

**AGENDA  
MAPLE PLAIN PLANNING COMMISSION  
MAPLE PLAIN CITY HALL  
NOVEMBER 7, 2013  
7:00 PM**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ADOPT AGENDA**

**IV. CONSENT AGENDA**

A. Approval of the September 5, 2013 regular meeting minutes.

**V. PUBLIC HEARINGS**

A. 5540 Pioneer Creek Drive Variance Request

**VI. ADMINISTRATIVE REPORTS**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**IX. COMMISSION REPORTS & OTHER BUSINESS**

A. Carver-to-Baker Regional Trail Master Plan

B. Hennepin County Bicycle Listening Session

**X. VISITORS TO BE HEARD**

*Note: This is a courtesy extended to persons wishing to address the council who are not on the agenda. A completed public comment form should be presented to the city administrator prior to the meeting; presentation will be limited to 3 minutes. This session will be limited to 15 minutes.*

**XI. ADJOURN**

***Next meeting: Thursday, December 5, 2013, 7 p.m. at Maple Plain City Hall***

**City of Maple Plain Planning Commission  
Meeting Notes  
September 5, 2013  
Maple Plain City Hall  
7:00 PM**

**I. CALL TO ORDER**

**Chair Bliss called the meeting to order at 7:05 p.m.**

Present: Commission Chair Michele Bliss, and Commissioners Mardelle DeCamp, John Fay, Barb Rose, and Stephen Shurson; Council liaison, Dave Eisinger; Planning Consultant Tom Goodrum (MFRA); and Assistant to the City Administrator Maggie McCallum.

**II. PLEDGE OF ALLEGIANCE**

**III. ADOPT AGENDA**

Chair Bliss moved to provide update on the Commission Membership Amendment item under Commission Reports.

**Shurson moved to adopt the Agenda as amended; Fay seconded. Motion passed 5-0.**

**IV. CONSENT AGENDA**

**Fay moved to approve the Consent Agenda including edits to the meeting minutes; DeCamp seconded. Motion passed 5-0.**

Items approved under the Consent Agenda:

- a. Approval of the August 8, 2013 regular meeting minutes.

**V. PUBLIC HEARINGS**

**A. 5584 Main Street West Variance Request**

City Planner Tom Goodrum introduced the item, 5584 Main Street West Variance Request, for review and discussion by the Planning Commission. In addition, to open a public hearing on the item receive public input

Goodrum explained that the residential property owner, Scott Innes, located at 5584 Main Street, is seeking a variance for an accessory building on the property. He stated that the resident proposes to replace an existing garage with a new garage what would store his motor home, two vehicles and other personal items.

Due to the need to store larger items, Goodrum explained that the applicant is seeking variances in building height, garage door height, accessory building height and side-yard setback requirements.

Goodrum stated that is was an appropriate use for the site and recommended that the variances be approved with several conditions.

The variances include:

- Accessory building height from 16 feet to 20 feet (4 foot variance)
- Garage door height from 8 feet to 10 feet and 14 feet (2 and 6 foot variance)
- Accessory building size from 1,200 square feet to 1,316 square feet (116 square feet variance)
- Side yard (street side) setback from 35 feet to 20 (15 foot variance)

The conditions include:

- The submittal of the building materials for staff approval prior the issuing of a building permit
- The building permit musts verify the 20 foot setback from the HCSAH 83 right-of-way.
- The building permit shall be reviewed by the City Engineer to determine if adequate space is provided for the maintenance of the city storm sewer pipe.
- Storage within the building shall be used for residential storage and for property under the care of the land owner.
- The applicant must record the variance prior the issuance of the building permit and the final inspection should not be issued until proof of recording is provided or is satisfied by city staff.

### **Chair Bliss opened the Public Hearing at 7:25 p.m.**

Maple Plain resident, Dave Brand, expressed concern over allowing pole buildings within the R1 Residential Zoning District and setting a precedent for others.

