

MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, June 9, 2025
City Hall, Council Chambers
Meeting No. 11-25

J. NEW BUSINESS

- 1. Assisted Living Facility, 2615 Maplewood Drive**
 - a. Conditional Use Permit Resolution**
 - b. Design Review Resolution**

Community Development Director Parr gave the staff report. Matt Frisbie, President with Frisbie Companies, addressed council and provided further information.

Councilmember Lee moved to approve the conditional use permit resolution to construct a new 32-unit memory care facility at 2615 Maplewood Drive.

Resolution 25-06-2409
CONDITIONAL USE PERMIT RESOLUTION

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

Section 1. Background.

- 1.01 Matt Frisbie of Frisbie Companies has requested approval of a conditional use permit to construct a 32-unit assisted living facility.
- 1.02 The property is located at 2615 Maplewood Drive and is legally described as:

PIN: 09-29-22-12 -0014. Real property in the City of Maplewood, County of Ramsey, State of Minnesota, described as follows:

Parcel 1:

That part of Lot 8, W.H. Howard's Garden Lots, Ramsey County, Minnesota lying westerly of a line drawn parallel with and distant 50 feet westerly of Line A described below. Except the east 455 feet of the west 715 feet of the north 203 feet of said Lot 8. Also except the west 260 feet of said Lot 8.

Parcel 2:

That part of Lot 7, W.H. Howard's Garden Lots, Ramsey County, Minnesota lying westerly of a line drawn parallel with and distant 50 feet westerly of Line A described below. Except that part thereof lying westerly of a line drawn from a point on the north line of said Lot 7 distant 200.00 feet east of the northwest corner of said Lot 7 to the southwest corner of said Lot 7.

Parcel 3:

That part of Lot 6, W.H. Howard's Garden Lots lying westerly of a line drawn parallel with and distant 50 feet westerly of Line A described below and that lies northerly of a line described as follows: Commencing at a point on the north and south center line of Section 9, Township 29 North, Range 22 West

in Ramsey County, Minnesota, 19.7 feet north of the true northwest corner of the South 66 feet of said Lot 6; running thence in a southeasterly direction to a point on the west line of the St. Paul and White Bear Road, 19.7 feet south of the true northeast corner of said south 66 feet of said Lot 6, W.H. Howard's Garden Lots, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for the County of Ramsey.

Line A:

Beginning at a point on the north line of Section 9, Township 29, Range 22, Ramsey County, Minnesota distant 755.6 feet east of the north quarter corner thereof; thence run southerly at an angle of 90 degrees with said north section line for 540.9 feet; thence deflect to the left on a 20 degree 00 minute curve (delta angle 30 degrees 52 minutes 15 seconds) for 154.35 feet; thence on tangent to said curve for 125.26 feet; thence deflect to the right on a 20 degree 00 minute curve (delta angle 31 degrees 36 minutes 04 seconds) for 158.01 feet; thence on tangent to said curve for 93.03 feet; thence deflect to the right on a 02 degree 30 minute curve (delta angle 16 degrees 29 minutes 30 seconds) for 659.67 feet and there terminating.

(Abstract Property).

Section 2. Standards.

- 2.01 City Ordinance Section 44-46 requires a Conditional Use Permit for assisted living facilities.
- 2.02 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 May 20, 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 June 9, 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 approves the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:

1. All construction shall follow the approved plans, date-stamped May 6, 2025. 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 permit in one year.
4. A parking waiver is approved. The project will provide 28 surface spaces. If a parking shortage develops, the city council may require the construction of additional parking spaces.

Seconded by Councilmember Juenemann

Ayes – Mayor Abrams
Councilmember Cave
Councilmember Juenemann

The motion passed.

Councilmember Cave moved to approve the design review resolution to construct a new 32-unit memory care facility at 2615 Maplewood Drive.

Resolution 25-06-2410
DESIGN REVIEW RESOLUTION

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

Section 1. Background.

