

**CITY OF MAPLE PLAIN  
COUNTY OF HENNPIN  
STATE OF MINNESOTA**

**RESOLUTION NO. 2026-0323-11**

**A RESOLUTION APPROVING THE REQUEST FOR SITE PLAN REVIEW TO ALLOW  
THE RE-USE OF THE EXISTING OFFICE BUILDING FOR AS AN OFFICE CAMPUS  
ON THE PROPERTIES LOCATED AT 1800 PIONEER CREEK CENTER**

WHEREAS the City of Maple Plain (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS the City adopted a comprehensive plan in 2020 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and convenience

WHEREAS Pioneer Creek BC LLC (the “Owner”) submitted an application seeking site plan review for the property located at 1800 Pioneer Creek Center, Maple Plain (PID No.s 23-118-24-41-0004 and 23-118-24-41-0010) (the “Property”); and

WHEREAS the Property is zoned I-Industrial; and

WHEREAS the Property is legally described on **Exhibit A** attached hereto:

WHEREAS the requested site plan review meets all requirements, standards and specifications of the City of Maple Plain zoning and subdivisions ordinances for property zoned I-Industrial; and

WHEREAS the Planning Commission held a public hearing on March 5<sup>th</sup> 2026 to review the application, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA, that it should and hereby does approve the application by Pioneer Creek BC LLC for site plan review per the City’s zoning and subdivision regulations with the following conditions:

1. The proposed site plan meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.
2. City Council approval is subject to the following:
  - a. The Applicant shall revise the plans as necessary to accommodate all known or additional comments made by the City, including Fire Department comments, Engineering comments, Planning Commission, and staff comments.
  - b. The applicant shall receive all applicable approvals from all outside agencies with authority over this site including:
    - MCWD
    - MNDOT
    - Hennepin County
3. The approval of the site plan (attached hereto as ***Exhibit B***) shall be in accordance with the approved plans. Any changes, expansions or alterations to the building, site and signage shall require the review and approval of the City.
4. The Applicant shall pay for all costs associated with the City's review of the site plan review and text amendment.

This resolution was adopted by the city council of the City of Maple Plain on this 23<sup>rd</sup> day of March 2026, by a vote of \_\_\_\_ayes and \_\_\_\_nays.

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Julie M. Mass-Kusske, Mayor

ATTEST:

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Jacob Schillander, City Administrator

