



**AGENDA**  
**PLANNING COMMISSION MEETING**  
**MAPLE PLAIN CITY HALL**  
**June 04, 2026**  
**6:00 PM**

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- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. CONSENT AGENDA**
  - A.** Minutes for Approval from 03-05-26
- 4. DISCUSSION**
  - A.** PUBLIC HEARING
- 5. NEW BUSINESS**
  - A.** 5600 Pioneer Creek- Zomer Farms- CUP
  - B.** Maple Plain Townhomes
- 6. OTHER BUSINESS**
- 7. ADJOURNMENT**



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

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**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

## City of Maple Plain

### Request for Site Plan Review and a Conditional Use Permit to Allow a Cannabis Retail Business with a Full Retail Endorsement to Operate Within the Existing Building Located at 5600 Pioneer Creek Drive

<b>To:</b>	Planning Commission
<b>From:</b>	Mark Kaltsas, City Planner
<b>Meeting Date:</b>	June 4, 2026
<b>Applicant:</b>	Justin Seurer – Zomer Farms, LLC
<b>Owner:</b>	The Louisiana Purchase, LLC
<b>Location:</b>	5600 Pioneer Creek Drive

#### Request:

**PUBLIC HEARING:** Justin Seurer – Zomer Farms, LLC (Applicant) and The Louisiana Purchase, LLC (Owner) request that the City consider the following actions for the property located at 5600 Pioneer Creek Drive (PID No. 23-118-24-41-0012):

- Site plan review to consider the use of the existing space and property for a cannabis cultivation and manufacturing business.
- A conditional use permit to allow a cannabis retail business with a full retail endorsement, authorizing both medical and adult-use (recreational) cannabis sales, including walk-in retail, curbside pickup, and delivery operations, in the I-Industrial zoning district.

#### Property/Site Information:

The property is located north of the intersection of Halgren Road and US Highway 12, on the north side of Pioneer Creek Drive. There is one existing building located on the property with the following characteristics:

**Property Address:** *5600 Pioneer Creek Drive*

**Zoning:** *I-Industrial*

**Comprehensive Plan:** *Industrial*

**Acreage:** *11.1 Acres*

5600 Pioneer Creek Drive - Aerial Photograph



**Applicable Standards:**

**Sec. 10-544. "I" General Industrial District — Conditional Uses:**

*(12) Cannabis business, except lower-potency hemp edible retailer.*

- a. Must be licensed by the state.*
- b. A cannabis retailer or cannabis business with a cannabis business retail endorsement must be registered under city ordinance.*
- c. Must meet the cannabis business buffer.*
- d. Must not exceed the cannabis business retail limit.*

**Discussion:**

There is an existing building on the subject property of approximately 40,000 SF. The applicant is leasing approximately 20,000 SF (east half) for proposed cultivation, manufacturing, and retail operations. All cannabis businesses in the City require a conditional use permit, and all commercial or industrial building changes require site plan review. Important Note: Scope of City Review: The City of Maple Plain's review of this application is limited solely to the land use aspects of the proposed business; specifically, whether the proposed use of the subject property for cannabis cultivation, manufacturing, and retail operations is compatible with the I-Industrial zoning district and applicable City ordinance standards. The City is not authorized to consider, and may not base its decision upon, the fact that the proposed business involves the cultivation or sale of cannabis. The applicable legal standard requires the City to evaluate this application using the same land use criteria that would apply to any comparable commercial or industrial use. The Planning Commission should confine its deliberations accordingly.

**Proposed Cannabis Retail Operations: Full Retail Endorsement (Medical & Adult-Use):**

In addition to cultivation and manufacturing, Zomer Farms, LLC is requesting approval to conduct cannabis retail sales with a full retail endorsement authorizing both medical cannabis and adult-use (recreational) cannabis sales. The applicant is seeking approval from the state for a medical cannabis and cultivation combination license, which under State law permits retail sales of both medical and adult-use cannabis; however, the license type restricts curbside pickup and delivery operations to medical cannabis only. Walk-in retail sales; available for both medical and adult-use cannabis, would require a full retail endorsement, which the applicant is now seeking.

The applicant has described the retail operations as follows:

- Retail operations would be conducted from Suite E, secured by two access-controlled doors with 24/7 interior and exterior camera surveillance.
- A secured Product Storage Vault houses all retail cannabis products, remaining locked during non-business hours with continuous video surveillance per State guidelines.
- Only Managers have key card access to the Product Storage Vault and Retail Office. Retail employees have access to Suite E and bathrooms during business hours only.
- Delivery drivers enter through the secured Suite E entrance to collect orders for dispatch.
- The security system, operational since March 9, 2026, includes license plate readers (LPR), employee panic buttons, delivery vehicle tracking, and high-definition cameras.
- Delivery service area covers: West to Delano, North to Buffalo/Corcoran, East to Plymouth, and South to Victoria, organized by zip code and integrated with the State's Metric system.
- No more than 2–4 delivery drivers are anticipated on-site at any one-time during business hours.

- All deliveries will be conducted pursuant to Minn. Stat. § 342.42, MN Admin Rules 9810.1100 and 9810.2600.

### **Proposed Hours of Operation: Retail Operations:**

The applicant proposes to conduct retail operations (walk-in retail, curbside pickup, and delivery) seven days a week between the hours of 9:00 a.m. and 9:00 p.m. (CST), Monday through Sunday. While the applicant is not focused on providing walk-in retail at this time, the applicant is seeking approval for walk-in retail in the event he wishes to offer it in the future.

Under Minnesota Statute § 342.27, Subdivision 7, cannabis retail sales are prohibited between 2:00 a.m. and 10:00 a.m. on Sundays. The applicant's proposed 9:00 a.m. Sunday opening is not permissible under State law and must be corrected as a condition of any approval. At a minimum, Sunday operations shall not commence before 10:00 a.m.

On Monday through Saturday, State law sets the earliest permissible opening at 8:00 a.m.; the applicant's proposed 9:00 a.m. weekday opening is therefore compliant. State law also authorizes the City to impose an earlier closing time, prohibiting sales for any period between 9:00 p.m. and 2:00 a.m., and to restrict morning hours between 8:00 a.m. and 10:00 a.m. on weekdays.

