

**MINUTES**  
**MAPLEWOOD PLANNING COMMISSION**  
7:00 P.M. Tuesday, September 16, 2025  
City Hall, Council Chambers  
1830 County Road B East

**A. CALL TO ORDER**

A meeting of the Commission was held and called to order at 7:00 p.m. by Chairperson Desai

**B. ROLL CALL**

Tushar Desai, Chairperson	Present
Lue Yang, Vice Chairperson	Present
Paul Arbuckle, Commissioner	Present – Arrived at 7:03 p.m.
John Eads, Commissioner	Present
Allan Ige, Commissioner	Present
Tom Oszman, Commissioner	Present – Attended remotely via Zoom
Scott Wullschleger, Commissioner	Present

**Staff Present:** Danette Parr, Community Development Director  
Jon Jarosch, Assistant City Engineer  
Michael Martin, AICP, Assistant Community Development Director  
Mike Darrow, HR Director/Assistant City Manager  
Steve Love, Public Works Director/City Engineer

**C. APPROVAL OF AGENDA**

Commissioner Ige moved to approve the agenda as presented.

Seconded by Commissioner Eads Ayes – All (via roll call)

The motion passed.

**D. APPROVAL OF MINUTES**

**1. July 15, 2025 Planning Commission Meeting Minutes**

Vice Chairperson Yang moved to approve the July 15, 2025 Planning Commission Meeting Minutes as submitted.

Seconded by Commissioner Wullschleger Ayes – All (via roll call)

The motion passed.

**E. PUBLIC HEARING**

- 1. Century Ponds Proposed Development, 601 Century Avenue South**
  - a. Comprehensive Plan Amendment**
  - b. Ordinance Amendment Rezoning to PUD**
  - c. Wetland Buffer Variance**
  - d. Public Vacation of an Easement**
  - e. Preliminary Plat**

Michael Martin, AICP, Assistant Community Development Director, gave the presentation. Steve Love, Public Works Director/City Engineer, and Jon Jarosch, Assistant City Engineer, added further information. Deb Ridgeway, D.R. Horton, addressed the commission and answered questions.

Chairperson Desai opened the public hearing.

The following individuals addressed the commission regarding the project:

1. Deb Ridgeway, D.R. Horton
2. Mike Suel, D.R. Horton
3. Chuck Hanna - 2552 Hillwood Drive East
4. Marlys Howells - 566 Deer Ridge Lane South
5. Debbie Hager - 2670 Linwood Avenue East
6. Mike Hager - 2760 Linwood Avenue East
7. Bill Dorgan - 590 Deer Ridge Lane South

Chairperson Desai closed the public hearing.

Vice Chairperson Yang moved to approve a resolution amending the 2040 Comprehensive Plan's Future Land Use Map to re-guide the project properties from Park to Low Density Residential.

### **COMPREHENSIVE PLAN AMENDMENT RESOLUTION**

Resolution approving the comprehensive plan amendment re-guiding a portion of the property located at the southwestern corner of the intersection of Lower Afton Road East and Century Ave South from Park to Low Density Residential.

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

Section 1. Background.

- 1.01 D.R. Horton has requested approval of a comprehensive plan amendment.
- 1.02 The property is located at 601 Century Avenue South and is legally described as:  
(PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

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 Plan.
- 3.02 The proposed amendment is compatible with the surrounding residential neighborhoods.
- 3.03 Public utilities are available to provide services for the proposed residential use.
- 3.04 Adequate and safe access to the site can be provided from existing streets.

Section 4. City Review Process

- 4.01 The City conducted the following review when considering this amendment request.
  - 1. On September 16, 2025, the planning commission held a public hearing. 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 October 27, 2025, the city council discussed the comprehensive plan amendment. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

- 5.01 The 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 of the Metropolitan Council as provided by state statute.

