennepin County dated July 7, 2021

Motion to recommend that the City Council direct the City Attorney to draft an Ordinance approving rezoning from R-2, Single-Family Residential to I-PUD for the purpose of combining an adjacent property.

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 commented the plan was a little confusing to him. He requested further information regarding the landscaping plan. Mr. Corrow discussed the trees that were existing on the site and described the buffer area that would be put in place in order to preserve these trees. The landscaping that would be impacted by the new driveway was described. It was noted the applicant

would be saving more trees at the corner by providing a retaining wall. He indicated the Ash trees would be removed , however, the new landscape plan included new 69 overstory trees and shrubbery along the west and south property line.

The applicant was at the meeting to answer questions.

Dan Dammen, Chief Financial Officer and Executive Vice President for REO Plastics, reported REO Plastics has been in Maple Grove since 1968. He noted REO Plastics has completed three separate additions and employs approximately 150 employees. He stated the controlling owner has been in the same family since 1975. He discussed the growth that has occurred over the past several years and thanked the City for working with him on this project.

Eric Kivisto, Kraus Anderson representative, thanked staff for their detailed report. He commented further on the plans for the site noting the berm along the western property line would remain as is. He discussed the location of the new driveway and stated after speaking with the County the new location was best.

Commissioner Lenthe commented on the truck parking and asked if most trucks entering the site would be empty. Mr. Dammen reviewed how trucks would enter and exit through the site.

Commissioner Picket asked if the applicant had heard any other concerns from the neighbors. Mr. Dammen reported he had not heard any other concerns from the neighbors since early August.

Chair Lamothe opened the public hearing at 7:21 p.m.

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

Ted Schirck, 12074 93rd Place North, thanked the Commission for listening to the concerns of the neighbors. He thanked staff for all of their assistance. He stated he still wished the entrance was someplace else, but he could understand the proposed plans. He feared that the grading would still be a concern. He asked if the berm had to accept 69 new trees and questioned if this could be worked out with the applicant. He requested further information on how high the new berm would be. Mr. Corrow stated the berm would be at least 12 feet taller than at the property line and would

drop at the corner to provide drainage.

Julie Pritchard, 12086 93rd Place North, commented on the landscape plan and explained her main concern was the rezoning of this property. She reiterated that the applicant can do the change to this PUD, with the addition, without this property, without moving the driveway and without adding parking. She noted this was a wish list. She discussed the changes that occurred in 1994 and how important it was for the business to address the separation between the business and residential properties. She read an excerpt from the 1994 meeting minutes. She expressed concern with how this project was expanding an industrial use towards a residential neighborhood. She believed this was going against the City's Comprehensive Plan. She discussed how production would be increased at REO Plastics and how this would impact the neighbors.

Bill Duffner, 12086 93rd Place North, discussed the location of the new driveway and its slope. He believed both driveways on the site had poor grading and commented on how the lighting and noise from the semi-trucks would impact the adjacent neighbors. He was of the opinion the second driveway was not necessary. He indicated REO Plastics was supposed to be a one-story building, but noted the proposed addition would be over 30 feet in height plus mechanicals on the roof. He stated one-third of the building would be visible from his home. He commented this business was in a residential area and not an industrial park. He feared he would be hurt financially because the value of his home would decline if this addition were approved.

Motion by Chair Lamothe, seconded by Commissioner Lenthe, to close the public hearing at 7:35 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Commissioner Ayika requested further information regarding the guidance of this property. Mr. Corrow reported the existing property was zoned and guided Industrial. He noted the newly acquired property was zoned residential.

Commissioner Ayika questioned if the adjacent three parcels were zoned residential in order to ensure they would not be attached to REO Plastics. Mr. Corrow explained it was his understanding the three residential properties along County Road 30 were zoned

Industrial and were rezoned to Residential. He stated in 1994 the City was interested in acquiring these properties to split them up between REO Plastics and Teal Lake Meadows. He noted the lot in question, it was unclear if it was supposed to go to REO Plastics or Teal Lake Meadows.

Commissioner Klein requested further information regarding the zoning of the residential lots and if this occurred in 1994 or 2004. Mr. Corrow reported the rezoning occurred in 2004. Mr. Vickerman explained he worked on this in 2004 and his recollection was that the property owner wanted to complete an out building and because of the zoning this was not allowed, for this reason the property was rezoned to Residential to allow for the out building.