The applicant's proposed Sunday hours conflict with Minnesota Statute § 342.27, Subd. 7, and must be corrected. The City of Maple Plain's cannabis ordinance (Ordinance No. 331, adopted November 25, 2024) does not currently specify hours of operation for cannabis retail businesses, leaving this matter appropriately addressed as a condition of this conditional use permit.

<b>Day</b>	<b>State Law — Earliest Opening</b>	<b>Applicant Proposes</b>	<b>Compliant?</b>
Monday – Saturday	8:00 a.m.	9:00 a.m.	✓ Yes
Sunday	10:00 a.m.	9:00 a.m.	X No — must be corrected

**Planning Commission Action Requested: Hours:** The Commission should deliberate and state its preferred hours as a specific condition of approval. Options include:

- Minimum correction required by State law: 9:00 a.m. – 9:00 p.m. Monday–Saturday; 10:00 a.m. – 9:00 p.m. Sunday.
- Uniform 10:00 a.m. opening, all days: The City may restrict Monday–Saturday openings to no earlier than 10:00 a.m. under § 342.27, Subd. 7(b), creating a consistent 10:00 a.m. – 9:00 p.m. schedule seven days a week.
- Earlier evening close: The Commission may impose a closing time earlier than 9:00 p.m. (e.g., 8:00 p.m.) given the industrial character of the surrounding area.

**Parking Analysis — Mixed Use: Cultivation/Manufacturing & Cannabis Retail:**

The applicant is proposing to convert approximately 2,200 square feet of existing warehouse/office space within Suite E to cannabis retail operations, including order fulfillment, a product storage vault, and a retail office. Walk-in retail is not currently anticipated but may be activated in the future under the approved full retail endorsement. This conversion triggers application of the City's mixed-use retail parking standard.

**Applicable Parking Standard:**

*"Retail sales and service business with 50 percent of gross floor area devoted to storage, warehouses, and/or industry. One space for each 250 square feet devoted to public sales and/or service plus one space for each 500 square feet of storage area; or one space for each employee on the maximum shift, whichever is appropriate."*

This standard applies directly to Zomer Farms' proposed retail operation, as the predominant function of Suite E is product storage, vault operations, and order fulfillment and not a traditional public sales floor. Based on the submitted floor plan, staff estimates the breakdown of Suite E as follows:

Space	Estimated SF	Parking Classification
Retail Prep / Order Fulfillment Area	~500 SF	Public sales/service area
Product Storage Vault	~600 SF	Storage area
Retail Office	~300 SF	Storage / back-of-house
Circulation / Vestibule / Hallway	~800 SF	Storage / back-of-house
Total Suite E	~2,200 SF	

**Parking Calculation — Method 1: By Square Footage:**

Use / Area	Est. SF	Parking Rate	Spaces Required
Public sales/service (fulfillment)	500 SF	1 per 250 SF	2 spaces
Storage / vault / office / circulation	1,700 SF	1 per 500 SF	4 spaces
Retail Subtotal (Suite E)	2,200 SF		6 spaces
Cultivation / Manufacturing (remainder)	~17,800 SF	1 per 400 SF	45 spaces
Total Required	~20,000 SF		51 spaces

**Parking Calculation — Method 2: By Employees on Maximum Shift:**

The applicant indicates a maximum of 2–4 retail employees plus 2–4 delivery drivers on-site simultaneously during business hours, for a combined maximum of 8 retail-related staff. The applicant previously noted that the total maximum employee count across the cultivation operation would be approximately 15-20 employees on a single shift. This would equate to a total parking requirement of closer to 30 parking spaces rather than the 51 spaces using the square footage method.

**Available Parking:**

Location	Spaces
Front of building — Pioneer Creek Drive frontage	16
East side of building	14
North side of building (shared with full building)	25
Total	55

The 55 total parking spaces available on the east and north sides of the building appear sufficient to meet the calculated demand of 30 - 51 spaces. However, staff notes the following considerations for the Planning Commission:

- Walk-in retail is not currently anticipated but is authorized under the full retail endorsement. Curbside pickup is by appointment only in 15-minute intervals, capped at a maximum of 8 vehicles per hour. If and when walk-in retail is activated, the applicant shall submit a revised parking management plan for City staff review and approval prior to commencing walk-in operations.
- Designated pickup and delivery spaces. The applicant proposes 2 dedicated curbside spaces at the front of the building. Staff recommends the Commission require 3 to 5 spaces be formally designated, signed, and striped for curbside pickup and delivery driver use, with written authorization from the property owner (The Louisiana Purchase, LLC) obtained prior to commencement of retail operations.
- Multi-tenant building. The facility serves multiple tenants. The applicant should provide written confirmation from the property owner that available parking is sufficient to serve all tenants concurrently.
- Parking Management Plan. Given the simultaneous operation of cultivation staff, retail employees, and delivery drivers, staff recommends the Commission consider requiring the applicant to submit a parking management plan identifying how spaces will be allocated among employee, delivery, and curbside pickup uses.

**Cannabis Retail License Limit:**

Approval of this conditional use permit for cannabis retail operations would constitute the City of Maple Plain's one (1) permitted cannabis retail license. Under applicable City ordinance and State law, the City of Maple Plain is permitted to authorize only one (1) cannabis retail license within the City. Once this license is granted; whether for medical cannabis retail only or for both medical and adult-use (recreational) cannabis retail under a full retail endorsement, no additional cannabis retail licenses of any kind may be issued within the City of Maple Plain.

**West Hennepin Public Safety Department Review:**

West Hennepin Public Safety reviewed the application and site plan for the proposed cannabis retail operations at 5600 Pioneer Creek Drive. Their review identified one item requiring attention, relating to hours of operation, as noted above. With respect to all other aspects of the proposal, West Hennepin Public Safety had no additional comments or conditions at this time.

**Subject Site: Site Plan Review & CUP Considerations:**

The applicants are proposing to utilize the existing building in its current condition. The existing building meets all applicable building and parking setbacks. The condition of the building, lighting and landscaping was reviewed during the previous CUP, and all requirements are applicable to this CUP.

