



**MINUTES**  
**PLANNING COMMISSION MEETING**  
**MAPLE PLAIN CITY HALL**  
**March 06, 2025**  
**6:00 PM**

---

**1. CALL TO ORDER**

Chair Jared Betterman called the meeting to order at 6:00 pm.

**PRESENT**

Chair Jared Betterman  
Commissioner Adam Ruhland  
Commissioner Stephen Shurson  
Commissioner Mike Melton

**ABSENT**

Commissioner Nick Altavilla

**2. ADOPT AGENDA**

Motion to adopt the agenda made by Commissioner Ruhland, Seconded by Commissioner Melton.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed

**3. CONSENT AGENDA**

Motion to approve the consent agenda made by Commissioner Shurson, Seconded by Commissioner Melton.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed

A. Minutes for Approval from Month 12-05-2024

**4. NEW BUSINESS**

A. Kwik Trip- Site Plan, CUP, Plat

City Planner Mark Kaltas presented Kwik Trip's Application for CUP to the Commission to allow signs that are different from our current requirements of being over the 25% parameter of Electronic Sign and Site Plan.

Commissioner Melton motioned to open public comments, seconded by Commissioner Ruhland. The motion passed 4-0. Public Comments opened at 6:30 p.m.

This meeting will be recorded and then posted to the City website within 3 to 5 business days.

Dean George- Kwik Trip. George expressed his gratitude for working with the City of Maple Plain.

Commissioner Melton motioned to close public comments, seconded by Commissioner Ruhland. The motion passed 4-0, and public comments closed at 6:34 p.m.

Commissioner Ruhland motioned to recommend that the City Council approve it at the March 24th Business Meeting, Seconded by Commissioner Shurson. Motion passed 4-0

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

**B. Comfort Haven- 1520 Wyman Ave- CUP & Site Plan**

City Planner Mark Kaltas discussed the Application for CUP and Site plan Review for Comfort Haven.

Commissioner Shuron motioned to open public comment, seconded by Commissioner Ruhland. The motion passed 4-0 and public comment opened at 7:13 p.m.

Amy Stephanie, 5444 Bryant Street. Concerned with traffic. Specifically larger vehicles.

Mary Jo Stephenhagen. Concerned with changing the zoning of the location. Traffic concerns and safety vehicle noise.

Commissioner Shuron motioned to open public comment, seconded by Commissioner Melton. The motion passed 4-0, and public comment closed at 7:19 p.m.

Further discussion:

Jon Glassner commented on the application's strategy. Comfort Haven attempted to address the city's and public safety concerns. Mike Vonbank spoke about public safety calls and wanted to address the concerns.

The planning commission inquired about headlight pollution and the possibility of adding shrubs. Comments on the design and the drive-through driveway were applauded. The height of the fencing was discussed.

Commission Shuron motioned to move the proposal forward, recommending the City Council review the proposal, meet with first responders for input, and approve it at the April 28th Business Meeting, Seconded by Commissioner Melton. The motion passed 4-0

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

**5. OTHER BUSINESS**

Commission Shuron motioned to thank Mardelle DeCamp, Seconded by Commissioner Ruhland. Motion passed 4-0.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

**6. ADJOURNMENT**

This meeting will be recorded and then posted to the City website within 3 to 5 business days.

The motion to adjourn was made by Commissioner Ruhland and seconded by Commissioner Melton. Motion passed 4-0. The meeting concluded at 7:57 p.m.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

DRAFT

This meeting will be recorded and then posted to the City website within 3 to 5 business days.