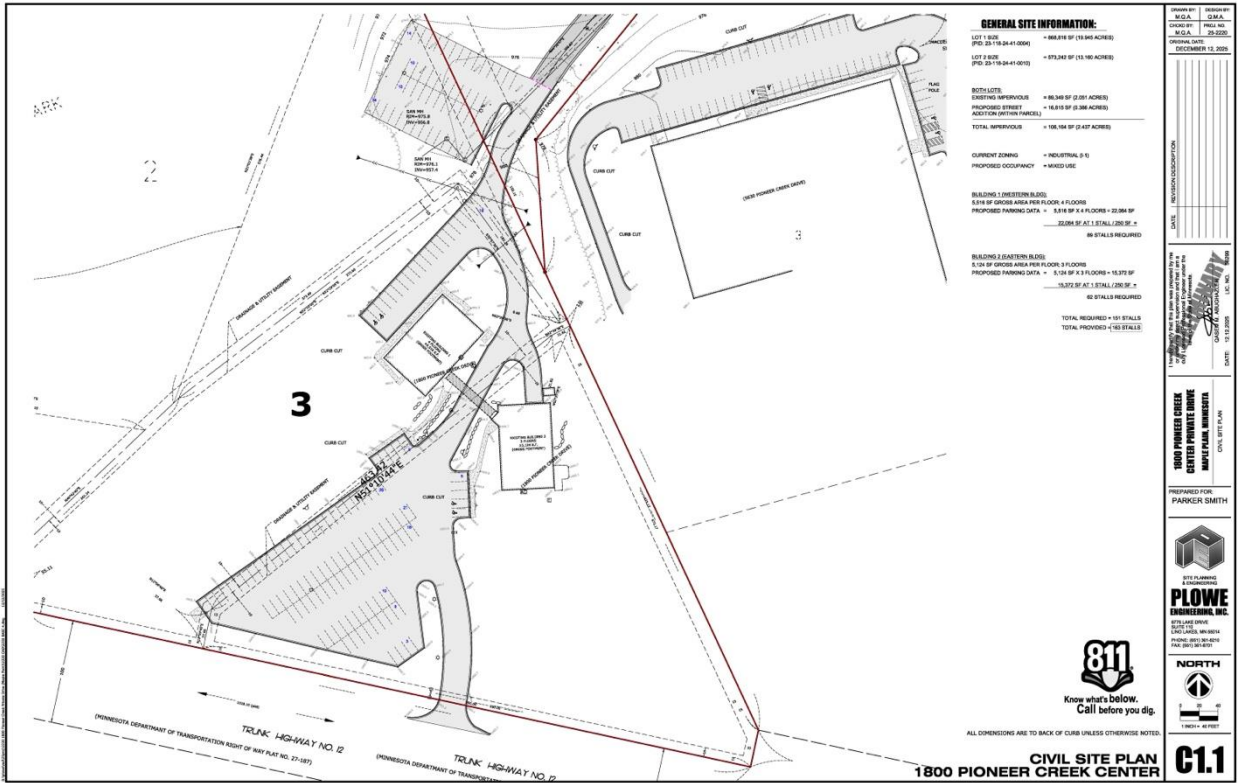
**Exhibit A**  
*(Legal Description of Property)*

Lot 3, Block 2, MAPLE PLAIN INDUSTRIAL PARK, Hennepin County, Minnesota.  
EXCEPT Parcel 439 of Minnesota Department of Transportation Right of Way Plat No. 27-187.

AND

Outlot A, MAPLE PLAIN INDUSTRIAL PARK 2ND ADDITION, Hennepin County, Minnesota.