**Recommendation:**

Staff is seeking the direction of the Planning Commission relating to the request for site plan review and a conditional use permit to allow cannabis retail operations with a full retail endorsement (medical and adult-use cannabis sales, including walk-in retail, curbside pickup, and delivery) at 5600 Pioneer Creek Drive. Should the Planning Commission consider recommending approval, the following conditions should be considered:

1. The proposed site plan review and conditional use permit meets all applicable conditions, criteria, and restrictions stated in the City of Maple Plain Zoning Ordinance.
2. The applicant shall address and satisfy all comments made by staff and the Planning Commission.
3. The applicant shall operate the business as described and in accordance with all applicable city, state, and federal regulations. No outdoor storage is permitted.
4. Hours of Operation: Retail curbside pickup and delivery operations shall be limited to hours established by the Planning Commission, consistent with Minnesota Statute §

342.27, Subd. 7. At a minimum, Sunday operations shall not commence before 10:00 a.m. [Commission to specify preferred hours for all days.]

5. **Parking Designation:** Prior to commencement of any retail operations, the applicant shall obtain written authorization from the property owner (The Louisiana Purchase, LLC) to designate 3 to 5 parking spaces for curbside pickup and delivery use only. Said spaces shall be clearly signed and striped.
6. **Parking Management Plan:** The applicant shall submit a parking management plan, approved by City staff, demonstrating how employee, delivery driver, and curbside pickup parking will be allocated and managed concurrently without conflict with other tenants.
7. **Cannabis Retail License:** Approval of this conditional use permit constitutes the City of Maple Plain's one (1) permitted cannabis retail license — the only cannabis retail license the City is authorized to issue. Whether the retail endorsement covers medical cannabis only or both medical and adult-use (recreational) cannabis, this approval represents the City's sole and exclusive cannabis retail authorization. No additional cannabis retail licenses of any kind shall be issued within the City of Maple Plain.
8. The applicant shall obtain all required State of Minnesota and City of Maple Plain cannabis licenses and registrations prior to commencing retail operations.
9. Any material changes in the scope or nature of retail operations beyond what is approved herein; including but not limited to activation of walk-in retail (if not initially commenced), outdoor storage, or expansion of the delivery service area, shall be reported to the City. Activation of walk-in retail shall require prior written notice to and approval from City staff, and the applicant shall submit a revised parking management plan prior to commencing walk-in operations. Any other expansion of use shall require an amendment to this conditional use permit.
10. The applicant shall pay for all costs associated with the City's review of the site plan and conditional use permit.
11. Upon a violation of any condition of this permit, the City shall notify the owner/applicant/permit holder, and the applicable fee shall be paid within 30 days. Fees: First violation: \$300 | Second violation: \$400 | Third violation: \$500. Subsequent violation fees shall be determined by doubling the most recent fee. Imposition of fees shall not prohibit the City from taking other action, including permit revocation.

**Attachments:**

- Application
- Building Floor Plan
- City Review Letter and Applicant Response
- Zomer Farms, LLC — Retail CUP Supplemental Narrative (revised 4.24.26)

## **Zomer Farms, LLC CUP request for Retail Delivery & Curbside Pick-up**

### **HOURS of Operation:**

**9 a.m. – 9 p.m. CST (Monday-Sunday)\***

**\*Delivery and/or Curbside Pick-Up available during business hours ONLY.**

### **SUMMARY:**

Zomer Farms, LLC (*hereinafter Zomer Farms*) respectfully requests the authority to conduct Retail Sales via Delivery and Curb-Side Pick-Up at their 5600 Pioneer Creek Drive facility in Maple Plain.

Medical cannabis patients often face mobility challenges, chronic pain, or immune vulnerabilities that make entering crowded dispensaries difficult and risky. Allowing both delivery and curbside pick-up helps protect public health, improves efficiency, and upholds fairness in medical care. Please note that curbside pick-up may also be preferred by medical patients to help protect their privacy and avoid the stigma attached with having medical cannabis delivered to their home. Additionally, pickup is already standard for many other prescription medications, ensuring equal, safe, and dignified access to essential treatment.

Please note that Zomer Farms has revised our original submission to operate Retail delivery services from Suite E (*instead of Suite F*).

The following information is provided to assist the City in evaluating our Application:

### **PARKING:**

Employees. 16 parking spaces in front of property, with 4 front access doors for tenants. Zomer Farms currently occupies approximately ½ of East side of the building. Currently, front side parking is always available with only 1 other tenant parking in the 8 spots on the East half of the building. There will be anywhere from 2-4 employees working in the retail space during regular business hours.

Delivery Driver Parking: 1-4 delivery drivers operating during any work hour period would have access to park in front of the building. Initial delivery will be conducted by Justin Seurer, preapproved via

Curb-Side Parking: Zomer Farms will dedicate 2 parking spaces directly in front for Curb-Side pickup. Each reserved pick-up space will be available for reservation via website check-out in 15-minute intervals during regular business hours, limiting additional traffic to a maximum of 8 cars per hour.

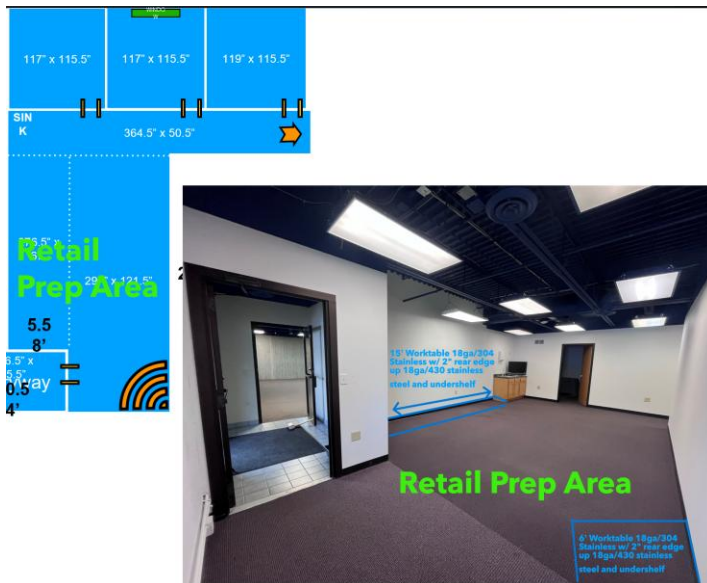
Parking for other non-delivery vehicles: All other employees have access to multiple parking spaces on the East (*14 spaces*) and North (*25 spaces*) of the building, with secure entry into the warehouse through both the East and North facing doors.

