

MINUTES
MAPLEWOOD CITY COUNCIL
7:00 P.M. Monday, November 10, 2025
City Hall, Council Chambers
Meeting No. 21-25

J. NEW BUSINESS

2. Design Review and Parking Waiver Resolution, Seven Brews Coffee, 2982 White Bear Avenue North

Community Development Director Parr gave the presentation. Andrew Commers, Maple Branch, LLC, addressed council and shared additional comments.

Councilmember Lee moved to approve a design review and parking waiver resolution for a drive-thru coffee stand at 2982 White Bear Avenue North, subject to certain conditions of approval.

Resolution 25-10-2445
DESIGN REVIEW AND PARKING WAIVER RESOLUTION

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

Section 1. Background.

- 1.01 Seven Brews Coffee has requested approval for a design review and a parking waiver to construct a drive-thru coffee stand on the property located at 2982 White Bear Avenue North.
- 1.02 The property located at 2982 White Bear Avenue North is legally described as: That part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 29, Range 22, lying Easterly of the center line of White Bear Avenue and lying Northerly of the following described line and its Easterly and Westerly extensions: Commencing at said Northeast corner of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 56 minutes 16 seconds East, along said East line of the Southeast Quarter of the Northwest Quarter, a distance of 174.51 feet to the point of beginning of said line; thence South 89 degrees 03 minutes 44 seconds West, a distance of 711.79 feet to the center line of White Bear Avenue as described in Document No. 1813704 and there terminating. Together with the benefit of the easements created pursuant to Operation and Easement Agreement dated August 23, 1999, recorded August 26, 1999 as Document Number 3265663 and First Amendment filed May 25, 2011 as Document Number 4281218.
PIN: 022922240019

Section 2. Site and Building Plan Standards and Findings.

- 2.01 City ordinance 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.
- 2.02 The community design review board reviewed this request on October 21, 2025, and voted to approve it.
- 2.03 The proposal meets the specific findings for design review approval.

Section 3. City Council Action.

- 3.01 On November 10, 2025, the City Council discussed this resolution. They considered reports and recommendations from the Community Design Review Board and City staff.
- 3.02 The above-described site and design plans are hereby approved based on the findings outlined in Section 2 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the design plans. 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. The proposed building requires a building permit, and it must be constructed to meet the minimum requirements of the Minnesota State Building Code. The permit plans must address the code requirements as outlined in the building review comments.
 3. The site requires 207 parking stalls, and the project will necessitate the removal of 34 parking stalls. However, a parking waiver has been approved, allowing the site to have a total of 173 parking stalls. The city must approve any additional changes to the site plan to alter parking.
 4. The applicant must submit a plan review application to the environmental health official and obtain an annual food license.
 5. The applicant must satisfy the requirements in the engineering review memo by Jon Jarosch, dated October 10, 2025.

6. Per city ordinance standards, all mechanical equipment and trash receptacles shall be screened from the view of all residential properties and adjacent public streets.
7. Before 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. The applicant must provide a tree preservation plan and a revised landscape plan as outlined in the environmental review comments.
 - c. The canopy structure cannot extend over the property line. The applicant can prepare an easement for the encroachment, which must be provided to the city for review, or apply to adjust the south lot line so that the canopy does not encroach over the lot line.
 - d. A copy of all shared agreements for the property and the neighboring properties. The property must have a cross-access and shared parking agreement in place with the adjacent properties.
 - e. An updated lighting plan, including architectural plans, a detailed description of each luminaire, and a site plan showing the light spread at the property lines. The elevations must show the location of wall-mounted lighting.
8. 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.
9. 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. The owner or contractor

shall complete any unfinished exterior improvements by June 1 of the following year, provided occupancy of the building occurs in the fall or winter, or within six weeks of occupancy if it occurs in the spring or summer.

10. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Councilmember Juenemann

Ayes – All

The motion passed.