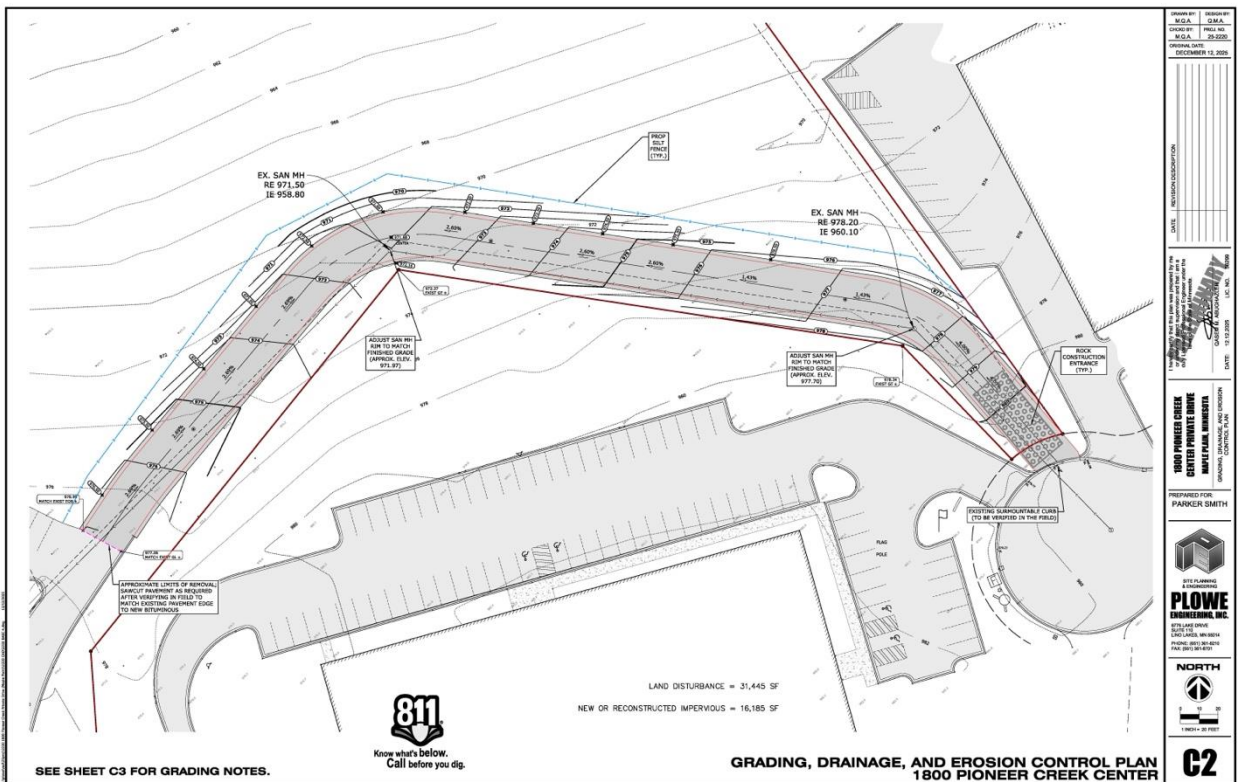




**GENERAL SITE INFORMATION:**

LOT 1 SIZE (PD 23-178-24-41-000)	= 66,416 SF (1.5146 ACRES)
LOT 2 SIZE (PD 23-178-24-41-000)	= 573,240 SF (13.140 ACRES)
TOTAL LOTS	= 639,656 SF (14.6546 ACRES)
EXISTING IMPERVIOUS	= 80,346 SF (2.011 ACRES)
PROPOSED IMPERVIOUS	= 14,819 SF (0.338 ACRES)
ADDITION (NET NEW IMPERVIOUS)	= 95,165 SF (2.149 ACRES)
TOTAL IMPERVIOUS	= 195,465 SF (4.449 ACRES)
CURRENT ZONING	= INDUSTRIAL 0.10
PROPOSED OCCUPANCY	= MIXED USE
BUILDING 1 (WESTERN BLOCK)	5.10K SF GROSS AREA PER FLOOR X 4 FLOORS
PROPOSED PARKING DATA	= 3,814 SF X 4 FLOORS = 15,256 SF
	= 22,084 SF AT 1.3 STALLS / 220 SF ±
	= 10 STALLS REQUIRED
BUILDING 2 (EASTERN BLOCK)	5.10K SF GROSS AREA PER FLOOR X 4 FLOORS
PROPOSED PARKING DATA	= 5,134 SF X 3 FLOORS = 15,402 SF
	= 19,536 SF AT 1.3 STALLS / 220 SF ±
	= 88 STALLS REQUIRED
TOTAL REQUIRED	= 188 STALLS
TOTAL PROVIDED	= 138 STALLS

SHEET NO. 1800-PC-C3  
 PROJECT NO. 1800-PC-20-2250  
 DATE: 12/15/2020  
 PREPARED FOR: PARKER SMITH  
 811  
 Know what's below. Call before you dig.  
 ALL CONDIMERS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.  
**CIVIL SITE PLAN**  
**1800 PIONEER CREEK CENTER**  
**C11**



LAND DISTURBANCE = 31,445 SF  
 NEW OR RECONSTRUCTED IMPERVIOUS = 16,185 SF

SEE SHEET C3 FOR GRADING NOTES.

811  
 Know what's below.  
 Call before you dig.

**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**  
**1800 PIONEER CREEK CENTER**  
**C2**

SHEET NO. 1800-PC-C2  
 PROJECT NO. 1800-PC-20-2250  
 DATE: 12/15/2020  
 PREPARED FOR: PARKER SMITH  
 811  
 Know what's below. Call before you dig.  
**CIVIL SITE PLAN**  
**1800 PIONEER CREEK CENTER**  
**C2**