Seconded by Commissioner Eads

(via roll call)

Ayes – Chairperson Desai  
Vice Chairperson Yang  
Commissioner Arbuckle  
Commissioner Eads  
Commissioner Ige  
Commissioner Oszman  
Nays – Commissioner Wulschleger

The motion passed.

Commissioner Ige moved to approve an ordinance amending Chapter 44 Zoning of the Maplewood City Code to establish PUD-01 Century Ponds as a Planned Unit Development (PUD) District.

**ORDINANCE NO. \_\_\_\_\_**

**An Ordinance Amending Chapter 44 Zoning of the Maplewood City Code to Establish PUD-01 Century Ponds as a Planned Unit Development (PUD) District for the Property Located at the Southwest Intersection of Lower Afton Road East and Century Avenue South**

The City Council of Maplewood ordains as follows:

**Section 1.** Chapter 44 is hereby amended to add the following Sections to Article II – District Regulations:

*Sec. 44-313. – PUD-01 \_\_\_\_\_*

1. Except as specified within this section, the PUD shall adhere to the requirements in the R-1S Small-Lot Single-Dwelling District and the R-3C Townhouse Residence District.
  
2. The following uses are permitted within PUD-01:
  - a. Principal Uses
    - i. Detached single-unit residential
    - ii. Townhouses
  - b. Accessory Uses
    - i. Accessory uses as listed in the R-1S district for single-unit residential lots
    - ii. Accessory uses as listed in the R-3C district for townhouse lots
  
3. Minimum dimensional requirements for each use within PUD-01 shall be as follows:
  - a. Single-Unit Residential Lots
    - i. 55-Foot-Wide Lots
      1. A minimum lot area of 6,600 square feet.
      2. A minimum lot width of 55 feet. Corner lots shall be at least 65 feet wide.
      3. A minimum lot depth of 120 feet.
    - ii. 65-Foot-Wide Lots
      1. A minimum lot area of 8,450 square feet.
      2. A minimum lot width of 65 feet. Corner lots shall be at least 75 feet wide.
      3. A minimum lot depth of 130 feet.
    - iii. Setbacks for all Single-Unit Lots
      1. A minimum front setback of 30 feet.
      2. A minimum rear setback of 30 feet.
      3. A minimum side setback of 7.5 feet on each side.
      4. A minimum corner side setback of 20 feet.
    - iv. A maximum building height of 35 feet.
    - v. A maximum building lot coverage of 40%.
  - b. Townhouse Lots
    - i. A minimum front setback of 30 feet from a private road.
    - ii. A minimum rear setback of 20 feet.

- iii. A minimum side setback of 20 feet.
- iv. A minimum separation between dwellings of 20 feet.
- v. A maximum building height of 35 feet.
- vi. A minimum of 35% of the townhouse portion of the development retained for green space.

4. Building Performance Standards

- a. No single-unit home shall be constructed that has the same floor plan or exterior facade as a home immediately adjacent to it or across the street.
- b. All single-unit homes and townhomes shall be constructed of building materials which mitigate the noise from the adjacent shooting range.

5. Miscellaneous Requirements and Performance Standards

- a. Signage
  - i. Monument signage shall be landscaped around the sign's base and designed to be consistent with the project's building materials and colors.
  - ii. Monument signage must meet city sign code requirements for residential development.
  - iii. Covenants for the maintenance of monument signage shall be recorded against the property.
- b. Parking
  - i. Parking is limited to one side of the street throughout the development.
- c. Landscaping
- d. All other general zoning requirements in the Maplewood City Code not addressed in this ordinance shall be met.

6. Development Plans. The site shall be developed, used, and maintained in conformance with the following Final PUD signed official exhibits:

- a. [Plans to be inserted with final ordinance]

**Section 2.** The Zoning Map of the City of Maplewood shall be amended by reclassifying the lands legally described as \_\_\_\_\_ from \_\_\_ to PUD-01 Century Ponds.

**Section 3.** This Ordinance shall be published and shall take effect following the approval of the final plat for the Century Ponds development.

Approved by the City Council of the City of Maplewood on \_\_\_\_\_, 2025.

