

MINUTES
MAPLE PLAIN PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
December 5th, 2024

1. CALL TO ORDER

Chair Jared Betterman called the meeting to order at 6:02 pm. Present were Planning Commissioners Stephen Shurson, Mike Melton, Adam Ruhland, and Nick Altavilla.

Absent: Planning Commissioner Mardelle DeCamp

Also Present: Councilmember Connie Francis, City Planner Mark Kaltsas, and Asst. City Administrator Kevin Larson.

2. ADOPT THE AGENDA

Motion by Commissioner Melton, seconded by Commissioner Shurson, to adopt the agenda. Motion passed 5-0.

3. APPROVAL OF MINUTES

03.A 11-07-24 PC Minutes

Motion by Commissioner Shurson, seconded by Commissioner Melton , to approve the minutes as presented. Motion passed 5-0.

4. NEW BUSINESS

A. City to consider the development of 102 apartment units at 1741 Budd Ave. (PID No. 24-118-24-34-0080)

- a. City Planner Kaltsas summarized the status of the application. The developer is unresponsive and, unless the developer asks for an extension, the application timeline will expire.
- b. Motion to recommend denial of the application if the applicant does not ask for an extension and recommends that the planning commission must approve the application prior to the City Council approval by Commissioner Shurson, seconded by Commissioner Altavilla. Motion passed 5-0.

B. Conditional Use Permit to Allow Automobile Sales on the Property Located at 5839 US Highway 12

- a. City Planner Kaltsas summarized the request for a conditional use permit for an automobile dealer license. Discussed the history of the property and discovered that there was not a record of a CUP or the designation for

industrial property. The owner wants to get all of the licensing documents in order. Discussed the land survey, the residential concerns and railroad lease.

- b. Concerns: lighting needs to be addressed, storage area surfacing and the need for parking striping/accessible spaces.
- c. Motion to open public hearing by Commissioner Melton, seconded by Commissioner Shurson. Motion passed 5-0. Public hearing opened at 6:54
- d. No speakers came forward.
- e. Motion to close public hearing by Commissioner Melton, seconded by Commissioner Shurson. Motion passed 5-0. Public hearing opened at 6:55
- f. Motion to make the recommendation delineation of sales/storage, parking spot striping, compliant cutoff lighting, any changes in sales/storage area must need an amendment to the CUP, by Commissioner Altavilla, seconded by Commissioner Ruhland. Motion passed 5-0.

5. COMMISSION REPORT AND OTHER BUSINESS

6. ADJOURN

Motion by Melton, seconded by Altavilla, to adjourn. MOTION PASSED 5-0.
Meeting adjourned at 7:04 p.m.

I, the undersigned, Kevin Larson, Assistant City Administrator in and for the City of Maple Plain, Minnesota, do hereby certify that the above and foregoing is a true and correct copy of the minutes.

Respectfully submitted by:

Kevin Larson
Assistant City Administrator