Goodrum stated that staff is very sensitive about precedent setting and adhering to the future vision of the City; as presented in the Code. Nonetheless, he explained that some requests are circumstantial and should be treated on a case-by-case basis. Goodrum said that the variance request makes sense in this case because of the location and surroundings of this residential property.

Commissioner Fay agreed that they needed to be conscientious of precedent setting, however acknowledged that the property was uniquely situated by the railroad tracks, with County Road 83 travelling above the property to the West.

Fay highlighted the signed document by neighbors supporting the project. He expressed concern over the 14 foot door height.

Commissioner Shurson agreed that the property site location provided unique circumstances, however inquired into where and when the City would “draw the line” on some of these requests.

Commissioner DeCamp said that she did not have a problem with the height of the building because the property sits so low compared to the County road.

Goodrum explained that staff would write a resolution to the Council stating specifically why staff supports this project and why staff supports it in this circumstance. Goodrum stated that if other requests came forward, staff would be able to use their previous findings for comparison purposes for other projects.

Chair Bliss expressed appreciation for Shurson’s concerns. Bliss explained that variances are allowed as a means to request something beyond what the code allows. She stated that the structure would improve the property visually and that the property is along a road that has similar structures along the corridor. Bliss voiced support for the request.

**Chair Bliss closed the Public Hearing at 7:48 p.m.**

**Commissioner DeCamp moved to, recommend to the Council, approval of the variance requests with several conditions; Commissioner Rose seconded. Motion passed 4-1.**

**Commissioner Shurson opposed the variance request.**

B. 1510 Budd Avenue Variance Request

City Planner Tom Goodrum introduced the item, 1510 Budd Avenue Variance Request, for review and discussion by the Planning Commission. In addition, to open a public hearing on the item receive public input.

Goodrum explained that residential property owner, Marty Sarenpa, of the property located at 1510 Budd Avenue, is seeking a variance for an accessory building on the property. He stated that the resident proposes to construct a 2,000 squares foot structure for the purposes of storing a mobile home, cars, and other personal vehicles and items.

Due to the need to store larger items, Goodrum explained that the applicant is seeking variances building size and garage door height.

Goodrum stated that, after staff review, the structure is an appropriate use for the site and recommends approval of the variances with several conditions. He

explained that the original site plan placed the structure directly behind the neighboring properties backyard, but that the newest site plan moved the structure beside the railroad tracks.

Goodrum reviewed findings as to why staff is in support the variance request:

- The unique configuration of the lot allows the garage to be placed out of public view;
- The site is adjacent to a railroad and industrial uses on the north and west sides, thus minimizing its impact to the character of the surrounding area;
- The location of the garage within the unique configuration of the lot does not impact the orderly development or character of a typical city block or neighborhood;
- The garage size and height are needed to support the storage of a camper and other vehicles that are currently stored outside; and,
- Although the building meets the required setbacks, the City can require the building to be placed in a different location as part of the variance request if it is justified that the larger building would create a negative impact to the neighbors.

The variances include:

- Accessory building size from 1,200 square feet to 2,000 square feet (800 square foot variance); and,
- Garage door height from 8 feet to 12 feet (4 foot variance).

The Conditions include:

- The building permit shall be reviewed by the City Engineer to determine if drainage patterns are adequate addressed so as not to impact neighboring lots;
- Storage within the building shall be used for residential storage and for property under the care of the land owner; and,
- The applicant must record the variance prior the issuance of the building permit and the final inspection should not be issued until proof of recording is provided or is satisfied by city staff.

### **Chair Bliss opened the Public Hearing at 8:01 p.m.**

Assistant to the City Administrator, Margaret McCallum, read a statement that was provided by resident Greg Woullet, located at 1464 Budd Avenue. McCallum stated that Woullet has concerns over the proposed location of the structure. McCallum informed that Woullet was likely not aware of the plans to change the location of the structure.

Maple Plain resident and property owner, James Schultz, stated that the property located at 1510 Budd Avenue is currently being rented and asked whose storage would be in the structure.

Goodrum explained that storage would be limited to the property owner.

Marty Sarenpa said that he would be using the structure for his personal storage only.

