

MAPLE GROVE  
PLANNING COMMISSION  
September 27, 2021

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on September 27, 2021 at the Maple Grove City Hall, Hennepin County, Minnesota. Vice Chair Ayika called the meeting to order at 7:00 p.m.

PLEDGE OF  
ALLEGIANCE

ROLL CALL

Planning Commission members present were Vice Chair Chris Ayika, Lorie Klein, Chuck Lenthe, Michael Ostaffe, and Joe Piket. Absent was Chair Craig Lamothe (excused) and Susan Lindeman (excused). Present also were Karen Jaeger, City Council Liaison; Brett Angell, Economic Development Manager; and Justin Templin, 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 – September 13, 2021

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

CONSIDERATION  
OF ITEMS PULLED  
FROM CONSENT  
AGENDA

None.

REVIEW OF THE  
CITY COUNCIL  
MINUTES FROM

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

THEIR REGULAR  
MEETING OF  
SEPTEMBER 20,  
2021

**OLD BUSINESS**

No items to present.

**NEW BUSINESS**

**PUBLIC HEARING**

**MECHATRONIC  
SOLUTIONS  
MSI HOLDINGS  
11200 73<sup>RD</sup>  
AVENUE NORTH  
CONCEPT STAGE  
PLAN,  
DEVELOPMENT  
STAGE PLAN AND  
FINAL PLAT FOR  
THE PURPOSE TO  
CONSTRUCT A  
PROPOSED 44,717  
SQUARE FOOT  
MULTI-TENANT  
BUILDING**

Mr. Angell stated Mechatronic Solutions, a local robotics and automation manufacturer, is seeking concept stage plan, development stage plan, and final plat approval for the construction of a new 44,717 square foot building at 11200 73<sup>rd</sup> Avenue North. The property has a total size 4.15 acres and is currently vacant with the exception of a parking lot on the west side of the property that is leased by an adjacent business. The property is currently owned by the City of Maple Grove and there is an approved purchase agreement for the sale of the property to the business. Following approval of land use plans, should they be approved, the applicant will then close on the land with the City. 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 Mechatronic Solutions concept stage plan, development stage plan and Mechatronic Solutions 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 2, 2021
  - b. The Engineering Department dated August 31, 2021
  - c. The Fire Department dated September 7, 2021
  - d. The Arbor Committee, dated September 10, 2021
  - e. The Parks & Recreation Department, dated September 15, 2021

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 Klein asked if the homeowners to the south were notified of this hearing. Mr. Angell reported these homeowners did receive a notification. He stated staff received no comments from the public regarding this request.*

*Vice Chair Ayika questioned if Mechatronics would be moving out of their existing building until the new building was constructed. Mr. Angell indicated this was the case.*

The applicant was at the meeting to answer questions.

Vice Chair Ayika opened the public hearing at 7:14 p.m.

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

No one wished to address the Commission.

**Motion by Vice Chair Ayika, seconded by Commissioner Lenthe, to close the public hearing at 7:14 p.m. Upon call of the motion by Vice Chair Ayika, there were five 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 a Resolution and a Planned Unit Development agreement approving the Mechatronic Solutions concept stage plan, development stage plan and Mechatronic Solutions 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 2, 2021**
  - b. The Engineering Department dated August 31, 2021**
  - c. The Fire Department dated September 7, 2021**

- d. **The Arbor Committee, dated September 10, 2021**
- e. **The Parks & Recreation Department, dated September 15, 2021**

**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 Vice Chair Ayika, there were five ayes and no nays. Motion carried.**

**DISCUSSION  
ITEMS**

There were no discussion items.

**ADJOURNMENT**

**Motion by Commissioner Picket, seconded by Commissioner Lenthe, to adjourn the Planning Commission meeting. Upon call of the motion by Vice Chair Ayika, there were five ayes and no nays. Motion carried.**

Vice Chair Ayika adjourned the meeting at 7:17 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for October 25, 2021.