1.01 Matt Frisbie of Frisbie Companies has requested approval of design review to construct a 32-unit assisted living facility.

1.02 The property is located at 2615 Maplewood Drive and is legally described as:

PIN: 09-29-22-12 -0014. Real property in the City of Maplewood, County of Ramsey, State of Minnesota, described as follows:

Parcel 1:

That part of Lot 8, W.H. Howard's Garden Lots, Ramsey County, Minnesota lying westerly of a line drawn parallel with and distant 50 feet westerly of Line A described below. Except the east 455 feet of the west 715 feet of the north 203 feet of said Lot 8. Also except the west 260 feet of said Lot 8.

Parcel 2:

That part of Lot 7, W.H. Howard's Garden Lots, Ramsey County, Minnesota lying westerly of a line drawn parallel with and distant 50 feet westerly of Line A described below. Except that part thereof lying westerly of a line drawn from a point on the north line of said Lot 7 distant 200.00 feet east of the northwest corner of said Lot 7 to the southwest corner of said Lot 7.

Parcel 3:

That part of Lot 6, W.H. Howard's Garden Lots lying westerly of a line drawn parallel with and distant 50 feet westerly of Line A described below and that lies northerly of a line described as follows: Commencing at a point on the north and south center line of Section 9, Township 29 North, Range 22 West in Ramsey County, Minnesota, 19.7 feet north of the true northwest corner of the South 66 feet of said Lot 6; running thence in a southeasterly direction to a point on the west line of the St. Paul and White Bear Road, 19.7 feet south of the true northeast corner of said south 66 feet of said Lot 6, W.H. Howard's Garden Lots, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for the County of Ramsey.

Line A:

Beginning at a point on the north line of Section 9, Township 29, Range 22, Ramsey County, Minnesota distant 755.6 feet east of the north quarter corner

thereof; thence run southerly at an angle of 90 degrees with said north section line for 540.9 feet; thence deflect to the left on a 20 degree 00 minute curve (delta angle 30 degrees 52 minutes 15 seconds) for 154.35 feet; thence on tangent to said curve for 125.26 feet; thence deflect to the right on a 20 degree 00 minute curve (delta angle 31 degrees 36 minutes 04 seconds) for 158.01 feet: thence on tangent to said curve for 93.03 feet; thence deflect to the right on a 02 degree 30 minute curve (delta angle 16 degrees 29 minutes 30 seconds) for 659.67 feet and there terminating.

(Abstract Property).

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
2. That the design and location of the proposed development are in keeping with the character of the surrounding neighborhood and are not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Section 3. City Action

3.01 The above-described site and design plans are hereby approved based on the findings outlined in Section 3 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the design plans date-stamped May 6, 2025. Approval is subject to the applicant doing the following:

1. If the city has not issued a building permit for this project, repeat this review in two years.
2. All fire marshal and building official requirements must be met.
3. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, May 12, 2025.
4. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated May 13, 2025.

5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. All ground-mounted and roof-mounted mechanical equipment shall be screened according to the ordinance.
7. Any identification or monument signs for the project must meet the city's sign ordinance requirements and be designed to be consistent with the project's building materials and colors.
8. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
 - b. Submit a revised tree plan that preserves the two maple trees near the north property line.
9. The applicant shall complete the following before occupying the building:
 - a. Replace any property irons that were removed because of this construction.
 - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
 - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
 - d. Install all required outdoor lighting.
 - e. Install all required sidewalks and trails.
10. If any required work is not done, the city may allow temporary occupancy if:
 - a. The city determines that the work is not essential to public health, safety or welfare.
 - b. The City of Maplewood holds the above-required letter of credit or cash escrow for all required exterior improvements. If the building is occupied in the fall or winter, the owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year or within six weeks of occupancy if it is occupied in the spring or summer.
11. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Councilmember Juenemann

Ayes – Mayor Abrams
Councilmember Cave
Councilmember Juenemann
Councilmember Lee
Nays – Councilmember Villavicencio

The motion passed.