McCallum provided to statements of support from property owners located at 1490 Budd Avenue and 1500 Budd Avenue.

Fay recognized the uniqueness of the application, similar to the uniqueness of the variance request on 5584 Main Street West. He explained that the residential property is zoned for Industrial and is located adjacent to the railroad. Fay expressed support for moving the structure alongside the railroad track instead of behind the neighboring property.

Shurson asked if there would be any tree loss on site.

Sarenpa stated that one tree would be lost for sure, but that he is going to try and save a second tree. He said that, either way, he would plant new trees to replace those that needed to be pulled.

**Chair Bliss closed the Public Hearing at 8:13 p.m.**

**Commissioner DeCamp moved to, recommend to the Council, approval of the variance requests with several conditions; Commissioner Fay seconded. Motion passed 4-1.**

**Commissioner Shurson opposed the variance request.**

**VI. ADMINISTRATIVE REPORTS**

None.

**VII. OLD BUSINESS**

A. 5330 Highway 12 Conditional Use Permit

**Commissioner Barb Rose abstained from this agenda item for personal reasons.**

City Planner Tom Goodrum introduced this item for review and discussion by the Planning Commission. Goodrum explained that this item was tabled at the August 1<sup>st</sup> Planning Commission meeting so that staff could get clarification on several items that came up at the Public Hearing.

Goodrum stated that the Commission asked for clarification regarding the accuracy of the site plan, the closing of the west access area, adequate maneuvering space for customer vehicles, impact on the neighboring properties, and the overall number of cars on site.

Goodrum provided an update on these items, stating that:

- The site plan was updated to be at a scaled drawing;
- The Fire Chief and Public Safety would support the closing of the west access;
- A maneuvering plan has been provided by staff that identifies potential customer and employee parking, and adequate maneuvering space that would avoid using the neighboring property's drive; and,
- The number of "for sale" cars on site will be dependent on the owner's ability to provide and maintain safe and adequate parking and maneuvering space within the site.

Goodrum recommended approval of the Conditional Use Permit amendment, which would allow for an increase in the number of vehicles on site, with the following conditions:

- The owner submit a parking plan that designates parking areas for "for-sale" vehicles, employee vehicles and customer vehicles, plus appropriate maneuvering area in compliance to city standards;
- That the plan allows for fire suppression and access needs per the direction of the Fire Chief and Public Safety;
- All areas, to be used for vehicle parking, be paved; and
- The two parcels, used for the business, be combined.

Bliss asked how many total vehicles would be allowed on site.

Goodrum stated that the application asked for an increase to allow for 34 vehicles. He said that staff is recommending up to 32. Goodrum explained that if the property owner closes the west access area that more cars could be placed in that area. Goodrum stated that it is hard to say an exact number, since cars vary in size.

Shurson expressed concern over vehicles being allowed to park so close to the Minnesota Department of Transportation (MnDOT) Right of Way (ROW).

Goodrum said that there has been conflicting reports as to where the MnDOT ROW begins. Nonetheless, Goodrum stated that there have never been complaints from MnDOT regarding the location of the parked cars. He said that if MnDOT can verify that the cars are in the ROW, that the property owner would have to comply with MnDOT.

Keller provided the Council with additional information on the proposed parking and maneuvering plan. He explained that he would paint the parking lot to clarify the difference between sales parking, employee parking and customer parking. Keller said that he would also put signage on site as well to assist in directing people.

Fay asked if the Police and Fire Departments had adequate access in case of an emergency.

Goodrum responded that the Police and Fire Departments do not need access to the site because they can adequately access the site from off-site.

Fire Chief Dave Eisinger explained that while the fire trucks do not need direct access of site, the firefighters do need enough space, about 8 to 10 feet, around the building for the fire hoses.

Shurson recommended a condition that would require 8 to 10 feet, of open space, around the building at all times.

Fay recommended that the CUP not have a limit on the number of cars allowed on site, but allow for the maintenance of any number of vehicles as long as customers can maneuver safely on site and that a space of 8 to 10 feet is maintained from the building at all times.

