

**MINUTES**  
**MAPLE PLAIN PLANNING COMMISSION MEETING**  
**MAPLE PLAIN CITY HALL**  
**July 12, 2018**  
**6:00 PM**

**1. CALL TO ORDER**

**Planning Commission Chair Michele Bliss called the meeting to order at 6:00 p.m.**

Present: Planning Commission Chair Michele Bliss, Planning Commissioners Mardelle DeCamp, Barbara Korri, and Barb Rose. Also Present: Councilmember Caitlin Cahill, City Planner Mark Kaltsas and Assistant to the City Administrator Nicole Kathman.

Absent: Planning Commissioner Stephen Shurson

**2. PLEDGE OF ALLEGIANCE**

**3. ADOPT THE AGENDA**

**Motion by Planning Commissioner DeCamp, seconded by Planning Commissioner Rose, to adopt the agenda. Motion passed, 4-0.**

**4. APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

A. Planning Commission Meeting Minutes – June 7, 2018

**Motion by Planning Commissioner Korri, seconded by Planning Commissioner DeCamp, to approve the June 7, 2018 Meeting Minutes. Motion passed, 4-0.**

**5. OLD BUSINESS**

- A. Elim Care, Inc./Augustana Care, (Applicant) and Maple Plain Gateway Prop., LLC (Owner) request that the City consider the following actions for the property located at 1425 Baker Park Road (PID No.s 25-118- 24-11- 0019, 25-118- 24-11-0027, 25-118- 24-11- 0024, 25-118- 24-11- 0025, 25-118- 24-11- 0030, 25-118- 24-11-0026, 25-118- 24-11- 0002).
  - a. Site Plan Review for a new multi-family senior housing development consisting of approximately 135 units of independent living, assisting living and memory care.

- b. Preliminary Plat to allow the subdivision of the subject properties. Several properties will be combined, new properties and a new public right of way will be created as a part of the proposed development of the subject property.

City Planner Mark Kaltsas provided an overview of the proposed development including location and the number of units. Kaltsas explained that the applicant is seeking site plan review for a new multi-family senior housing development as well as preliminary plat approval.

Kaltsas shared that since the last Planning Commission meeting, the City of Maple Plain has worked with Hennepin County and the City of Medina to come to an agreement on the location of the intersection of a new City road (Gateway Boulevard) and Baker Park Road. Kaltsas then explained the road layout to the Planning Commission noting that the road will include park and ride spaces integrated into the City right-of-way.

Kaltsas explained that layout of the building did not change due to shifting the city road south, but that some of the infrastructure including stormwater ponds did shift and change.

Kaltsas then highlighted the City's review of the plans. He clarified that some of the details concerning engineering still needed to be addressed. Kaltsas also noted the City has been working with the developer on the location and width of the sidewalk in front of the current shopping center.

Kaltsas discussed the landscape islands shown on the plan between the current shopping center and the parking lot to separate the road from parking. He noted that the City included in the comments that these are narrow and do not provide separation on the east side of the parking lot.

Kaltsas provided details on changes to the landscape plan including additional screening and buffering on the north side. Kaltsas stated that all setback requirements are met with the exception of having a buffer of 10 feet between the parking lot and the north property line. The plans show 8 feet.

Kaltsas finished his overview by sharing the comments of absent Planning Commissioner Shurson. Kaltsas noted that Shurson thought that the sidewalk in front of the current shopping center should be wider to accommodate pedestrians and patio seating.

**Planning Commission Chair Bliss opened the public hearing at 6:30 p.m.**

Andrew Centanni the Vice President of Construction at Elim Care introduced himself and thanked the Planning Commission and City Staff.

The next speaker was Judy Sutherland of 4865 Main Street East. Sutherland asked if both accesses to the current grocery store parking will still be there. Kaltsas explained that the north exit will become two-way and that there are no proposed changes to the south entrance.

