

MAPLE GROVE
PLANNING COMMISSION
September 25, 2023

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on September 25, 2023 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, Michael Ostaffe, Joe Piket and Stephanie Tomlinson. Excused absence was Commissioner Chuck Lenthe. Present also were Kristy Barnett, City Council Liaison;- Peter Vickerman, Planning Manager; Jesse Corrow, City Planner; Joe Amerman, Economic Development Manager; and Scott Landsman, City Attorney.

ITEMS TO BE
REMOVED FROM
THE AGENDA

None.

CONSENT ITEMS

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

MINUTES

A. Regular Meeting – August 14, 2023

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

CONSIDERATION
OF ITEMS PULLED
FROM CONSENT
AGENDA

None.

UPDATE ON CITY
COUNCIL
MEETING

Councilmember Barnett reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level. She reported the Council was also working on the 2024 preliminary budget and levy. She commented

further on the future plans for the Old Village Hall noting the Council and Park Board determined it would be best to demolish the structure.

OLD BUSINESS

**NÖRSQ MAPLE GROVE
NÖRSQ COMPANIES
PUD CONCEPT STAGE PLAN, DEVELOPMENT STAGE PLAN, COMPREHENSIVE PLAN AMENDMENT, REZONING, PRELIMINARY PLAT, AND FINAL PLAT FOR THE PURPOSE OF 155 RENTAL TOWNHOMES, 200 UNIT APARTMENT AND 9,000 SQUARE FEET COMMERCIAL SPACE**

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

Mr. Vickerman stated at the August 14, 2023, Planning Commission meeting, the Planning Commission tabled this item and requested the applicant provide some additional information regarding the project. The applicant has updated the plans and provided more information regarding the conceptual apartment, updated the traffic study to provide more information, provided additional information on the current residential market, and reviewed accessibility requirements. The applicant has provided a response letter, an analysis on young family housing trends, an updated traffic study, along with the updated plans. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Nörsq Maple Grove planned unit development concept stage plan, development stage plan, comprehensive plan amendment, rezoning, preliminary plat, 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 September 21, 2023
 - b. The Engineering Department dated July 21, 2023
 - c. The Water Resources Engineer updated August 8, 2023
 - d. The Parks & Recreation Department dated August 4, 2023
 - e. The Department of Natural Resources dated August

10, 2023

- f. The Fire Department dated August 10, 2023
- g. The Traffic Operations Engineer dated September 20, 2023

Motion to recommend that the City Council direct the City Attorney to draft an ordinance approving the rezoning from RA, Residential Agricultural to PUD, Planned Unit Development.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

The applicant was at the meeting to answer questions.

Jeff Cook, Nörsq Companies, thanked staff for the detailed presentation. He reviewed the additional traffic information he had for this project. He commented further on the proposed parking and discussed how young professionals prefer a variety of rental options. He discussed how renting right now saved young professionals approximately \$484 per month compared to owning a home, due to interest rates.

Commissioner Ostaffe thanked the Mr. Cook for his presentation. He explained he understood there was a barrier to home ownership in Maple Grove because there was limited stock. He stated this concerned him given the number of apartment projects that continue to come before the City. He believed it would be easier to move young families into home, if the City had more inventory. He indicated the City has had very few for sale townhomes coming forward for consideration, which concerned him.

Chair Lamothe opened the meeting for public comments. There were no comments from the public.

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 Nörsq Maple Grove planned unit development concept stage plan, development stage plan, comprehensive plan amendment, rezoning, preliminary plat, 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 September 21, 2023**
- b. The Engineering Department dated July 21, 2023**
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- d. The Parks & Recreation Department dated August 4, 2023**
- e. The Department of Natural Resources dated August 10, 2023**
- f. The Fire Department dated August 10, 2023**
- g. The Traffic Operations Engineer dated September 20, 2023**

Commissioner Ostaffe explained this was a very dense development with very little green space. He noted this quadrant already had two large apartment complexes. He questioned where the kids in this area would play. He stated he would like to see townhomes built in this area in order to provide an option for young families to buy a home in the community. He wanted the City to have more options for young families to plant roots and grow equity.

Chair Lamothe stated he had some of the same concerns as Commissioner Ostaffe. He explained Maple Grove has to ensure it was a community for all and through its actions, the City had to provide a variety of housing. He understood there were different housing markets, but he did not want the scales to be tipped in one direction too far. He thanked staff for their efforts on this project, for proposing the roundabout and stated he appreciated how the developer had provided additional parking. He indicated he would be supporting this project, but wanted to make his concerns known about how there has been a shift in the balance when it comes to housing.

