

MAPLE GROVE
PLANNING COMMISSION
November 8, 2021

CALL TO ORDER

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on November 8, 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; 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 – October 25, 2021

Motion by Commissioner Piket, seconded by Commissioner Klein, 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

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

MEETING OF
NOVEMBER 1,
2021

OLD BUSINESS

No items to present.

NEW BUSINESS

PUBLIC HEARING

SUMMERWELL
MAPLE GROVE
GREYSTAR
DEVELOPMENT
CENTRAL, LLC
NORTH OF 105TH
AVENUE AND
WEST OF MAPLE
GROVE PARKWAY
PLANNED UNIT
DEVELOPMENT
RESIDENTIAL
CONCEPT STAGE
PLAN AND
REZONING FOR
220 RENTAL
TOWNHOMES

Mr. Vickerman stated the applicant is requesting PUD concept stage plan and rezoning approval for a 220-unit rental townhome community off of 105th Avenue west of Maple Grove Parkway. The townhomes will have two to four bedrooms ranging from 1,300 square feet to 3,000 square feet in size. They will have small individual lawn areas in back, adjacent to the common open space areas. A club house is proposed with a pool, hot tub, grilling stations, fitness center, yoga room, lounge, conference rooms, kitchen, and pet spa and dog run. All lawncare and snow removal will be handled by maintenance companies, individuals will not be responsible for this. The buildings all have two car garages with 20-foot driveways for additional parking. An additional 55 parking spaces are spread throughout the community. All buildings have common green areas in the back that incorporate a pedestrian trail system throughout the community. The proposal is very similar to the recently built Mill's Creek neighborhood but with attached townhomes instead of detached homes. Vehicular access is provided via a connection to 105th Avenue and a connection to Ranchview Lane. All streets in the proposal are proposed to be private except for Ranchview Lane North on the western side of the proposal. Pedestrian infrastructure is proposed throughout the site with connections to the trail system along 105th Avenue at multiple locations. 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 Summerwell Maple Grove PUD concept stage plan 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 November 2, 2021

- b. The Water Resources Engineer dated November 2, 2021

Motion to recommend that the City Council direct the City Attorney to draft an Ordinance approving the rezoning from R-A, Single-Family Agricultural to 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.

Ned Dodington, Greystar Development Central, introduced himself to the Commission and thanked staff for providing a thorough presentation to the Commission.

Commissioner Picket asked if the applicant had similar developments in the Twin Cities. Mr. Dodington reported this would be his first rental townhome development in the Twin Cities metro area. He indicated the Mills Creek was similar and was doing quite well. He noted his development would have more amenities than Mills Creek.

Commissioner Ostaffe discussed the complaints the City has received from residents along Highway 81 regarding the train horn. He reported this development was right next to a train crossing that was becoming more active. He inquired if the developer had taken this into consideration. Mr. Dodington understood the train was close to the development site noting the units would be built to mitigate the train noise.

Commissioner Ostaffe inquired how the developer would keep children from the train tracks. Mr. Dodington reported this would have to be further considered and noted fencing could be considered up against the train tracks.

Commissioner Ostaffe recommended an ornamental fence be considered along the train tracks.

Commissioner Lenthe asked what the rental rates would be for the proposed townhome units. Mr. Dodington stated he was proposing

two, three and four bedroom units starting at \$2,575 per month.

Commissioner Lenthe indicated he was concerned with the proposed density and the narrow widths of the roadways. He inquired how snow would be managed by the applicant. Mr. Dottington noted he was still working on the snow management plan.

Commissioner Lenthe noted the usable area on the site was approximately 20 acres. He questioned how much of the site was being proposed to be covered with impervious surfaces. He believed this development was too dense. Mr. Dottington discussed the greenspaces that would be located between and behind each rental unit.

Commissioner Lenthe stated he understood this development was within the City's density requirements, but he was of the opinion, the project was too dense. He explained he would like to see more greenspace and wider streets, similar to Mills Creek.

Chair Lamothe discussed the number of children that could be living within this development. He recommended a bus shelter be considered at the entrance of the development. Mr. Dottington indicated this was a great idea and noted a shelter could be considered at the clubhouse.

Chair Lamothe questioned if discussions were held between the City and the school district regarding this development. Mr. Vickerman reported he did discuss this project with the school district.

Commissioner Ayika requested further information on how residents would enter and exit the development. Mr. Vickerman discussed how residents would enter and exit the site.

Commissioner Ostaffe inquired if the development would have a playground structure. Mr. Dottington reported he was in the early stages of the development process and noted he would consider including a playground structure.

Chair Lamothe opened the public hearing at 7:26 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 Piket, to close the public hearing at 7:27 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.

Commissioner Piket stated he would be willing to support this project moving forward but recommended fencing be required between the development and the railroad tracks. City Attorney Landsman advised this recommendation could be made to ensure fencing was included in the Development Stage Plan.

Motion by Commissioner Piket, seconded by Commissioner Ostaffe, to recommend the City Council direct the City Attorney to draft a Resolution approving the Summerwell Maple Grove PUD concept stage plan 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 November 2, 2021**
 - b. The Water Resources Engineer dated November 2, 2021**
 - c. Requiring the applicant to install fencing between the railroad tracks and the development property.**

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

Motion by Chair Lamothe, seconded by Commissioner Ayika, to recommend that the City Council direct the City Attorney to draft an Ordinance approving the rezoning from R-A, Single-Family Agricultural to 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 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 7:30 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for November 29, 2021.