Goodrum explained that the property has never received a complaint and that it was City staff that approached the property owner to get in compliance.

Fay asked the Commission how they could address the neighbor's concern over customer's parking in their lot.

Shurson stated that there is a maneuvering space and plan in place.

Goodrum explained that if complaints are received, the maneuvering plan can be referenced.

**Commissioner DeCamp moved to recommend, to the Council, approval of the Conditional Use Permit Amendment with several conditions, including the added condition that would require an 8 – 10 foot space around the building; Commissioner Shurson seconded. Motion passed 4-0.**

**Commissioner Barb Rose abstained from voting on this item.**

## **VIII. NEW BUSINESS**

A. 5540 Pioneer Creek Drive Excavation and Grading Permit

City Planner Tom Goodrum introduced this item for review and discussion by the Planning Commission. Goodrum explained that the commercial business, Protolabs, is an excavation and grading permit for the expansion of a parking lot that will be located at 5540 Pioneer Creek Drive.

Goodrum informed that projects that excavate greater than 25 cubic yards or an elevation of more than 2 feet need to be reviewed by the Planning Commission. He explained that the City Engineer, Dan Boyum, reviewed the project and recommends a financial guarantee of the Project.

Goodrum stated that an existing parking lot on site has 18 foot stalls, and that the applicant is seeking 18 foot stalls for the proposed parking lot as well. He said that City Code requires 20 feet and as a result, the applicant would have to request a variance.

He explained that staff recommends that the applicant be allowed to start the excavation work and come back at a later date to seek the variance.

**Commissioner Shurson moved to recommend, to the Council, approval of the Excavation and Grading Permit for 5540 Pioneer Creek Drive; Commissioner Fay seconded. Motion passed 5-0.**

#### **IX. COMMISSION REPORTS & OTHER BUSINESS**

Chair Bliss provided an update on the Planning Commission Membership Amendment item that went to the City Council at the August 26, 2013 regular meeting. Bliss explained that she, Commissioner DeCamp and Commissioner Fay attended. She said that she told the Council that she was opposed to the idea of allowing non-residents serve on the Commission. Bliss stated that the Council moved to keep the status-quo.

Shurson thanked the Commissioners for attending the meeting.

#### **X. VISITORS TO BE HEARD**

None.

#### **XI. ADJOURN**

**Fay moved to Adjourn; Rose seconded. Motion passed 5-0. Meeting adjourned at 9:25 p.m.**

*Prepared by*



Maggie McCallum, Assistant to the City Administrator



Agenda Information Memorandum  
November 7, 2013 Maple Plain Planning Commission

**V. PUBLIC HEARINGS**  
**A. 5540 PIONEER CREEK DRIVE VARIANCE REQUEST: PROTO LABS**

**ACTION TO BE CONSIDERED**

To review a variance request for a commercial property, located at 5540 Pioneer Creek Drive, for a reduction in parking stall depth and in drive aisle width.

To hold a public hearing to accept public comment on the variance request, and to provide recommendation to Council.

**FACTS**

- In September, the City approved an excavation and grading permit for the expansion of a new parking lot located at 5540 Pioneer Creek Drive.
- During the review process, the applicant explained that they would like to stripe the new parking lot with parking stalls at a depth of 18 feet, instead of the City Code standard of 20 feet.
- The City approved the grading permit to allow for construction to commence before winter season, nonetheless required that the applicant file for a variance from code for a change in stall depth.
- Protolabs submitted a variance request to allow for parking stalls that are 18 feet in depth and a parking aisle that is 23 feet wide.
- The current adjacent parking lot was constructed a few years ago, and met all City parking standards that were in place at that time.
- Staff recommends approval of the variance reducing the parking stall depth from 20 feet to 18 feet, for the newly constructed parking lot, with one condition:
  - That the applicant records the variance with Hennepin County prior to the release of the grading escrow.

**ATTACHMENTS**

Attached on page(s) \_\_\_\_ through \_\_\_\_ is a report from City Planner, Tom Goodrum (MFRA), a site plan and survey of the applicant's property, and additional applicable information.

