



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

1. CALL TO ORDER

Chair called the Planning Commission meeting to order at 6:02 PM.

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

COUNCIL LIASON: Councilmember Connie Francis

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

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ADOPT AGENDA

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

Commissioner Metlon moved adopt the agenda as written. Seconded by Commissioner Shurson.

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

Motion carried 6–0.

4. CONSENT AGENDA

A. Minutes for Approval from 02-05-26

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 Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

5. PUBLIC HEARING

A. 1800 Pioneer Creek Drive (PID No.'s 23-118-24-41-0004 and 23-118-24-41-0010)

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

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

Motion carried 6–0.

Public Hearing opened at 6:05

Parker Smith of Smith Co. Management introduced himself to the Planning Commission. Smith spoke about the interest from potential renters and the goal for the building.

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

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

Motion carried 6–0.

Public Hearing closed at 6:11

City Planner Kaltsas presented the site plan review, preliminary and final plat to allow a new building and associated site plan improvements for the properties located at 1800 Pioneer Creek Center.

6. NEW BUSINESS-

Parker Smith/Smith Co. Management (Applicant) Pioneer Creek LTD (Owner) request that the City consider the following actions for the properties located at 1800 Pioneer Creek Center (PID No.s 23-118-24-41-0004 and 23-118-24-41-0010):

A. A proposed text amendment to Article 4. – Zoning, Sec. 10-453. – Definitions. The text amendment will consider the establishment of a definition for “Office Campus” which is currently referenced as a permitted use in the I-Industrial zoning district but not defined in the ordinance.

City Planner Kaltsas presented the proposed text amendment to article 4 zoning, sec. 10-453 definitions. The Commission discussed the recommendation for altering the percentage of office use in an industrial zoning district for an office campus.

Motion to accept the amendment of the ordinance, with the recommendation to define coordinated ownership means, change child care to a primary use, and remove the specificity of who may access or use an office campus made by Commissioner Buller. Seconded by Commissioner Shurson.

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

Motion carried 6–0.

- B. Site plan review to consider the redevelopment of the property from a single use corporate office into a multi-tenant mixed-use office campus.

City Planner Kaltsas provided an overview of the site plan to consider with the redevelopment of the property from a single use corporate office into a multi-tenant mixed-use office campus.

Motion to approve the site plan as the city has defined and written made by Commissioner Buller. Seconded by Commissioner Ruhland.

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

Motion carried 6–0.

7. OTHER BUSINESS

8. ADJOURNMENT

The motion to adjourn was made by Commissioner Chard and seconded by Commissioner Melton.

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

Motion passed 6-0. The meeting concluded at 7:16 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