Signed:

\_\_\_\_\_  
Marylee Abrams, Mayor

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Andrea Sindt, City Clerk

\_\_\_\_\_  
Date

Seconded by Commissioner Eads

(via roll call)

Ayes – Chairperson Desai  
Vice Chairperson Yang  
Commissioner Arbuckle  
Commissioner Eads  
Commissioner Ige  
Commissioner Oszman  
Nays – Commissioner Wulschleger

The motion passed.

Commissioner Eads moved to approve a resolution for a wetland buffer variance.

**WETLAND BUFFER VARIANCE RESOLUTION**

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

Section 1. Background

1.01 D.R. Horton has requested approval for a wetland variance buffer to allow grading and trail construction within the required buffer.

1.02 The property is located at 601 Century Avenue South and is legally described as:  
(PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

Section 2. Standards

2.01 City Ordinance Section 18-221 (d) (1) requires a minimum buffer width of 100 feet from Manage A Wetlands, 75 feet from Manage B Wetlands, and 50 feet from Manage C Wetlands.

- 2.02 City Ordinance Section 18-221 (h) (1) provides procedures for granting a variance to the wetland ordinance requirements and refers to the state statute where a variance may be granted when:
1. The variance is in harmony with the general purposes and intent of this ordinance;
  2. When the variance is consistent with the comprehensive plan; and
  3. When the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner; (3) the proposal will not alter the essential character of the locality.

### Section 3. Findings

3.01 The Maplewood City Council makes the following findings:

1. The proposed development meets the intent of city ordinance standards in the PUD zoning district, R-1S, and R-3C districts, and is consistent with the goals of the 2040 Comprehensive Plan.
2. The request is reasonable. The proposed improvements within the wetland buffer enhance stormwater management and increase public access to the development's natural areas. The site has several wetlands, and the proposed development will continue to protect and enhance them while creating a public amenity via a trail system that allows the public to enjoy the natural landscapes on the site.
3. The existing conditions on this property are unique and not caused by the property owner.
4. Overall, the proposed development of this site is in character with the surrounding uses, which include single-family residential areas. The preservation of 47% of the total site as green space provides a natural buffer between the new development and established neighborhoods and adds a public amenity to the community that is accessible to the existing neighborhood.

### Section 4. City Review Process

4.01 The City conducted the following review when considering the public vacation request.

1. On September 16, 2025, the planning commission held a public hearing. 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 October 8, 2025, the environmental and natural resources commission reviewed the request. The environmental and natural resources commission recommended that the city council approve this resolution.
3. On October 27, 2025, the city council discussed the wetland buffer variance request. They considered reports and recommendations from the planning commission, environmental and natural resources commission, and city staff.

Section 5. City Council Action

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. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
2. The site must be developed and maintained in substantial conformance with the following plans:
  - a. Wetland, grading and site plans, date-stamped July 22, 2025.

Seconded by Vice Chairperson Yang

(via roll call)

Ayes – Chairperson Desai  
 Vice Chairperson Yang  
 Commissioner Arbuckle  
 Commissioner Eads  
 Commissioner Ige  
 Commissioner Oszman  
 Nays – Commissioner Wulschleger

The motion passed.

Vice Chairperson Yang moved to approve a resolution for the public vacation of an easement.

**PUBLIC VACATION OF AN EASEMENT RESOLUTION**

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

Section 1. Background.