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# MEMORANDUM

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**TO:** Chair Bliss and Planning Commission  
**FROM:** Tom Goodrum, Planning Consultant  
**DATE OF REPORT:** October 29, 2013  
**DATE OF MEETING:** November 7, 2013  
**RE:** Parking Lot Variance at Proto Labs

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Chair Bliss and Planning Commission,

## **ACTION TO BE CONSIDERED**

Recommendation to the City Council regarding the reduction of parking stalls from 20 feet in depth to 18 feet and reduce the drive aisle width from 25 feet to 23 feet for a new parking lot at 5540 Pioneer Creek Drive.

## **STAFF REVIEW**

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In September the City approved an excavation and grading permit for the expansion of a parking lot along the northeast corner of the Proto Lab offices. As part of the review process the applicant noted that they would want to stripe the expanded parking lot stalls with a depth of 18 feet instead of the city standard of 20 feet. Upon that request, the city approved the grading permit for the parking lot so it can be installed prior poor weather but it was required that the applicant file for a variance for the different stall size.

The applicant has submitted a variance request for the parking stalls to be 18 feet in depth and their parking drive aisle to be at 23 feet based on the following:

- The proposed stall depth and drive aisle will be consistent with the stall depth and aisle of the existing adjoining lot
- The proposed depth and aisle width would reduce grading within a slope
- The parking will be used by employees familiar with a smaller the parking stall size
- The parking lot will have minimum parking movements as employees will park in the morning and leave at night with some movements during the lunch hour. This is different from a retail site where there are multiple parking maneuvers throughout the day.

Staff recognizes that Proto Lab constructed a previous parking lot on the west side of the site a few years ago that met the city parking standards. However, that lot is a stand-alone lot on a flat grade. The ability to incorporate city standard lot sizes was achievable for that lot. With the proposed lot connected to an existing lot and within a sloped area it is reasonable to accept the proposed staff size.

## **STAFF RECOMMENDATION**

Staff recommends approval of a variance to reduce the parking stall depth from 20 feet to 18 feet for the northerly parking lot expansion of the east lot with the following condition:

1. Record the variance at Hennepin County prior the release of the grading escrow.

Sincerely,

Tom Goodrum, City Planner, MFRA

CITY OF MAPLE PLAIN  
LAND USE APPLICATION REVIEW SIGN OFF



Name of Development Review Team Member:

Tom Goodrum

Firm/Agency:

MFRH

Materials Distributed: Date: 09/26/2013

Materials Received: Date: 9-26-13

Materials Provided:

Land Use Application

Project Narrative (in application)

Site Survey

Other applicable information

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information is complete

Brief Project Description: Protolabs, 5540 Pioneer Creek Drive, is requesting a variance from the current city code that requires 90 degree angled parking stalls to be 20 feet in length. Protolabs would like to have 18 foot stalls instead of the required 20.

Review Completed: Date: 10-2-13

Project does not require my review

Comments Returned: Date: 10-2-13

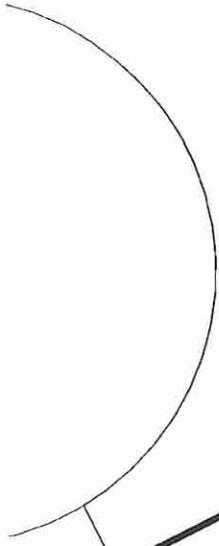
[Signature]  
Name (Signature)

10-2-13  
Date

Comments Received: Date: \_\_\_\_\_

\_\_\_\_\_  
Name (Signature)

\_\_\_\_\_  
Date



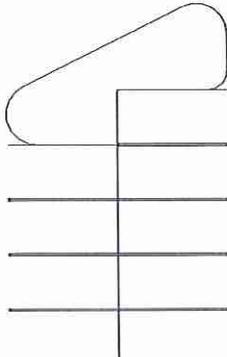
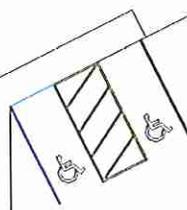
**PROTO  
LABS**