Ms. Pritchard asked if things were done incorrectly in 1994 and why did this property end up a Residential PUD. She referred again to the City Council meeting minutes from 1994, reiterating that the lots were to be zoned from Industrial to Residential. She provided Chair Lamothe with a copy of these minutes.

Commissioner Picket questioned when these minutes were from.

Chair Lamothe explained the referenced minutes were from April 4, 1994. He reviewed the minutes with the Commission.

Commissioner Picket asked what the intent was for the “undesirable industrial use” comment.

Chair Lamothe stated this was unclear to him with how the minutes were written.

City Attorney Landsman commented on the Council Action form from April 4, 1994 regarding the REO Plastics Conditional Use Permit for PUD Concept and Development Stage Plan and Final Plat, Resolution 94-054. He stated one item that was missing was a written Resolution noting this may clarify some of the issues. He reported on Page 2 of the minutes, it states staff was currently exploring the possibility of acquiring the remaining two parcels to the west, which are zoned Industrial but have residential uses and incorporating them into the REO site and Teal Lake Meadows subdivision. This would eliminate the possibility of additional undesirable industrial lots in the future. It was his understanding the City never did acquire those lots. He was of the opinion this language was more aspirational. He noted the rezoning that

occurred in 2004 was at the request of a property owner to allow for the addition of an out building. He stated in reading this language he did not see it as a condition of approval, but was future plans that didn't actually happen.

Chair Lamothe reported it would be interesting to be provided the 1994 staff report and to better understand the discussion that was held by the City Council at that meeting and the direction the Council provided staff.

Commissioner Ayika when the statement was made to stop additional industrial spread, this was not specific to REO Plastics, but rather this was referring to stopping the spread of additional industrial uses in the area. He indicated there was no reference that REO Plastics should not remain on this property, or that they were not allowed to flourish. He commented this was the way he was interpreting the statement.

Commissioner Ostaffe agreed with this interpretation. He believed the language stated the City did not want an autobody shop on this property.

Commissioner Piket concurred.

Commissioner Lindeman asked why the addition was needed if no new jobs were being created. Mr. Dammen explained the last expansion for REO Plastics occurred in 1994. He reported the site was space constrained at this time. He reported he was currently paying for warehouse space offsite. He noted the new space would provide space for warehouse activities. He indicated the new space would not change the number of trucks moving in and out of the site.

Commissioner Lenthe stated he believed this would be a nice addition to the property and he appreciated the developer's willingness to buffer the site from the adjacent residential properties.

Motion by Commissioner Lenthe, seconded by Commissioner Piket, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the REO Plastics Phase 2 comprehensive plan amendment and short 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 August 19, 2021**
- b. The Parks & Recreation Department, dated July 20, 2021**
- c. The Fire Department dated July 14, 2021**
- d. The Water Resources Engineer dated July 20, 2021**
- e. Hennepin County dated July 7, 2021**

Chair Lamothe thanked the applicant for being receptive and responsive to the concerns of the neighbors. He appreciated the changes that were made even though he still questioned if the new driveway was necessary.

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

Motion by Commissioner Lenthe, seconded by Commissioner Ostaffe, to recommend that the City Council direct the City Attorney to draft an Ordinance approving rezoning from R-2, Single-Family Residential to I-PUD for the purpose of combining an adjacent property.

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 Ayika stated he supported the site having two driveways.

Chair Lamothe reported he would not be supporting this request.

Commissioner Lindeman agreed she did not support the new driveway but noted the property had to be zoned Industrial in order for the project to move forward.

Commissioner Ostaffe explained the new driveway would direct the truck lights away from the Teal Meadows neighborhood and towards the REO Plastics building.

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

NEW BUSINESS

PUBLIC HEARING

CITY OF MAPLE GROVE

EVANSWOOD COMPREHENSIVE PLAN AMENDMENT TO CHANGE 14.3 ACRES OF HIGH DENSITY RESIDENTIAL TO 14.3 ACRES OF MEDIUM DENSITY RESIDENTIAL

Mr. Vickerman stated as part of the Evanswood proposal, staff was directed to change 14.3 acres of high-density residential land to 14.3 acres of medium density residential land in order to allow the applicant to proceed with developing townhomes on this property. The property in question is in the southeast corner of the Evanswood proposal, adjacent to Lawndale Lane and 101st Avenue North. This change removes 143 high density units from our Metropolitan Council obligation, but this will be made up with the additional 285 units gained with the Gravel Mining Area – Regional Mixed Use – Residential Comprehensive Plan Amendment. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution approving the Evanswood Comprehensive Plan Amendment.