**RETAIL DELIVERY LAYOUT:**



**Suite E:** Retail operations will be conducted from Suite E at 5600 Pioneer Creek Drive in Maple Plain. Entrance into Suite E is controlled by 2 security access doors with cameras recording all activity both inside and outside.

**Retail Prep/Packaging Area:**



Retail products deliveries will be received through the same front door to Suite E during regular business hours. Admin Suite F has a doorbell just inside the front entrance for employees to receive deliveries if someone is not available in Suite E.

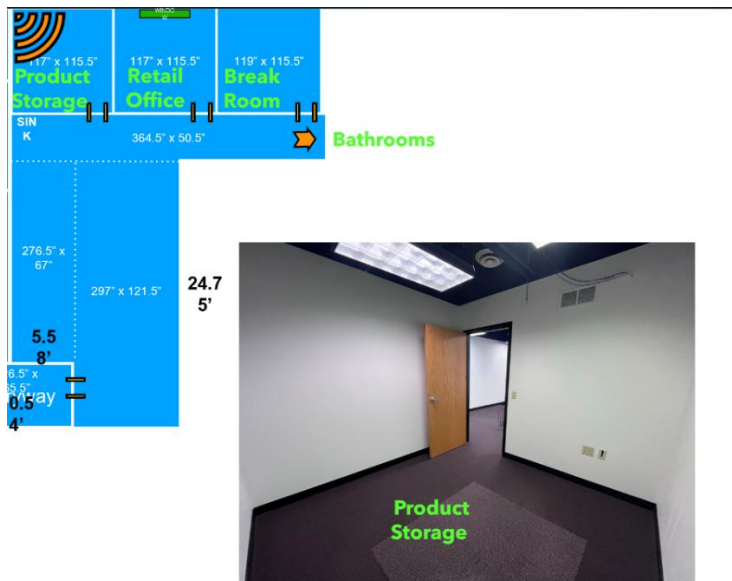
Zomer Farms employees will fill all online orders from our available inventory in the secured Product Storage Room (pg 3). Delivery drivers will enter through both secured doors leading into Suite E to collect their next deliveries.

One 15' prep table will be located on the West wall with plenty of working space for employees. The handwashing station is located in between the Product Storage Room and

Order Prep Area, providing easy access for proper hygiene. Bathrooms are located through a secure door accessed near the Break Room.

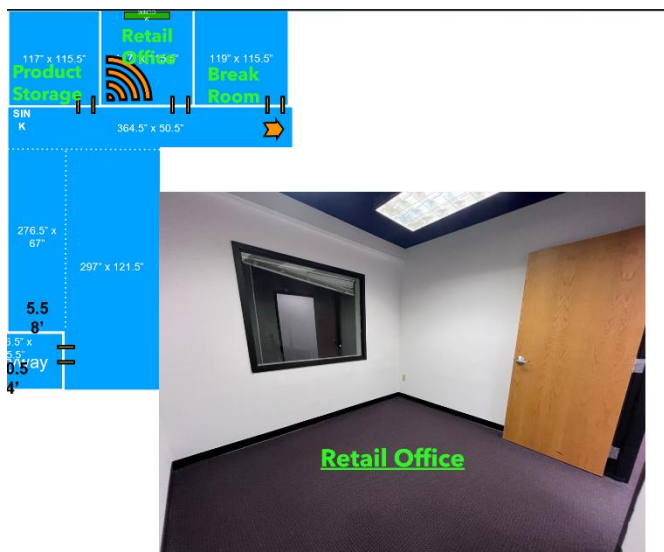
**Product Storage/Vault:**

Produce Storage/Vault door will be closed/locked during non-business hours, with 24/7 video surveillance inside and out. All retail products will be stored in this locked room, with 24/7 video surveillance (*per State guidelines*).



**Retail Office:**

The Retail Office will have key card access for Manager access/entry.

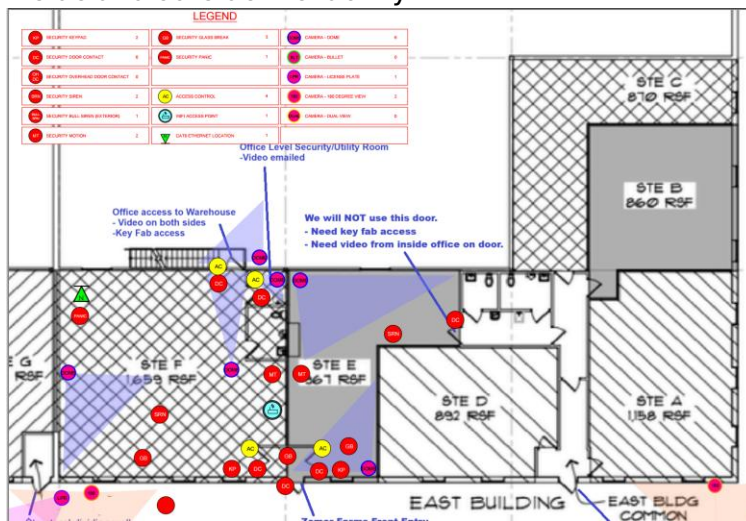


**Key Card Badge Access:**

Only Managers will have recorded badge access to the Product Storage Vault and Retail Office. Retail employees will have key card access into Retail/Suite E and Retail bathrooms during regular business hours only. Retail employees will NOT have access into Suite F/Admin.