1.01 D.R. Horton has requested the Maplewood City Council to vacate the following portions of a wetland buffer easement.

That part of the Wetland Buffer Easement as described in Document No. 3510497, recorded in the office of the County Recorder, Ramsey County, Minnesota (said easement is in the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, said County), lying southerly of the following described line:

Commencing at the southeast corner of said Section 12; thence North 00 degrees 25 minutes 17 seconds West, assumed bearing along the east line of said

Southeast Quarter of the Southeast Quarter, a distance of 690.07 feet; thence South 89 degrees 34 minutes 43 seconds West 411.82 feet to the point of beginning of the line to be described; thence continuing South 89 degrees 34 minutes 43 seconds West 100.00 feet; thence North 68 degrees 09 minutes 42 seconds West 16.88 feet; thence North 71 degrees 45 minutes 54 seconds West 76.39 feet; thence South 60 degrees 00 minutes 57 seconds West 51.96 feet; thence North 85 degrees 38 minutes 32 seconds West 29.32 feet; thence South 89 degrees 34 minutes 43 seconds West 100.00 feet, and said line there terminating.

That part of the Wetland Buffer Easement as described in Document No. 3510497, recorded in the office of the County Recorder, Ramsey County, Minnesota (said easement is in the Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, said County), lying easterly of the following described line:

Commencing at the southeast corner of said Section 12; thence North 00 degrees 25 minutes 17 seconds West, assumed bearing along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 1048.95 feet; thence South 89 degrees 34 minutes 43 seconds West 401.32 feet to the point of beginning of the line to be described; thence South 100.00 feet; thence South 25 degrees 33 minutes 41 seconds East 13.55 feet; thence South 12 degrees 01 minutes 40 seconds East 30.92 feet; thence South 00 degrees 15 minutes 56 seconds East 40.24 feet; thence South 30 degrees 48 minutes 39 seconds West 5.18 feet; thence South 108.30 feet, and said line there terminating.

## Section 2. Criteria

- 2.01 Minnesota state statute requires that no vacation shall be made unless it appears in the interest of the public to do so.

## Section 3. Findings

- 3.01 The Maplewood City Council makes the following findings:
1. The existing wetland buffer easement does not align with the approved wetland delineation for the site.
  2. The vacation is not counter to the public interest.
  3. A new public wetland buffer easement will be dedicated to align with the approved wetland delineation for the site to replace the vacated easement.

## Section 4. City Review Process

- 4.01 The city conducted the following review when considering the public vacation request.
1. On September 16, 2025 the planning commission considered the public vacation request.
  2. On October 27, 2025 the city council discussed the public vacation request. City staff published two consecutive weeks of a meeting notice in the Pioneer Press and sent

notices to the surrounding property owners. The city council gave everyone at the hearing a chance to speak and present written statements. 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. The applicant shall provide and dedicate a new public wetland buffer easement that aligns with the approved wetland delineation.

Seconded by Commissioner Ige

(via roll call)

Ayes – Chairperson Desai  
Vice Chairperson Yang  
Commissioner Arbuckle  
Commissioner Eads  
Commissioner Ige  
Commissioner Oszman  
Nays – Commissioner Wulschleger

The motion passed.

Commissioner Eads moved to approve a resolution for a preliminary plat.

**PRELIMINARY PLAT RESOLUTION**

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

Section 1. Background.

1.01 D.R. Horton has requested preliminary plat approval.

1.02 The property is located at 601 Century Avenue South and is legally described as:  
(PIN: 12-28-22-11-0002 and 12-28-22-44-0002)

That part of the Southeast Quarter of the Northeast Quarter, lying Southwesterly of Lower Afton Road as described in Document 1613681, on file and of record in the office of the County Recorder, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Northeast Quarter of the Southeast Quarter, EXCEPT the East 1.6 Rods, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Also:

The Southeast Quarter of the Southeast Quarter EXCEPT the South 574.00 feet of the West 600.00 feet, Section 12, Township 28, Range 22, Ramsey County, Minnesota according to the government survey thereof, Ramsey County, Minnesota.

Abstract Property

Section 2. Criteria

2.01 City ordinance requires that subdivisions and platting are subject to the procedures and application requirements established in Ch. 34 Subdivisions of the Maplewood City Code.

Section 3. Findings

3.01 The Maplewood City Council makes the following findings:

1. The proposal meets the specific platting standards.
2. The physical characteristics of the site are suitable for the type of development and use being proposed.
3. The proposed development will not negatively impact the public health, safety, or welfare of the community.

