

Chairperson Desai opened the public hearing.

The following individuals addressed the commission regarding the project:

Mark Johnson, 2454 Schadt Dr E
Tammy Hartman, Verizon Wireless
Chris Greene, 2351 Tilsen Ave E

Chairperson Desai closed the public hearing.

Commissioner Yang moved to approve a conditional use permit resolution for a 125-foot communications tower to be constructed at 1210 Sterling Street South.

CONDITIONAL USE PERMIT RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Verizon Wireless has requested approval of a conditional use permit to permit a 125-foot communications tower.

1.02 The property is located at 1210 Sterling Street South and is legally described as:

PIN: 132822430022. The South seventy- four feet (S. 74') of the West Half of the Southeast Quarter (W 1/2 of SE 1/4) of Section 13, Township 28, Range 22, lying North of the South twenty-five (S. 25) acres, East of Sterling Street, and West of State Trunk Highway 494, it being the intention of the granters to convey a seventy-four foot (74') strip immediately to the North of the South twenty-five (S. 25) acres of the West Half of the Southeast Quarter (W 1/2 of SE 1/4) of Section 13, Township 28, Range 22.

AND

Outlot A, HIGHWOOD ESTATES NO. 2, according to the recorded plat thereof.

AND

That portion of the SW 1/4 of the SE1/4 of Sec. 13, T. 28, R.22, according to the Government Survey thereof, described as follows: Commencing at the SE corner of the SW 1/4 of the SE 1/4 of said Sec. 13, thence N. 50 rods, thence W. 80 rods to the Quarter Sec. line, thence S. 50 rods to the Sec. line, thence E. along the sec. line 80 rods to the place of beginning, being 25 acres, more or less.

Less and Except that portion of the property conveyed by the following: As referred to in Warranty Deed recorded as Instrument No. 2717756: The east one-half of Sterling Street right-of-way that is located in the south half of Section 13, Township 28, Range 22 which is south of the south line of the following- described property and south of the (easterly) extension of said south line: the north 487.99 feet of the SW 1/4 of the SE 1/4 of Section 13, Township 28, Range 22.

AND

Outlet A, Maplewood Highlands, Ramsey County, Minnesota according to the

recorded plat thereof.

As referred to in Warranty Deed recorded as instrument No. 2718516:
That part of the South 180.00 feet of the West 233.00 feet of the Southwest Quarter of the Southeast Quarter of Section 13, Township 28, Range 22, Ramsey County, Minnesota lying East of the West 33.00 thereof.

Ramsey County
Abstract Property

Section 2. Standards.

- 2.01 City Ordinance Section 44-512(4) requires a Conditional Use Permit for the exterior storage of goods or materials.
- 2.02 Communication Towers Conditional Use Permit Standards. City Ordinance Section 44-1326.
1. Standards in this Code.
 2. Recommendations of the planning commission and community design review board.
 3. Effect of the proposed use upon the health, safety, convenience and general welfare of residents of surrounding areas.
 4. Effect on property values.
 5. Effect of the proposed use on the comprehensive plan.
- 2.03 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.
1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.
 2. The use would not change the existing or planned character of the surrounding area.
 3. The use would not depreciate property values.
 4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.
 5. The use would not exceed the design standards of any affected street.
 6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.
 7. The use would not create excessive additional costs for public facilities or services.

8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.
9. The use would cause minimal adverse environmental effects.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this conditional use permit request.

1. On March 18, 2025, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve this resolution.
2. On April 28, 2025, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The city council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions: (additions are underlined and deletions are crossed out):

1. All construction shall follow the plans approved by the city. The director of community development may approve minor changes.
2. The proposed construction must be substantially started within one year of council approval, or the permit shall become null and void.
3. The city council shall review this conditional use permit in one year.
4. This conditional use permit is conditioned upon the applicant allowing the collocation of other providers' telecommunications equipment on the proposed tower. The applicant shall submit a letter to staff allowing collocation before a building permit can be issued.
5. The tower may not have any lighting on or illuminating the structure.
6. All wireless communication equipment on the ski jump must be removed when the new monopole tower is operational.

Seconded by Commissioner Eads

Ayes – All

The motion passed.

This item will go to the city council on April 28, 2025.

2. Comprehensive Plan Amendment Resolution, 1300 McKnight Road North

Michael Martin, AICP, Assistant Community Development Director, gave the presentation and answered questions from the commission.

Chairperson Desai opened the public hearing.

The following individuals addressed the commission regarding the project:

Chris Greene, 2351 Tilsen Ave E
Toni Thorwick, 2285 Tilsen Court E

Chairperson Desai closed the public hearing.

Commissioner Oszman moved to approve an amendment to the 2040 Comprehensive Plan's Future Lane Use Map to re-guide the parcels located at 1300 McKnight Road North from High-Density Residential to Employment.

COMPREHENSIVE PLAN AMENDMENT RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 John Fallin has requested approval of a comprehensive plan amendment.

1.02 The properties are located at 1300 McKnight Road North and are legally described as:

PINs: 242922330064 and 242922310012. That part of the West Half of the Southwest Quarter of said Section 24, Township 29, Range 22, Ramsey County, Minnesota bounded as follows:

On the North by a line drawn parallel with and distant 95 feet Southeasterly, as measured at right angles, from the center line of the main track of said railway company, as now located and established; on the West by the East line of the West 66 feet of the Southwest Quarter of Said Section 24 to a point on the West line of said Section 24 which is distant 450 feet South of the Southerly line of the 100 foot right of way of said railway company, said Southerly line being a line drawn parallel with and 56 feet Southeasterly as measured at right angles, from the center line of the main track of said railway company as originally located and established, and on the East by the East line of the Northwest Quarter of the Southwest Quarter of Section 24; excepting therefrom that part that lies Northwesterly of a line drawn parallel with and distant 8.5 feet Southeasterly, as measured at right angles from the center line of the most Southerly side track I.C.C. N.o. 114 of said railway company, as now located and established all in the County of Ramsey, State of Minnesota.

EXCEPT that part of said West Half of the Southwest Quarter of said Section 24, lying easterly of the centerline of the 99 foot wide road easement as described in document No. 2325930.

Section 2. Criteria.

2.01 The 2040 Comprehensive Plan states the document may require amending due to a property owner request to change land use designation to allow a proposed development or redevelopment.

2.02 The 2040 Comprehensive Plan amendment process follows the same City identified public hearing process as the major update process used to develop the 2040 Comprehensive Plan. Amendments are required to submit and gain approval from the Metropolitan Council.

Section 3. Findings.

3.01 The requested amendment would meet various amendment criteria outlined in the 2040 Comprehensive Guide Plan.

Section 4. City Review Process

4.01 The City conducted the following review when considering this amendment request.

1. On March 18, 2025, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve this resolution.
2. On April 14, 2025, the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The city council above-described comprehensive plan amendment is _____ based on the findings outlined in section 3 of this resolution. Approval is subject to and only effective upon the following conditions:

1. Review and approval by the Metropolitan Council as provided by state statute.
2. All users must comply with all conditions outlined in City Council Resolution No. 10-05-395 for a conditional use permit approved by the Maplewood City Council on May 10, 2010.

Seconded by Commissioner Yang

Ayes – All

The motion passed.

This item will go to the city council on April 14, 2025.

F. NEW BUSINESS

None

G. UNFINISHED BUSINESS

None

H. COMMISSION PRESENTATIONS

None

I. STAFF PRESENTATIONS

None

J. VISITOR PRESENTATIONS

None

K. ADJOURNMENT

Chairperson Desai adjourned the meeting at 8:08 p.m.