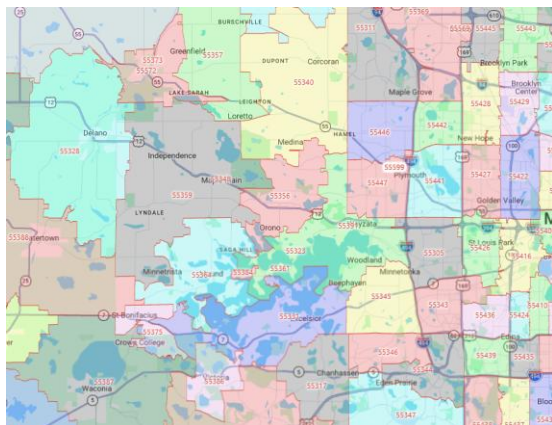
**SECURITY SYSTEM:**

Security system outlined below is armed and operational as of Monday, March 9, 2026. Some of the functions that will enable us to operated safely and efficiently include: license plate readers (LPR) on site to identify suspicious vehicles, panic buttons for employees to use if requested, tracking systems for delivery vehicles and high-definition cameras both inside and outside the facility.



**DELIVERY AREA:**

The West Suburban areas are limited in access to Medical (and Adult-Use) cannabis. Zomer Farms believes there is an opportunity to fill this need by providing delivery and curb-side pick-up services to this underserved area.



Zomer Farms delivery area will be organized via Zip Code, which provides a streamlined system for efficient delivery routes. Our online retail vendors provide a robust delivery system, seamlessly connecting with the State's Metrc reporting system and providing Zomer Farms with the ability to control traffic for pick-ups and create efficient routes for our delivery drivers.

Current plans would provide delivery services West to Delano, North to Buffalo/Corcoran, East to Plymouth and South to Victoria.

### **DELIVERY DRIVERS:**

Zomer Farms, LLC will begin delivering via current owner/employees and hope to expand by utilizing a licensed delivery service (*currently 7 licensees active, with 36 preliminarily approved*). We anticipate no more than 2-4 delivery drivers at any one time during the business hours identified above. All deliveries will be conducted pursuant to relevant MN Statutes, Rules and Regulations, including but not limited to Minn. Stat. 342.42, MN Admin Rule 9810.1100 & 9810.2600.

### **CURBSIDE PICK-UP/PARKING:**

Parking for both Pick-Up and/or Delivery Drivers will be on the front of the building facing Pioneer Creek Drive. There will be sufficient parking available at all times for 2-4 delivery drivers to pick up deliveries with an additional 2 spots directly in front for curbside pickup.

Please note that all curbside pickups will be BY APPT ONLY with retail customers selecting their pick-up times via 15 minute windows through the online ordering system to control traffic flow.



**CITY OF MAPLE PLAIN, MINNESOTA  
PLANNING COMMISSION**

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**Concept Plan Review – Proposed Multifamily Townhome Development  
Property Located Adjacent to 5370 Highway 12, Maple Plain, MN**

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<b>To:</b>	Planning Commission
<b>From:</b>	Mark Kaltsas, City Planner
<b>Meeting Date:</b>	June 4, 2026
<b>Developer/Applicant:</b>	Equinox Development Partners
<b>Owner:</b>	Outcome Limited Partnership
<b>Location:</b>	Adjacent to 5370 and 5330 Highway 12, Maple Plain, MN
<b>PID No's:</b>	24-118-24-34-0083 and 24-118-24-34-0020
<b>Application Type:</b>	Concept Plan Review – Multifamily Townhome Development

**Request:**

**CONCEPT PLAN REVIEW** – Equinox Development Partners (Developer) is presenting a concept plan for the proposed redevelopment of approximately 6.5 acres of land adjacent to 5370 Highway 12 in Maple Plain, Minnesota. The Planning Commission is asked to review and provide feedback on the following:

- Concept plan review of a proposed approximately 85-unit rental townhome development on the subject property.
- Evaluation of the general land use compatibility of the proposed development with the applicable Mixed-Use Budd Avenue (MUB) zoning district and the City’s Comprehensive Plan.
- Preliminary feedback on site access, pedestrian connectivity, and other site design considerations relevant to any future formal land use application.

**Important Note: Scope of Review:** This is a concept plan review only and does not constitute approval of any land use application, site plan, subdivision plat, or any other City action. No formal approval is requested or required at this time. The purpose of this review is to provide the developer with early, high-level feedback from the Planning Commission on land use compatibility and site design considerations that should be addressed if the project advances to a formal application.



**Property / Site Information:**

The subject property consists of approximately 6.5 acres located adjacent to 5370 Highway 12 in the City of Maple Plain. The property is currently zoned Mixed-Use Budd Avenue (MUB). Multifamily residential development, including townhomes, is a permitted use within the MUB zoning district. The site is located in proximity to Highway 12 and Pioneer Creek Drive, which present both opportunities and constraints related to access, circulation, and pedestrian connectivity.

<b>Property Location:</b>	Adjacent to 5370 and 5330 Highway 12, Maple Plain, MN
<b>PID:</b>	24-118-24-34-0083 and 24-118-24-34-0020
<b>Site Area:</b>	Approximately 6.67 acres
<b>Current Zoning:</b>	Mixed-Use Budd Avenue (MUB)

<b>Comprehensive Plan:</b>	Mixed-use
<b>Proposed Use:</b>	Approximately 85 rental townhome units
<b>Use Permitted?</b>	Yes - Multifamily residential/townhomes are a permitted use in the MUB district
<b>Current Site Conditions:</b>	Vacant, with pavement and outdoor storage remnants, existing building on the 5330 sites
<b>Adjacent Uses:</b>	Commercial, multi-family residential, industrial

**Discussion**

Equinox Development Partners has submitted a concept plan proposing the redevelopment of the approximately 6.67-acre properties adjacent to 5370 and including 5330 (used car lot) Highway 12 with approximately 85 rental townhome units. The concept plan is intended to facilitate early dialogue with the City regarding land use compatibility, site access, pedestrian connectivity, and other design considerations prior to submission of a formal land use application.