Planning Commission Chair Bliss asked for clarification on the Planning Commission's role in this land use application process. Kaltsas clarified that the Planning Commission reviews the site plan and the preliminary plat. He noted that the plat includes the creation of new lots, but that the development of these lots would include their own site plan review. Kaltsas added that the right-of-way vacation goes only to City Council.

Planning Commission Chair Bliss then asked about details regarding the intersection of the new City Street and Baker Park Road including lanes and width. Kaltsas responded that it is an uncontrolled 4-way intersection and that it would include a left-hand turn lane on Baker Park Road to enter the new road from the south road and a right-hand turn lane on Baker to enter the new road from the north as an interim solution until Medina develops the land on the east side of Baker Park Road.

The Planning Commission discussed Planning Commissioner Shurson's comments regarding widening the sidewalk in front of the shopping center either by removing the park spaces or shifting the road. The Planning Commission agreed that the sidewalk should be wider. Planning Commissioner DeCamp stated that she thought that the parking directly in front of the shopping center was not needed.

Planning Commission Chair Bliss asked about the pick-up and drop-off at the proposed new park and ride stop. Kaltsas explained that the bus would travel west to east on the new road, and then turn south to the light at Baker Park Road and Highway 12.

Planning Commission Chair Bliss then asked about the unmet parking lot setback. Kaltsas stated that he thought that the City would be able to work with the developer to solve.

Bliss commented she liked the landscape plan.

Planning Commissioner DeCamp stated that the applicant needs a conditional use permit citing City Code Section 153.029(D)(7) because church services are held in the building.

Centanni responded stating that the building does not have a chapel, but rather, it is a community room.

Kaltsas commented that staff's interpretation of the ordinance is that it applies if the primary use of the building is religious and that in this case the primary use is a senior living facility. Kaltsas added that the Planning Commission could recommend denying the site plan and preliminary plat based on needing a conditional use permit, but the City Council decides the interpretation.

DeCamp explained that her concern was if the building use changed. Kaltsas responded that if the building use changed to something not permitted, the City would review an application.

The Planning Commission discussed the amount of parking spaces for the facility. Kaltsas explained that site has more than required for the proposed use, but if the site started to continuously use overflow parking or changed use the City would be able to take action. Centanni explained that he surveyed the company's other senior living facilities in the area to determine the number of parking spaces needed for residents, employees and visitors.

Planning Commissioner Rose asked what is going to happen to the existing Haven Homes/Bryant House building. Centanni responded that Elim is going to look into how they can use the space, but they do not have an answer at this time.

Assistant to the City Administrator Kathman shared a letter submitted by Three Rivers Park District regarding the project before the first public hearing. Kathman stated that the letter encouraged the City to look at walking and biking pathways through the property connecting Howard Avenue to Baker Park Road.

Nicole Kumerow of 4830 Main Street East asked if there has been any analysis of how the new boulevard will affect traffic in the area. Kaltsas answered that this will increase traffic in the area. Kaltsas stated that the City has not completed a formal traffic analysis, but that Hennepin County has reviewed and approved the road plan. Kaltsas commented that the new road may divert traffic from Main Street to the new road.

**Planning Commission Chair Bliss closed the public hearing at 7:13 p.m.**

**Motion by Planning Commissioner DeCamp, seconded by Planning Commissioner Korri, to recommend approval of the site plan and preliminary plat with the following conditions: applicant shall**

**address all engineering comments made in the letter from Stantec, dated July 10, 2018, applicant shall address all comments made by the Planning Commission, applicant shall revise the site plan to address all comments made by the City's review letter dated April 26, 2018, and the applicant shall pay for all costs associated with the City's review of the site plan and preliminary plat review. Motion passed, 4-0.**

**6. ADJOURN**

**Motion by Planning Commissioner Korri, seconded by Planning Commissioner Rose, to adjourn the meeting. Motion passed, 4-0. Meeting adjourned at 7:15 p.m.**