Commissioner Ostaffe thanked the developer for addressing many of the concerns the Commission voiced at their previous meeting. He indicated his concern remains that the City would have close to 1,600 townhome and apartments in the last two years, versus 100 townhomes. He feared how the community would fair in the near future when young families had no options in Maple Grove for starter homes. He stated this project would create another 350

rental units. He discussed how the City had catered to developers who want to maximize profit to the detriment of young families who would like to purchase a home. He explained in order to bring down the price of homes, the number of homes on the market has to increase.

Upon call of the motion by Chair Lamothe, there were three ayes and three nays (Commissioners Ostaffe, Picket and Tomlinson opposed). There was no decision on the motion.

Motion by Commissioner Ayika, seconded by Commissioner Klein, to recommend that the City Council direct the City Attorney to draft an ordinance approving the rezoning from RA, Residential Agricultural to PUD, Planned Unit Development.

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 four ayes and two nays (Commissioners Ostaffe and Picket opposed). Motion carried.

AMC THEATER –
NORTH OUTLOT

12575 ELM CREEK
LLC

PUD
DEVELOPMENT
STAGE PLAN AND
FINAL PLAT FOR
THE PURPOSE OF
CONSTRUCTING
TWO
RESTAURANTS
TOTALING 5,700
SQUARE FEET

Action on this item has been tabled to the October 9, 2023 Planning Commission meeting.

NEW BUSINESS

PUBLIC HEARING

LIL EXPLORERS CHILDCARE

ME PROPERTIES MAPLE GROVE

6755

WEDGEWOOD COURT NORTH AND 6805

WEDGEWOOD COURT NORTH

PUD

DEVELOPMENT STAGE PLAN, CONCEPT STAGE PLAN

AMENDMENT, AND FINAL PLAT

FOR THE PURPOSE TO CONSTRUCT A NEW CHILDCARE CENTER IN MAPLE GROVE

Commissioner Piket recused himself from discussing or taking action on this item.

Mr. Corrow stated the applicant is requesting a planned unit development concept stage plan amendment, development stage plan, and final plat approval to construct a 15,000 square foot childcare center located in the Wedgwood Commerce Center near Wedgwood Road North and 67th Avenue North. The proposal includes replatting the property lines on two vacant lots which are currently unused parking lots. The childcare center would occupy the southerly 1.88 acres lot and a separate 1.46-acre lot will remain for future development to the north. The requested concept plan amendment would allow for a daycare use within the Wedgwood Commerce Center PUD 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 Lil Explorers Childcare Planned Unit Development 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 and Economic Development Department dated September 20, 2023
 - b. The Engineering Department dated September 15, 2023
 - c. The Fire Department dated September 15, 2023
 - d. The Parks & Recreation Department dated September 20, 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.

Discussion

Chair Lamothe asked if the proposed changes to the parking lot would restrict the future uses of the adjacent properties. Mr. Corrow stated it was his understanding the tenant that required all of the overflow parking was no longer onsite. He indicated this overflow parking has not been used for years.

Chair Lamothe questioned if any of the other tenants would suffer from the loss of parking. Mr. Vickerman explained the current tenants had adequate parking to meet their needs.

Commissioner Ostaffe indicated this area was currently a commercial business area with light manufacturing and trucking. He stated this was very valuable land for employment and commerce. He did not believe putting a daycare into an industrial area was a good fit. He explained this use would be taking up valuable land for jobs and commercial opportunities while also restricting future use. He reported he visited the site and understood the parking lot was in disrepair. However, he did not believe this was the right use for this property. Mr. Corrow reported the City has been approached in the past for different users for this office space. He indicated this space was difficult to develop given the narrow nature of the site and limited parking.

Commissioner Ayika questioned if this building was fully occupied or half occupied. Mr. Vickerman reported the building to the south on the other side of 67th Avenue was occupied with office/warehouse users.

Commissioner Ayika asked if what type of fence would be installed around the play area. Mr. Corrow stated a coated chain link fence would be installed around the play areas.

The applicant was at the meeting to answer questions.

Chair Lamothe opened the public hearing at 7:45 p.m.

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

Joe Piket, 17749 62nd Avenue, explained he owns a business near this development project. He reported this project was within the Wedgewood Commerce Center POA and within that POA there has been consistent development standards. He stated he had concerns with the proposed exterior building materials. He noted

every building in the business park has a brick exterior or cement panels in the gray color. He urged the City to enforce consistency when it comes to the look and feel of the building materials. He reported the applicant was proposing to use a lesser grade building material, pressed wood siding and metal sheeting. He indicated when he built in 2007, he came before this Commission and he proposed using wood siding. He was told this was not allowed in this business park. He stated there was a long history of keeping a consistent look and feel in this park. He requested the City keep the same color brick or cement panel siding in place.