The property is zoned Mixed-Use Budd Avenue (MUB), within which multifamily residential development, including townhomes, is a permitted use. As such, the proposed land use is consistent with the applicable zoning district. However, a development of this scale and nature would be expected to advance through a formal land use process that would include, at minimum, a planned unit development (PUD) application, site plan review, and subdivision/platting. Those applications would be subject to full review and public hearing before the Planning Commission and City Council.

**Zoning and Land Use Compatibility**

The proposed townhome development is consistent with the MUB zoning district, which is designed to accommodate a mix of uses including multifamily residential. The following land use considerations are relevant for Planning Commission review:

- **Density:** Approximately 85 rental townhome units on 6.67 acres results in a density of approximately 13 units per acre. The proposed density is consistent with the intent of the MUB district and the City’s Comprehensive Plan.
- **Massing:** Commissioners should offer any preliminary feedback on layout, massing, and the visual character of the proposed development as it relates to adjacent uses and the Highway 12 corridor.
- **Setbacks:** Applicable MUB setback requirements would be evaluated at the time of a formal application. The Commission may wish to note any specific setback considerations for the Highway 12 frontage and any adjacent residential uses.
- **Landscaping and Screening:** Requirements for landscaping, buffering, and screening would be addressed through the site plan review process.

### **Access and Circulation**

Site access and circulation are key considerations for this development given the property's location along the Highway 12 corridor. The following access elements have been identified in preliminary discussions:

- **Pioneer Creek Drive Connection:** The developer has secured the ability to connect the development north to Pioneer Creek Drive, which would provide a local internal access point. This connection is viewed favorably as it reduces reliance on direct Highway 12 access for day-to-day trips.
- **Highway 12 Access:** The site plan contemplates vehicular access to Highway 12, which would be subject to review and approval by the Minnesota Department of Transportation (MnDOT). The Commission should note that MnDOT access permits on principal arterials are subject to access spacing requirements and may be conditioned or denied. The developer should be required to demonstrate MnDOT support or approval for any proposed Highway 12 access as part of a formal application.
- **Internal Circulation:** The concept plan should demonstrate adequate internal circulation for emergency vehicles, moving trucks, and resident parking. These elements will be evaluated in detail during site plan review.

### **Pedestrian Connectivity**

The City has expressed interest in evaluating pedestrian connectivity opportunities for the site as part of the concept review. The following pedestrian-related considerations should be noted:

- **HAWK Signal Connection:** The City has identified the potential for pedestrian access points toward Highway 12 and the existing HAWK pedestrian signal as a priority. Any future formal application should demonstrate how the development's pedestrian network would connect to the HAWK signal to improve safe crossing access for residents.
- **Internal Pedestrian Network:** The concept plan should include a connected internal pedestrian network linking residential units, common areas, parking, and access points to the public street system and to the trail on Pioneer Creek Dr.
- **Regional Trail/Sidewalk Connections:** The Commission may wish to consider connectivity to any existing or planned sidewalks, trails, or bike facilities in the area as part of its preliminary feedback.

### **Key Issues and Considerations for Planning Commission Feedback**

Staff recommends the Planning Commission provide preliminary feedback on the following key issues, which the developer should be prepared to address in any formal land use application:

- **Land use compatibility:** Is the proposed density and townhome use consistent with the intent of the MUB district and the Comprehensive Plan for this area?
- **Site access:** Does the Commission have any preliminary concerns about the proposed access strategy, including the Pioneer Creek Drive connection and the proposed Highway 12 access point?
- **Pedestrian connectivity:** Does the Commission support the goal of connecting the development to the existing HAWK pedestrian signal, and are there additional connectivity expectations that should be incorporated?

- Site design and character: Does the Commission have any initial feedback regarding building orientation, massing, and the interface of the development with Highway 12 and adjacent properties?
- Formal application process: Does the Commission have any questions or direction for the developer regarding the anticipated formal land use process, including PUD, site plan review, and platting?

## Process / Next Steps

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This concept plan review does not constitute approval of any application and does not bind the City or the developer in any way. If the developer elects to proceed following concept plan feedback, the anticipated formal application process would include:

- Formal land use applications, including planned unit development (PUD) application, site plan review, and subdivision preliminary and final plat
- Public notice, public hearing, and Planning Commission recommendation
- City Council consideration and action on all land use approvals
- Environmental review, as applicable
- Coordination with MnDOT regarding Highway 12 access

## Staff Recommendation

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Staff recommends that the Planning Commission review the submitted concept plan and provide the developer with high-level, preliminary feedback on the land use, access, and pedestrian connectivity considerations identified in this staff report. No formal action is requested or required.

Staff requests the Planning Commission provide feedback on the following:

- General land use compatibility of the proposed approximately 85-unit rental townhome development with the Mixed-Use Budd Avenue (MUB) zoning district and the City's Comprehensive Plan.
- Preliminary input on the proposed access strategy, including the Pioneer Creek Drive connection and anticipated MnDOT-reviewed Highway 12 access.
- Direction on pedestrian connectivity expectations, including connection to the existing HAWK pedestrian signal on Highway 12.
- Any additional land use, site design, or process-related direction the Commission wishes to provide to the developer prior to a formal application.

## Attachments:

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- Concept Plan – Equinox Development Partners

# CONCEPT DESIGN - Maple Plain Townhomes



# Maple Plain Townhomes



April 13, 2026



# Project Summary

## Unit Count

Total of +/- 85 Townhomes

## Potential Unit Mix

- 1 Bedrooms
- 2 Bedrooms + Den
- 3 Bedrooms + Den

Variety of floor plans, including one level living units.