Section 4. City Review Process

4.01 The City conducted the following review when considering the public vacation request.

1. On September 16, 2025 the planning commission held a public hearing. 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 October 27, 2025 the city council discussed the preliminary plat. 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. The Preliminary Plat approval shall expire one year from the date of the City Council approval unless a Final Plat has been requested or a time extension has been granted by the City Council.
2. The site must be developed and maintained in substantial conformance with the design and site plans, date-stamped July 22, 2025.

3. Concurrent approval of comprehensive plan amendment, variance, and easement vacation applications.
4. Applicant shall be responsible for payment of all costs associated with the preliminary plat application.
5. A preliminary plat opinion letter from the City Attorney detailing the requirements for fee title and plat recording.
6. Homeowner's association documents. The documents must specify that all owners in the Century Ponds plat are responsible for the ownership, management, and maintenance of the Outlots and infiltration basins and details on how the wetland buffer and infiltration basins are to be preserved and maintained. The requirement of a conservation easement and roles and responsibilities will be outlined in the required developer's agreement.
7. Applicant shall submit a Construction Management Plan for approval by the City's Public Works Director. This plan should include, at a minimum, the following items:
  - a. Project Contact info for residents to call/email with questions and complaints.
  - b. Hours and days of construction activity.
  - c. Outline of project communication to the adjacent neighborhood, which includes:
    1. Up-to-date project website that allows emails to be sent out when updates are made
    2. Option to receive updates for those without internet access
  - d. Construction traffic routing
    1. Including prohibiting construction traffic west of the site along Linwood Avenue.
  - e. Outline of how demolition and excavated material will be handled and stored.
  - f. A dust mitigation plan.
8. Applicant shall be responsible for the procurement of any and/or all local or public agency permits, including, but not limited to, the submittal of all required information for building permit issuance.
9. The approval of an MPCA sanitary sewer extension permit from the Metropolitan Council.
10. The applicant shall coordinate with the DNR regarding requirements relating to avoidance measures and/or the need for a Permit to Take regarding Sullivant's milkweed on site.

11. The applicant shall work with the contractor to phase grading as efficiently as possible for the site in order to more effectively implement the erosion and sediment control plan and Stormwater Pollution Prevention Plan.
12. Stormwater on site will be routed to temporary sediment ponds during construction and permanent stormwater basins post construction to be treated before draining into the wetlands on site.
13. The applicant will be required to adhere to the Minnesota Department of Natural Resources and the United States Fish and Wildlife Service guidelines on timeframes for tree removal.
14. Prior to the release of the Final Plat, the street names shall be reviewed and approved by the city.
15. Comply with conditions outlined in the September 4, 2025, Engineering Report.
16. Comply with conditions outlined in the September 4, 2025, Development Review report from Bolton & Menk.
17. Comply with conditions outlined in the September 8, 2025, Environmental Report.
18. Parking is limited to one side of the street in all areas of the development. Before the final plat, the applicant shall submit an exhibit indicating the location of the no-parking areas and where the mailboxes will be located. The applicant will be required to incur any costs associated with posting no-parking signs.
19. A Development Agreement shall be fully executed prior to the release of the Final Plat for recording.
20. Final sewer park availability charges shall be satisfied via cash dedication. Final park availability charges shall be memorialized in the Development Agreement.
21. The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.
22. Prior to the issuance of a building permit, the Applicant shall provide the recorded covenants for maintenance of the monument signs for neighborhood identification.
23. The development must further comply with all conditions outlined in City Council Resolution No. \_\_\_\_\_ for a PUD Rezoning \_\_\_\_\_ by the Maplewood City Council on October 27, 2025.

Seconded by Commissioner Ige

(via roll call)

Ayes – Chairperson Desai  
 Vice Chairperson Yang  
 Commissioner Arbuckle  
 Commissioner Eads  
 Commissioner Ige

The motion passed.

**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 8:27 p.m.