



**MINUTES
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
February 05, 2026
6:00 PM**

1. CALL TO ORDER

Chair called the Planning Commission meeting to order at approximately 6:15 PM.

The Pledge of Allegiance was recited.

PRESENT: Chair Jared Betterman, Vice-Chair Adam Ruhland, Commissioner David Chard, and Commissioner Nick Buller

ABSENT: Commissioner Stephen Shurson, Commissioner Mike Melton, and Commissioner Nick Altavilla

STAFF PRESENT: City Administrator Jacob Schillander, City Planner Mark Kaltsas, and Assistant City Administrator Kevin Larson

2. ADOPT AGENDA

The Chair asked whether any items needed to be added or amended.

Commissioner Ruhland moved to amend the agenda to add a resolution related to Tax Increment Financing (TIF) and the associated public hearing for Tax Increment Financing and Ordinance Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543. Seconded by Commissioner Buller.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Motion carried 4–0.

3. CONSENT AGENDA

A. Minutes for Approval from 09-04-25 & 12-4-25

Commissioners reviewed the minutes and noted they were thorough and detailed.

Commissioner Chard moved to approve the September 4, 2025 and December 4, 2025 Planning Commission meeting minutes as presented. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

4. NEW BUSINESS

- A. North Shore Development: Request for Rezoning and Approval of Preliminary & Final Plat

Staff Overview

City Planner Kaltsas presented the proposed Maple & Main downtown redevelopment project by North Shore Development. The proposal involves redevelopment of approximately 1.25–1.5 acres at the intersection of Main Street and Maple Avenue, consisting of five consolidated parcels assembled by the City over time.

Key components of the proposal include the construction of a 95-unit, market-rate multifamily residential building consisting of five stories, including two levels of structured parking. The applicant is requesting rezoning of the property from Mixed-Use Downtown (MU-D) to a Mixed-Use Downtown Planned Unit Development (PUD) to allow for project-specific design flexibility. The proposal also includes approval of a Preliminary and Final Plat to consolidate multiple parcels into a single development lot, along with requests for flexibility related to building height, setbacks, residential density, and streetscape standards. In addition, the project includes the establishment of Tax Increment Financing (TIF) District No. 2-1 within Development District No. 2 to help support eligible redevelopment costs.

City Planner Kaltsas provided extensive historical context, noting the City has pursued redevelopment of this block for more than 20 years, evaluating numerous concepts including retail, mixed-use, civic, and residential proposals. Staff explained that the proposed density exceeds the Comprehensive Plan's typical range on a per-parcel basis but is consistent when evaluated at the district-wide level, as supported by prior legal review.

Public Hearing for Tax Increment Financing and Ordinance Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543

Commissioner Ruhland moved to open the public hearing. Seconded by Commissioner Buller.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

Public hearing opened at 7:25 PM.

Public Comment

Raya Esmaeli, Maple and Main Development proposal, land use attorney representing the adjacent property owner at 5210 Main Street. Commented on Comprehensive Plan consistency, density interpretation, and potential impacts on adjacent redevelopment. Esmaeli expressed general support for downtown revitalization while encouraging careful consideration of long-term planning implications.

Matt Alexander, representing North Shore Development, spoke in support of the project, thanked City staff for their collaboration, and described the project's architecture, parking strategy, and integration of historical and streetscape elements.

Alexander spoke to the naming of the building, Maple and Main. It is named to honor the history of the Maple Plain.

Katie Vassar, raised questions regarding pedestrian safety, Highway 12 access on Budd Avenue, lighting on Main St. E., walkability across Highway 12, and long-term maintenance of streetscape improvements. Staff responded regarding planned street improvements, lighting standards, and infrastructure responsibilities.

No additional public comments were received.

Commissioner Chard moved to close the public hearing. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

Public hearing closed at 7:45 PM.

Commission Discussion

The Planning Commission discussed the use of the Planned Unit Development (PUD) framework as a tool to provide flexibility while still maintaining the overall intent of the City's Comprehensive Plan. Commissioners reviewed how residential density should be evaluated at the district level rather than on an individual parcel basis, noting the unique characteristics of the downtown redevelopment site. Discussion also focused on building scale, massing, and architectural treatment, as well as the adequacy of parking supply and the importance of a pedestrian-oriented streetscape. In addition, the Commission considered the long-term implications of the project on future downtown redevelopment and the potential precedent it may establish.

Staff responded to questions regarding zoning mechanics, density calculations, parking ratios, maintenance responsibilities, and coordination with future public infrastructure improvements.

Commission Action

Following discussion and the close of the public hearing, the Planning Commission took formal action on the Rezoning from MU-D to MU-D Planned Unit Development, Planned Unit Development and Site plan, Preliminary & Final Plat, and Resolution 2026-0205-01, finding that Development District No. 2 and Tax Increment Financing District No. 2-1.

Commissioner Buller motioned to approve the Rezoning from MU-D to MU-D Planned Unit Development, Planned Unit Development and Site plan, Preliminary & Final Plat. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

Assistant City Administrator Larson offered the recommendation to alter the last paragraph. Reading it aloud for the Planning Commission, "NOW, THEREFORE, BE IT RESOLVED by the Maple Plain Planning Commission that the Development Program and the TIF Plan are consistent with Maple Plain's comprehensive plan and

other general plans for development and redevelopment of the community and are hereby recommended to the Maple Plain City Council.”

Commissioner Chard motioned to approve Resolution 2026-0205-01, finding that Development District No. 2 and Tax Increment Financing District No. 2-1 are consistent with the City of Maple Plain’s Comprehensive Plan and adopted development policies, with revisions as provided by Assistant City Administrator Larson. Seconded by Commissioner Buller.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Chard, and Commissioner Buller

Vote: Motion carried 4–0.

5. OTHER BUSINESS

No additional items were discussed.

6. ADJOURNMENT

The motion to adjourn was made by Commissioner Ruhland and seconded by Commissioner Buller.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Chard, and Commissioner Buller

Motion passed 4-0. The meeting concluded at 8:05 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:



Jacob W. Schillander
City Administrator