Discussion

Commissioner Picket requested further information regarding the Met Council obligations. Mr. Vickerman stated every Comp Plan cycle, the Met Council provides the City with an allocation for a minimum of high density units to provide in a 10 year period. He explained these numbers come from the Met Council and have to be met or the Comp Plan will not be approved.

Chair Lamothe opened the public hearing at 8:00 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 8:01 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Motion by Chair Lamothe, seconded by Commissioner Lindeman, to recommend that the City Council direct the City Attorney to draft a resolution approving the Evanswood Comprehensive Plan Amendment. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

PUBLIC HEARING
CITY OF MAPLE
GROVE
GRAVEL MINING
AREA
COMPREHENSIVE
PLAN TEXT
AMENDMENT TO
ADD LANGUAGE
REGARDING
RESIDENTIAL
DENSITY
ALLOWANCE IN
THE REGIONAL
MIXED USE
GUIDED AREAS

Mr. Vickerman stated as part of the Village Arbor Lakes Senior Housing project, city staff was informed by Metropolitan Council staff that a Comprehensive Plan text amendment must be processed to clarify the residential density allowances in the Regional Mixed Use areas. Staff recommends that the density range be 30-60 units per acre. The Village Arbor Lakes Senior Housing project is now at 46 units per acre, however, it was originally approved at 59 units per acre in 2020 which is why we suggest the upper limit of 60. Currently high-density housing in the Gravel Mining Area has a target density of 30 units per acres which is why we suggest this as a lower limit. Besides the Village Arbor Lakes Senior Housing site, staff has identified the two city-owned properties adjacent to the Community Center and Lifetime Fitness as additional areas where residential development is likely to occur.

Mr. Vickerman explained there is an additional 10-20 acres of Regional Mixed Use guided land in the 2030-2040 staging period where residential development could occur. This is generally the site of the MnDOT facility along Elm Creek Boulevard. We note that any residential development on this site would be subject to City Council approval. We also note that additional residential development could replace retail areas with proximity to amenities such as parks and open space. These will be evaluated on a case-by-case basis as proposed. These also would be subject to City Council approval. This proposed change adds 285 high density units towards our Metropolitan Council obligation, which will make up for the 143 units lost as part of the Evanswood Comprehensive Plan Amendment. Staff discussed the updated language in further detail with the Commission and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution approving the Gravel Mining Area –

Regional Mixed Use – Residential Comprehensive Plan Amendment.

Discussion

Commissioner Klein questioned what was meant by “limited basis”. Mr. Vickerman stated the limited basis was described further down when the 9.5 acres was identified, along with the additional 10 to 20 acres east of Zachary Lane. He stated anything else would be subject to City Council approval through the PUD process.

Commissioner Ostaffe asked if there was a target of 30 noting 59 had been approved in a senior housing project. Mr. Vickerman explained this was correct for the high density areas within the gravel mining area. He noted the target density of 30 was the target for the regional high density areas. It was his understanding there were challenges to having specific limits with the housing type.

Chair Lamothe questioned if any discussion with public works on how the change in density would impact the existing infrastructure. Mr. Vickerman stated staff has had a discussion regarding this matter and have talked about density numbers. He reported the impact on infrastructure would depend on the type of housing that was proposed. He commented further on the type of developments that could be constructed on the two City owned properties.

Chair Lamothe inquired what the market looked like and what types of housing would materialize. Mr. Vickerman commented on the housing study that was completed last year and noted there was a fair amount of market rate housing in the pipeline to satisfy the demand until 2025. He stated after that time there would be ample demand for market rate and senior housing.

Chair Lamothe opened the public hearing at 8:13 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 Lindeman, to close the public hearing at 8:14 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no

nays. Motion carried.

Motion by Commissioner Lindeman, seconded by Commissioner Picket, to recommend that the City Council direct the City Attorney to draft a resolution approving the Gravel Mining Area – Regional Mixed Use – Residential Comprehensive Plan Amendment.

Commissioner Ostaffe noted there was no identified project today. He indicated there would be a significant shift if this property were turned into housing and away from a community center type use.

Commissioner Picket stated it was his understanding this motion would provide the City with more options.

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

DISCUSSION ITEMS

There were no discussion items.

ADJOURNMENT

Motion by Chair Lamothe, seconded by Commissioner Ayika, 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 8:17 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for September 27, 2021.