

James Nygard, 1110 County Road C E
Matt Frisbie, Frisbie Companies

Chairperson Desai closed the public hearing.

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

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 approved 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 _____ 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 Commissioner Oszman

Ayes – All

The motion passed.

This item will go to the city council on June 9, 2025.

F. NEW BUSINESS

1. Board and Commission Roles and Responsibilities Discussion

Mike Darrow, Assistant City Manager/Human Resources Director led a discussion on the Board and Commission Roles and Responsibilities. The Commission asked questions and offered comments.

No Action Required.

G. UNFINISHED BUSINESS

None

H. COMMISSION PRESENTATIONS

None

I. STAFF PRESENTATIONS

None

J. VISITOR PRESENTATIONS

None

K. ADJOURNMENT

Chairperson Desai adjourned the meeting at 7:55 p.m.