Commissioner Ostaffe asked if the Wedgewood Commerce POA has signed off on this project. Mr. Picket stated the Wedgewood Court POA, which was a smaller group has signed off on this project, but noted the Wedgewood Commerce POA (the larger overseeing group) has not.

Motion by Chair Lamothe, seconded by Commissioner Tomlinson, to close the public hearing at 7:50 p.m. Upon call of the motion by Chair Lamothe, there were five ayes and no nays. Motion carried.

Commissioner Ayika asked if the applicant would like to respond to the concerns regarding the exterior building materials.

Jennifer Schulz, the applicant, commented the rock face is called flute concrete and would be a big upgrade for the community. She noted it would be different, but it would compliment the business park. She explained she has used this product in other communities and it was beautiful. She indicated the finishes on the surrounding buildings were less expensive than what she would be providing.

Commissioner Ayika questioned if the applicant would be willing to match the siding type and color to the surrounding buildings.

Ms. Schulz stated her building would have a mix of windows, stone and Hardi board. She indicated the colors would match the existing buildings.

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 Lil Explorers Childcare Planned Unit Development 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 and Economic Development Department dated September 20, 2023**
 - b. The Engineering Department dated September 15, 2023**
 - c. The Fire Department dated September 15, 2023**
 - d. The Parks & Recreation Department dated September 20, 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.

Commissioner Ostaffe stated pressboard and metal sheets were not the same as brick, cement, or large stone panels. He indicated this was an issue for him. In addition, he had concerns with using this commercial/light industrial space for a daycare when it could have a commercial use with 100+ jobs. He expressed concern that the proposed location for the daycare would mix children with semi-trucks.

Commissioner Tomlinson reported the City also had to provide childcare for the families that were living and working in Maple Grove.

Commissioner Ayika stated the applicant was willing to match the exterior building materials to the existing buildings.

Chair Lamothe indicated he did not believe this was what the applicant agreed to.

Ms. Schulz explained the materials she was using, Hardi board, brick and block was a better grade than the exterior building materials on the buildings around her. She stated she would not be matching the other buildings, but would be coming close to the color.

Commissioner Ayika indicated it appears the POA would require Ms. Schulz to match the other buildings.

Chair Lamothe questioned if the Commission should take action

on this item when there was another entity that had approval authority over the exterior building materials/architecture. Mr. Corrow stated he was not clear on the different boards. He reported he received a forwarded email from Chris Evanson who states the Court POA has no issues with the architecture. He indicated he was uncertain if there was another overall board. He commented staff believes the building was consistent with other daycare centers in Maple Grove that have been approved. He reported the building would have stone and glass. He believed this building would be an improvement on the adjacent concrete tip up panels.

Commissioner Klein asked if staff would support an industrial looking building being a daycare. Mr. Corrow stated this would not have staff's support.

Commissioner Ostaffe commented on the three most recently built daycares. He noted Primrose was all brick, as was the Montessori preschool near the hospital. He indicated these examples had higher architectural standards than what was being proposed by this daycare. He understood the Commission could not enforce this high of standard, but could make a recommendation to the City Council. He believed it would be unfair to allow lower grade building materials.

Chair Lamothe indicated he was comfortable with a daycare at this location. He believed this underutilized lot lends itself to being something different. He understood the City needed a blend of uses in order to be successful and to satisfy the growth occurring in the community. He wanted to be assured the building would blend in with the surroundings. He stated his only concern with considering this request was that there may be another entity (POA) that has say over the building architecture and exterior building materials. He suggested the motion be amended to require the applicant to come back before the Planning Commission if there was another entity (POA) that has jurisdiction and suggests material changes.

City Attorney Landsman reported the Commission has two options before them. The Commission could table action on the item or the Commission could amend the motion on the floor.

Chair Lamothe questioned how the Commission wanted to proceed.

Commissioner Ayika stated he supported the item moving forward

as amended.

City Attorney Landsman stated it was atypical for items to come back with changes. He believed it would be cleaner to table action on this item to the October 9, 2023 Planning Commission meeting.

Chair Lamothe questioned if this item could be tabled to October 9 and still meet the 60 day review deadline. Mr. Corrow reported the deadline for approval was November 8, 2023.

Commissioner Ayika asked if staff would be involved in seeing if there was another entity that had to approve the architectural plans for this project. Mr. Corrow stated he was hearing two different stories regarding this matter. He indicated he could reach out to the board member he received an email from to see if there was a different board.

