

**MINUTES  
MAPLE PLAIN CITY COUNCIL – SPECIAL MEETING  
MAPLE PLAIN CITY HALL  
JULY 16, 2018  
5:30 P.M.**

**1. WELCOME**

**2. CALL TO ORDER**

**Mayor Julie Maas-Kusske called the meeting to order at 5:30 p.m.**

Present: Mayor Julie Maas-Kusske, Councilmembers Dominic Broda, Caitlin Cahill, Mike DeLuca, and John Fay. Also Present: City Administrator Robert Schoen, City Planner Mark Kaltsas, and City Engineer Dan Boyum.

**3. PLEDGE OF ALLEGIANCE**

**4. ADOPT AGENDA**

**Motion by Councilmember Broda, seconded by Councilmember DeLuca, to adopt the agenda. Motion passed, 5-0.**

**5. PUBLIC HEARING**

**A. Vacation of a Portion of the Oak Street Right of Way**

City Planner Kaltsas explained that the City owns a section of right-of-way that is located next to the current park and ride facility and is accessible off of Baker Park Road. Kaltsas stated that this portion of right-of-way needs to be vacated in order to allow for development of the gateway area. In order to vacate a right-of-way, it must be determined it is in the public's best interest.

**Motion by Councilmember Cahill, seconded by Councilmember Broda, to open the public hearing. Motion passed, 5-0.**

**Motion by Councilmember Cahill, seconded by Councilmember DeLuca, to close the public hearing. Motion passed, 5-0.**

**6. NEW BUSINESS**

**A. Resolution 18-0716-01 A Resolution Vacating a Portion of the Oak Street Right of Way Upon a Petition of a Majority of Abutting Landowners**

Councilmember DeLuca inquired if it possible to make this development occurring a condition of this right-of-way vacation. City Planner Kaltsas explained that the vacation of right-of-way would not be recorded until a final plat is recorded so if a final plat is not recorded it will not be in effect. Kaltsas then clarified that if the final plat is recorded, but the project is not built, the road vacation would still be in effect.

**Motion by Councilmember DeLuca, seconded by Councilmember Fay, to approve Resolution 18-0716-01.**

**Roll Call Vote:**

**Cahill: Aye**

**Fay: Aye**

**DeLuca: Aye**

**Maas-Kusske: Aye**

**Broda: Aye**

**Motion passed, 5-0.**

- B. Resolution 18-0716-02 Request for Site Plan Review, Preliminary and Final Plat to Allow for a New Multi-Family Senior Housing Development on the Property Generally Located at 1425 Baker Park Road.

Kaltsas explained that the applicant is seeking site plan review for a new multi-family senior housing development as well as preliminary and final plat approval in order to allow the site to be created.

Kaltsas provided an overview of the location including which area is applicable to the senior housing site review and which area is applicable for the plat proposal. In addition, Kaltsas noted that there are small outstanding items that need to be changed on the site plan and that the resolution as written has these items being addressed as a condition. Kaltsas then shared highlights of the plan including a new public street, types and numbers of units in the facility, characteristics of the building including height and square feet, relocating the park and ride facility, and configuration of the senior housing facility.

Kaltsas shared the comments of the Planning Commission regarding additional landscaping and wider sidewalks in front of the existing commercial building. Kaltsas shared that the Planning Commission recommended site plan review and approval of the preliminary plat to City Council (Planning Commission does not review final plats).

City Administrator Schoen noted that a purchase agreement for the park and ride land needs to be completed and a developers agreement needs to be approved as well for the project to move forward.

Kaltsas clarified for Councilmember Fay that the land will be platted into five lots.

Councilmember Cahill shared that she agreed with Planning Commission in that widening the sidewalks in front of the existing businesses is a good idea.

**Motion by Councilmember Broda, seconded by Councilmember DeLuca, to approve Resolution 18-0716-02.**

**Roll Call Vote:**

**Fay: Aye**

**DeLuca: Aye**

**Maas-Kusske: Aye**

**Broda: Aye**

**Cahill: Aye**

**Motion passed, 5-0.**

**7. COUNCIL REPORTS & OTHER BUSINESS**

**A. City Council Reports**

Councilmember Broda shared that the next City Event will be showing the movie Coco at Rainbow Park on Friday, July 20 at 8:30 pm.

**8. VISITORS TO BE HEARD**

*A. Note: This is a courtesy extended to persons wishing to address the council who are not on the agenda. A completed public comment form should be presented to the city administrator prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.*

**9. ADJOURNMENT**

**Motion by Councilmember DeLuca, seconded by Councilmember Cahill, to adjourn the meeting. Motion passed, 5-0. Meeting adjourned at 6:06 pm.**

**Respectfully submitted,**

**Nicole Tingley (Kathman)  
Assistant to the City Administrator**