LT 1

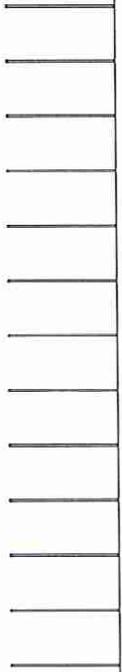
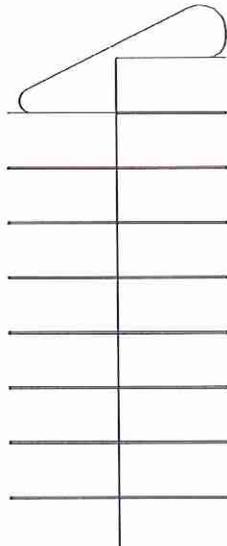
LT 1

18'

PROPERTY LINE



5



- GRADING NOTES**
- 1. All dimensions shown are in feet unless noted.
  - 2. All erosion control measures shall be installed prior to grading operations and maintained throughout construction.
  - 3. Slope grade posted on site as indicated on construction schedule shall be maintained.
  - 4. Slope grade posted on site as indicated on construction schedule shall be maintained.
  - 5. Slope grade posted on site as indicated on construction schedule shall be maintained.
  - 6. Slope grade posted on site as indicated on construction schedule shall be maintained.
  - 7. Slope grade posted on site as indicated on construction schedule shall be maintained.
  - 8. Slope grade posted on site as indicated on construction schedule shall be maintained.
  - 9. Slope grade posted on site as indicated on construction schedule shall be maintained.
  - 10. Slope grade posted on site as indicated on construction schedule shall be maintained.

**EROSION CONTROL NOTES**

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO. 1

DRAINAGE NO. 1

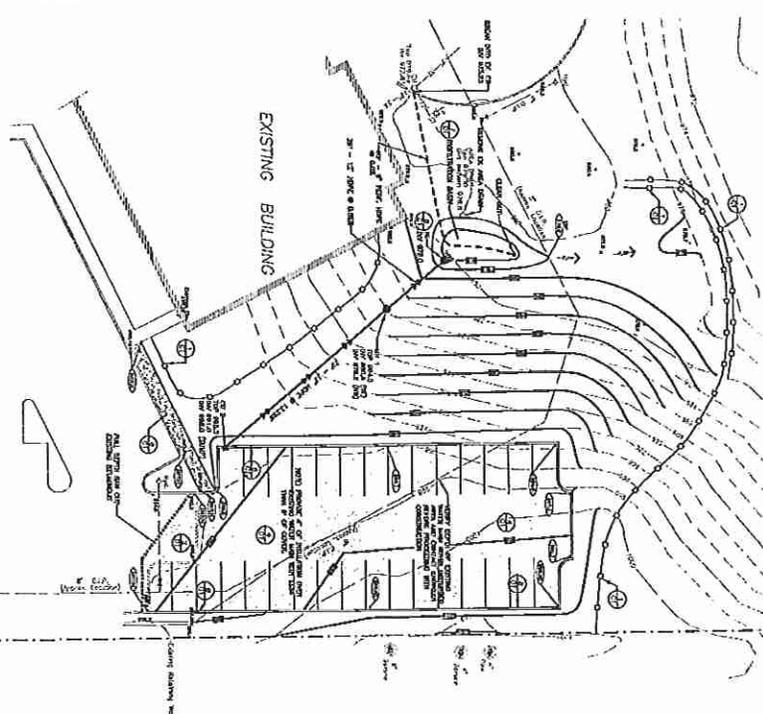
DATE: 11/11/11

SCALE: 1" = 10'

