

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

**RESOLUTION NO. 2025-0324-04**

**A RESOLUTION APPROVING THE REQUEST BY KWIK TRIP, INC. FOR SITE PLAN REVIEW, CONDITIONAL USE PERMIT, PRELIMINARY AND FINAL PLAT TO ALLOW A NEW CONVENIENCE STORE, FUEL STATION AND CAR WASH ON THE PROPERTY IDENTIFIED AS PID No. 25-118-24-11-0040**

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, Kwik Trip, Inc. (the “Applicant”) submitted an application seeking site plan review, a conditional use permit, preliminary and final plat for the property identified as PID No. 25-118-24-11-0040 (the “Property”); and

WHEREAS, the Property is zoned Mixed Use – Gateway (MU-G); and

WHEREAS, the Property is legally described as:

*Outlot A, The Gateway of Maple Plain; and*

WHEREAS the requested site plan review, conditional use permit, preliminary plat and final plat meet all requirements, standards and specifications of the City of Maple Plain zoning and subdivisions ordinances for property zoned Mixed-use Gateway; and

WHEREAS the Planning Commission held a public hearing on March 6<sup>th</sup> 2025 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 Kwik Trip, Inc. for site plan review, a conditional use permit, preliminary and final plat per the City’s zoning and subdivision regulations with the following conditions:

1. The proposed site plan, conditional use permit, preliminary and final plat meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning and Subdivision 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
  - c. The applicant shall pay applicable park dedication fees in accordance with the city's fee schedule.
  - d. The applicant shall provide the city with a copy of the final plat.
3. The approval of the development and sign plan 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 final plat shall be recorded with Hennepin County within 180 days of City Council approval.
5. The Applicant shall pay for all costs associated with the City's review of the site plan review, conditional use permit, preliminary and final plat.

This resolution was adopted by the city council of the City of Maple Plain on this 24<sup>th</sup> day of March 2025, by a vote of \_\_\_\_ayes and \_\_\_\_nays.

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Julie Mass-Kusske, Mayor

ATTEST:

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Jacob Kolander, City Administrator