

MAPLE GROVE  
PLANNING COMMISSION  
October 10, 2022

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on October 10, 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; Peter Vickerman, Planning Manager; Ryan Ackerman, Planning Intern; 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 – September 12, 2022

**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

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  
OCTOBER 3, 2022

**OLD BUSINESS**

No items to present.

**NEW BUSINESS**

PUBLIC HEARING

ERICKSON  
ADDITION

TC HOMES

SHORT PLAT FOR  
THE PURPOSE OF  
PLATTING THE  
PROPERTY INTO  
TWO PARCELS

Mr. Ackerman stated the applicant is proposing a short plat for the purpose of splitting an existing 40,210 square foot lot into two parcels. The south lot with an existing single-family home of 20,099 square foot in area, and the new lot to the north would be 20,111 square foot in area. The submitted plans are consistent with the dimensional requirements of the R-1 Zoning District. The water and sewer utilities for Lot 2 intersect Lot 1 so we required the applicant to create an easement around the area where the underground utilities cross a portion of Lot 1. The utility easement shall be adjusted over the center of actual utility locations for Lot 1. Staff notes that we have requested the applicant to adjust their grading plans to lower the slope of the driveway from 9% to 8%, consistent with code and worked with them to amend the grading plan such that water runoff will not impact the adjacent lot to the north. The applicant is showing a retaining wall in the drainage and utility easement that will need to be moved outside of said easement and is a condition of approval. 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 Erickson Addition 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 September 26, 2022
  - b. The Engineering Department dated October 10, 2022
  - c. The Parks & Recreation Department dated September 19, 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 asked if there were additional oversized lots in this neighborhood that could be coming forward with short plat requests. Mr. Vickerman explained there were additional properties in this area that could be split and noted additional water/sewer lines were installed when the road was reconstructed.*

*Commissioner Picket questioned if this property had solar panels. Mr. Ackerman stated the solar panels were not on this property.*

The applicant was at the meeting to answer questions.

Brandon Anderson, the applicant, explained his current address was 18570 86<sup>th</sup> Place. He stated he has been looking for a property in this area for some time and he was looking forward to moving into this neighborhood.

Brian Tutt, TC Homes representative, introduced himself to the Commission and stated he believed the applicants request was straightforward.

Commissioner Ostaffe asked what type of house would be built by the applicant. Mr. Tutt reported he and the applicant were still in the design phase, but anticipated the home would be around 2,900 square feet on the main level and second floor, with additional space in the basement.

Chair Lamothe opened the public hearing at 7:07 p.m.

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

Lois Pern, 8160 Yellowstone Lane, explained she would adjoin the new lot. She questioned how the City defined a short plat. Mr. Vickerman explained a short plat was a preliminary and final plat request with four or less lots.

**Motion by Commissioner Picket, seconded by Commissioner Klein, to close the public hearing at 7:09 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 Lenthe, to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Erickson Addition 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 September 26, 2022**
  - b. The Engineering Department dated October 10, 2022**
  - c. The Parks & Recreation Department dated September 19, 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.**

Commissioner Ostaffe questioned if this neighborhood had any covenants in place. Mr. Vickerman reported City Zoning Code regulates this development.

**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 Commissioner Piket, 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 7:12 p.m. to the next regularly scheduled meeting of the Planning Commission

scheduled for November 14, 2022.