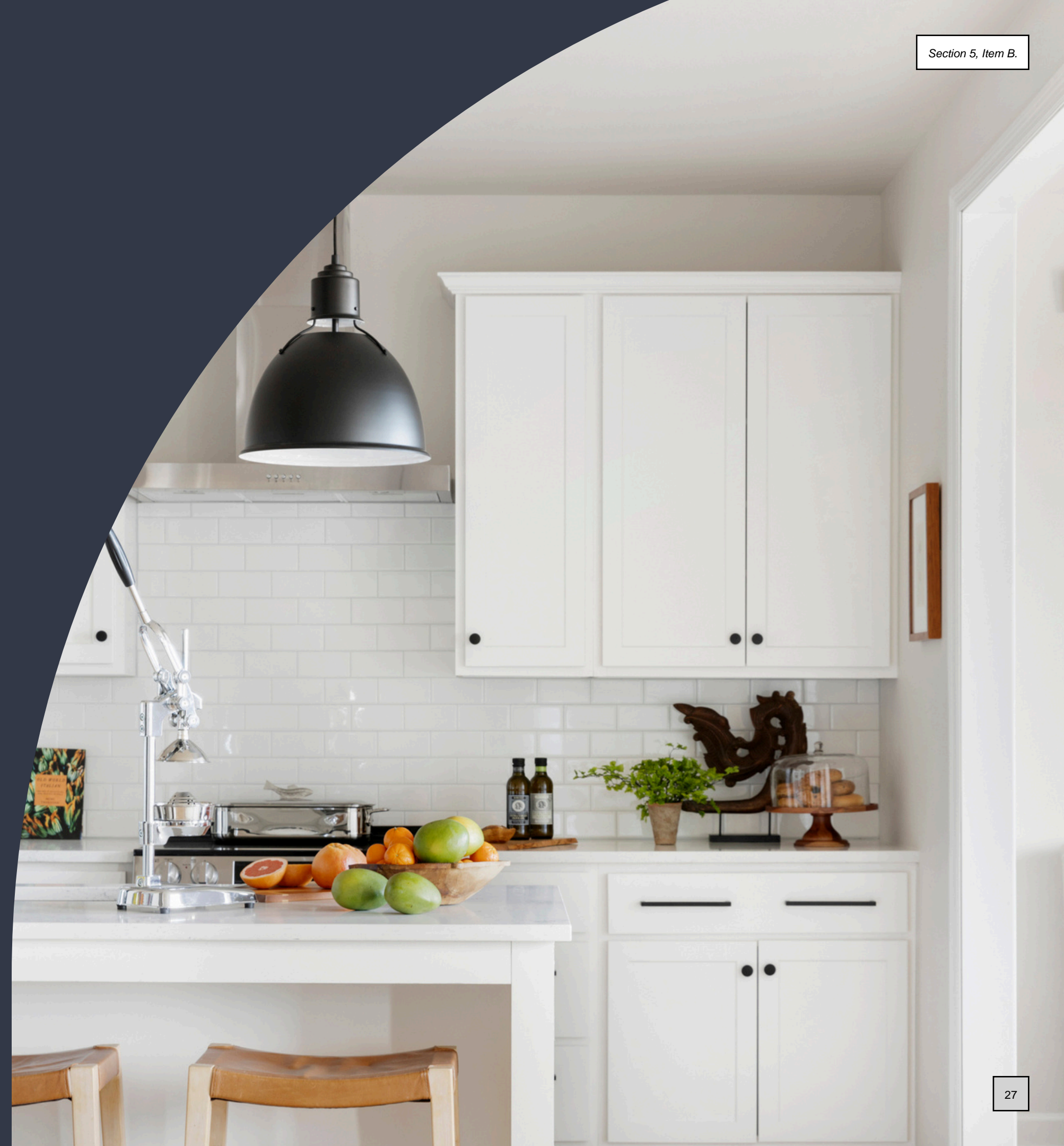


# Modern Design, Elegant Finishes, Upscale Amenities



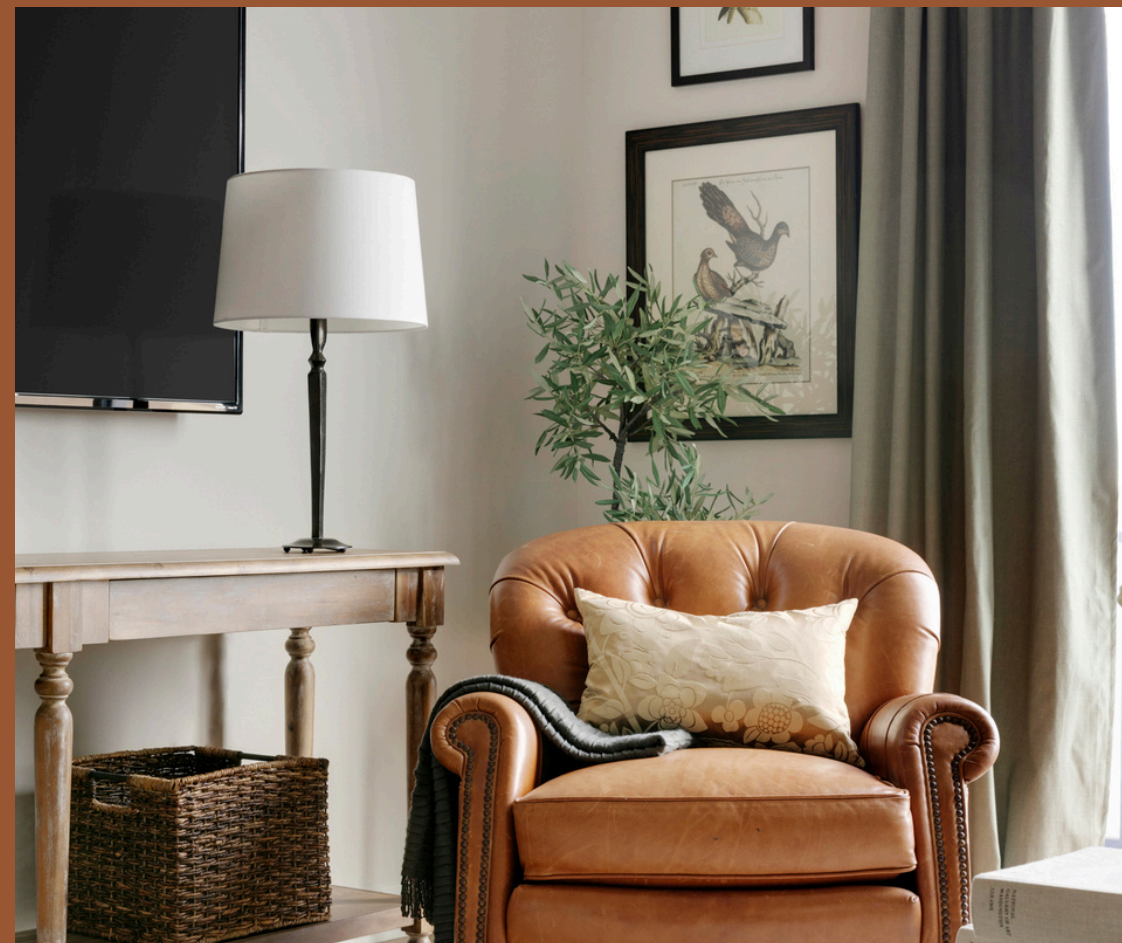
# Townhome Amenities

- Interior finishes consistent with new construction for-sale housing
- Private entries and oversized garages
- Upscale kitchens with quartz countertops and walk in pantries
- Full size washer and dryer
- Abundant natural light from well placed doors and windows
- Floor plans with multiple bedrooms and living spaces
- Generous room sizes and walk in closets



# Community Amenities

- Maintenance free living
- No shared spaces: private garage and private entry
- Near Baker Park Reserve
- Accessibility to Hwy 12