Commissioner Klein inquired if this was typically part of the review standard if a property was part of an association. Mr. Corrow reported this was not typically part of the review process with the City because the City would not enforce the private requirements.

Commissioner Klein questioned what would happen if this project were approved as proposed and it turns out there was some board out there that did not support the exterior building materials. Mr. Corrow stated he was uncertain but anticipated there would be stipulations in place to enforce architectural requirements.

City Attorney Landsman encouraged the Commission to think of this type of board as private with covenants. He stated the City could approve this plan and if there were concerns from the private board or association, private remedies would have to be pursued.

Mr. Vickerman stated Mr. Piket may be a good contact for this larger board and staff could reach out to him for additional contacts.

City Attorney Landsman reported the concern was if there was another board and that this board may require the applicant to make changes to the plan.

Chair Lamothe indicated he was comfortable moving this item forward conditioned upon staff seeking clarity if there was another board or entity that has covenants over the property that could force change. He questioned what would happen if the Council

approved plans and these plans were then changed by a private board or entity that has covenant authority. City Attorney Landsman stated if the Council approves plans and significant changes were to occur, the amendments would have to be reviewed and reconsidered by the City Council.

Commissioner Ayika stated if there was any authority that has covenantal rights over this property that makes changes to the building, the applicant should bring the new plans to City staff.

Commissioner Klein reported it was not typical for the City to ask if the property was under covenants and for this reason, the project should take its course.

Chair Lamothe stated he was weary with entities or properties that have covenant authorities that govern them because there may be restrictions in place that differed from the City's requirements. He indicated the City Council would have to determine how to move this item forward on Monday. He urged staff to further investigate this matter before this item goes to the City Council.

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

PUBLIC HEARING

ZOTA –
INDUSTRIAL
DISTRICT
EQUIPMENT
RENTALS
10939 MAPLE
PARTNERS, LLC
10939 89TH
AVENUE NORTH
ZONING TEXT
AMENDMENT FOR
THE PURPOSE TO
CONDUCT A
FULL-SERVICE
EQUIPMENT

Mr. Amerman stated the applicant is seeking a zoning ordinance text amendment that would allow for industrial equipment rentals, sales, and services as a permitted use in the industrial district. Despite industrial-type uses being found in other districts within the city, this change would be exclusive to the industrial district itself. The industrial district zoning is found in the easternmost portion of the city, on either side of County Road 81 near the Osseo border. This use does not allow for automotive rentals, sales, or service. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft an ordinance amending the zoning ordinance text in City Code Article VI regarding equipment rental in the industrial district.

RENTAL COMPANY

Discussion

Commissioner Klein questioned if this should be a conditional use versus a permitted use. Mr. Amerman stated staff believes it would be neater administratively to have this as a permitted use versus a conditional use.

Commissioner Klein asked if u-hauls were considered heavy equipment. Mr. Amerman stated this was not the case, rather heavy equipment would be viewed as equipment used on commercial construction sites.

Commissioner Klein recommended staff provide a definition of how the City defines heavy equipment. She stated she did not want this site to become a busy U-Haul site.

Commissioner Ostaffe commented on the location of this property, noting it was surrounded by users that had a large amount of truck traffic and heavy equipment users. He did not believe it was necessary to make the proposed use conditional considering the property was surrounded by other industrial/heavy equipment users.

The applicant was at the meeting to answer questions.

Shana Conklin, attorney representing the property owner and applicant, thanked the Commission for their time and consideration. She stated when she first began reviewing the zoning ordinance as it was, she was cautious in her approach in moving forward with the use. She was of the opinion the proposed use was in line with other industrial uses in the district. She commented the difference was the heavy equipment stored onsite would be rented out. She discussed how other cities defined heavy equipment.

Chair Lamothe opened the public hearing at 8:33 p.m.

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

No one wished to address the Commission.

Motion by Chair Lamothe, seconded by Commissioner Klein, to close the public hearing at 8:34 p.m. Upon call of the motion by Chair Lamothe, there were six ayes and no nays. Motion carried.

Motion by Commissioner Piket, seconded by Commissioner Ostaffe, to recommend that the City Council direct the City Attorney to draft an ordinance amending the zoning ordinance text in City Code Article VI regarding equipment rental in the industrial district. Upon call of the motion by Chair Lamothe, there were six ayes and no nays. Motion carried.

PUBLIC HEARING

POPEYES AT
DUNKIRK
SQUARE

MAPLE GROVE
CHICKEN, LLC

16501 COUNTY
ROAD 30, OUTLOT
A

PUD CONCEPT
STAGE PLAN
AMENDMENT,
DEVELOPMENT
STAGE PLAN, AND
FINAL PLAT FOR
THE PURPOSE TO
CONSTRUCT A
2,500 SQUARE
FOOT DRIVE
THRU
RESTAURANT IN
DUNKIRK
SQUARE FIFTH
ADDITION

Mr. Corrow stated the applicant is proposing a 2,500 square foot Popeyes Chicken restaurant with drive thru on a vacant outlot on the west side of Becker Furniture World and Metro Self Storage. The proposal seeks to amend the current Dunkirk Square concept plan which currently allows for a 6,400 square foot auto service/retail building on this lot. The replat would shift the property to the south by 58 feet in order to maintain visibility of the Becker Furniture mattress showroom on the west side of their building. All of the impacted real estate is retained by the same ownership group and all of the tenants have been notified of the plans. Staff discussed the plans in further detail and made the following recommendation.

STAFF RECOMMENDATION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Popeyes at Dunkirk Square planned unit development 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 June 30, 2023
 - b. The Engineering Department dated June 30, 2023
 - c. The Fire Department dated June 28, 2023
 - d. The Parks & Recreation Department dated July 20, 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.

Discussion

Commissioner Ostaffe commented on how difficult the traffic was in this area of Maple Grove. He stated he was concerned with how the proposed changes would impact traffic at Sams Club. Mr. Hagen reported the traffic analysis showed currently without the proposed development, the intersection at 94th and Maple Grove Parkway operates at a Level C. He understood there were longer delays and cues on the eastbound side of this intersection under the existing conditions. He agreed something has to change. He explained the applicants traffic consultant optimized the signal timing. He commented further on how the left turn lane would be expanded to a dual-left to improve the flow of traffic through intersection.

Commissioner Ostaffe asked how many trips per day would be going into the proposed parcel. Mr. Hagen stated there would be over 1,170 trips per day. During the peak morning time, there would be 112 trips versus 83 in the afternoon.

Commissioner Ostaffe questioned how many cars could stack on this site. Mr. Corrow reviewed the site plan and noted the property would be able to stack 16 cars onsite and four additional cars offsite.

Commissioner Ostaffe inquired how much seating this drive-thru restaurant would have. Mr. Corrow deferred this question to the applicant.

Commissioner Picket noted there were three other similar sized restaurants in this area that have smaller dining rooms and drive-thrus. Mr. Corrow stated he did not have the capacity numbers for the adjacent restaurants in front of him, but he believed they were pretty similar.

The applicant was at the meeting to answer questions.

Mike Brant, Kimley Horn, thanked the Commission for considering his request. He reported the proposed restaurant would have 25 to 40 seats in the dining room.

Commissioner Ostaffe questioned how Becker would be impacted if this portion of parking lot were lost to a new restaurant. Mr. Brant indicated this portion of parking lot was not utilized by visitors to Becker, but may have been utilized by their employees on occasion.

Chair Lamothe opened the public hearing at 8:58 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 Picket, to close the public hearing at 8:59 p.m. Upon call of the motion by Chair Lamothe, there were six ayes and no nays. Motion carried.

Motion by Commissioner Ayika, seconded by Commissioner Picket, to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Popeyes at Dunkirk Square planned unit development 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 June 30, 2023**
 - b. The Engineering Department dated June 30, 2023**
 - c. The Fire Department dated June 28, 2023**
 - d. The Parks & Recreation Department dated July 20, 2023****

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Commissioner Picket stated he frequents this area often and he believed this was a good use of the space.

Commissioner Ostaffe indicated he was still very much concerned about the traffic at in this area, especially given the fact there would be an additional 100+ cars during peak hours.

Chair Lamothe commented on how Maple Grove Parkway and 94th were both City streets. He requested staff speak to how

quickly changes would be implemented into this intersection. Mr. Hagen stated the proposed improvements were relatively minor. He indicated the video detection versus loop detection could be adjusted rather quickly. He commented further on how the completion of TH610 would impact traffic at County Road 30 and Maple Grove Parkway.

Chair Lamothe thanked staff for the detailed traffic information. He stated he appreciated having this information when considering this request. He commented on how this project would not be done immediately but would take time, as would the traffic mitigation measures. He indicated he would be offering his support for the Popeye's at this location.

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

DISCUSSION
ITEMS

There were no discussion items.

ADJOURNMENT

Motion by Chair Lamothe, seconded by Commissioner Picket, to adjourn the Planning Commission meeting. Upon call of the motion by Chair Lamothe, there were six ayes and no nays. Motion carried.

Chair Lamothe adjourned the meeting at 9:13 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for October 9, 2023.