- Fitness Room and other community amenities to be determined



# Design Principles



2 Story Building Rendering



Traditional Style



Connectivity to Nature



Unity of Design



Clean, Fresh Materials



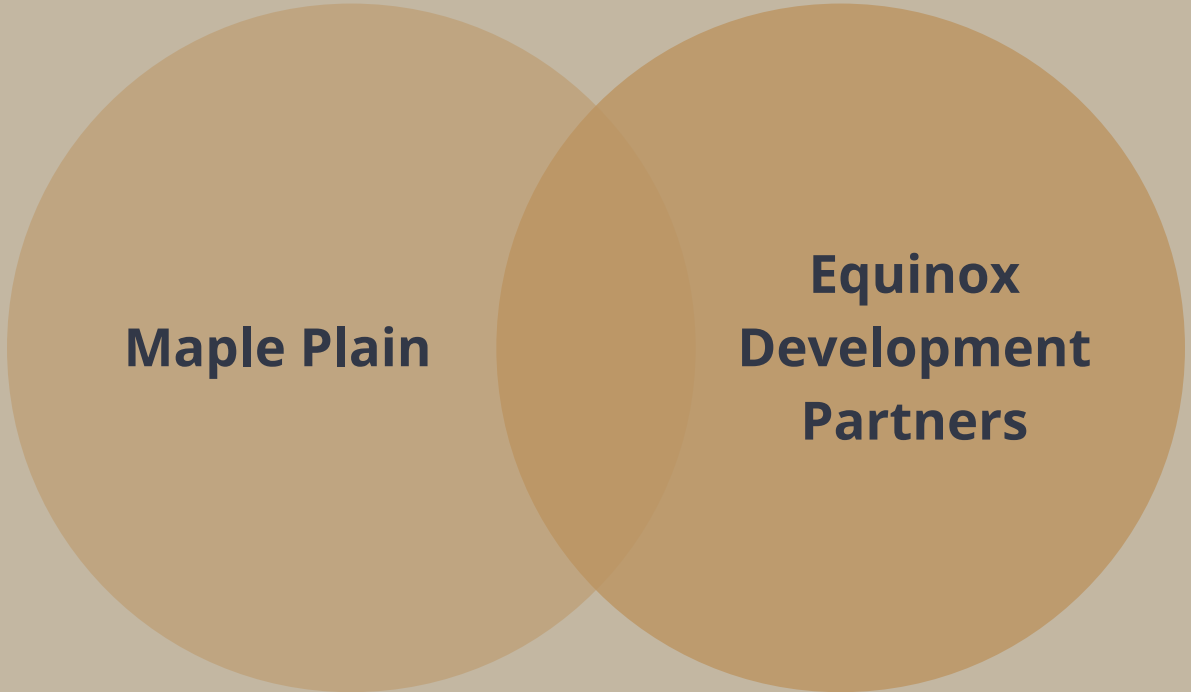
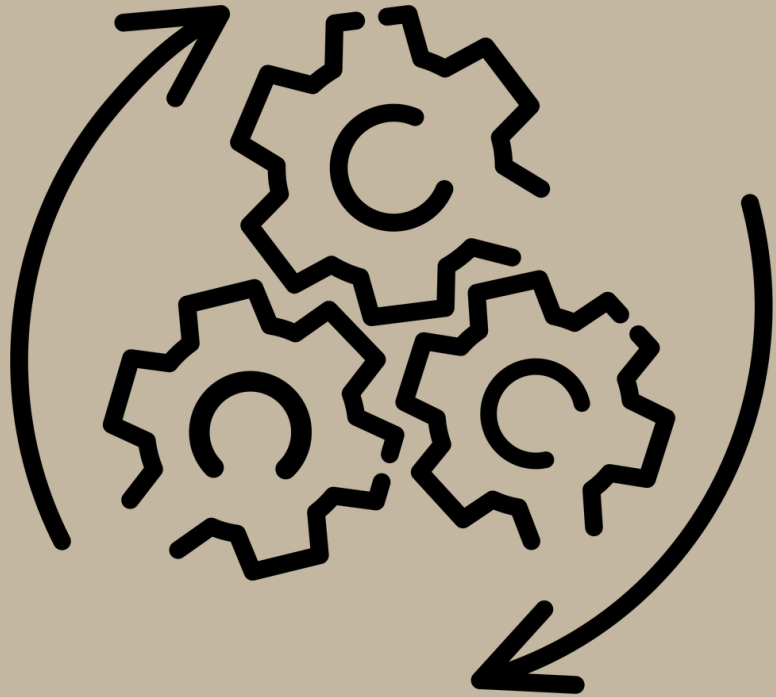
# Welcome Home

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Welcome to Maple Plain Townhomes. Built along State Highway 12 in a desirable west-metro community, this brand-new community will deliver high quality rental product to the market, complementing other new developments.

# Public Private Partnership







# Thank you

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Erin Mathern

Allison Mathern

Katelyn Murray