PROJECT: PROTO LABS - EAST PARKING LOT ADD'N

CITY OF MAPLE PLAIN

**PROGRESS PLAN**  
8-9-12

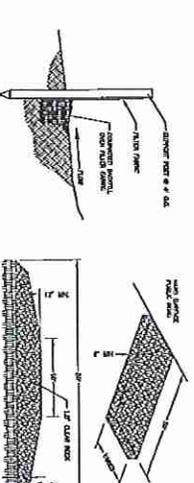
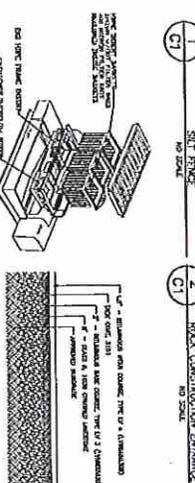
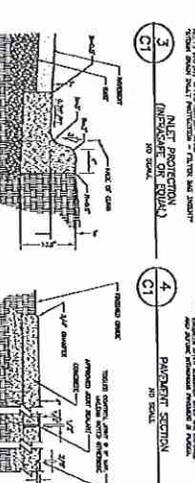
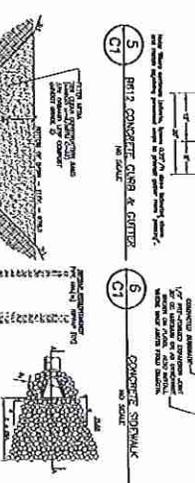
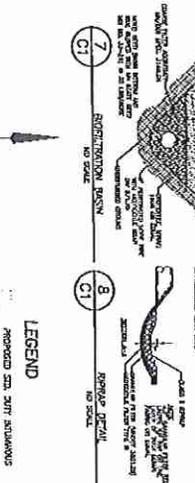


**SPECIFICATIONS**

- GENERAL**
1. GENERAL: The contractor shall be responsible for all work shown on this plan, including but not limited to:
    - a. Excavation, grading, and paving of all areas shown on this plan.
    - b. Installation of all structures, including catch basins, manholes, and drainage pipes.
    - c. Installation of all erosion control measures, including silt fences, sediment traps, and erosion control blankets.
    - d. Installation of all drainage systems, including storm sewers and culverts.
    - e. Installation of all utility lines, including water, gas, and electric.
    - f. Installation of all site furnishings, including signs, benches, and lighting.
    - g. Installation of all site improvements, including landscaping and site cleanup.
  2. MATERIALS: All materials shall be of the highest quality and shall conform to the specifications of the Minnesota Department of Transportation (MNDOT) and the City of Maple Plain.
    - a. All aggregate shall be of the highest quality and shall conform to the specifications of the Minnesota Department of Transportation (MNDOT).
    - b. All concrete shall be of the highest quality and shall conform to the specifications of the Minnesota Department of Transportation (MNDOT).
    - c. All steel shall be of the highest quality and shall conform to the specifications of the Minnesota Department of Transportation (MNDOT).
    - d. All pipe shall be of the highest quality and shall conform to the specifications of the Minnesota Department of Transportation (MNDOT).
    - e. All fabric shall be of the highest quality and shall conform to the specifications of the Minnesota Department of Transportation (MNDOT).
  3. CONSTRUCTION: The contractor shall be responsible for all construction operations, including but not limited to:
    - a. Excavation, grading, and paving of all areas shown on this plan.
    - b. Installation of all structures, including catch basins, manholes, and drainage pipes.
    - c. Installation of all erosion control measures, including silt fences, sediment traps, and erosion control blankets.
    - d. Installation of all drainage systems, including storm sewers and culverts.
    - e. Installation of all utility lines, including water, gas, and electric.
    - f. Installation of all site furnishings, including signs, benches, and lighting.
    - g. Installation of all site improvements, including landscaping and site cleanup.
  4. SCHEDULE: The contractor shall complete all work shown on this plan within the schedule of time shown on this plan.
    - a. The contractor shall complete all work shown on this plan within the schedule of time shown on this plan.
    - b. The contractor shall complete all work shown on this plan within the schedule of time shown on this plan.
    - c. The contractor shall complete all work shown on this plan within the schedule of time shown on this plan.
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    - f. The contractor shall complete all work shown on this plan within the schedule of time shown on this plan.
    - g. The contractor shall complete all work shown on this plan within the schedule of time shown on this plan.



- LEGEND**
- 1. PROPOSED 20' SLOPE
  - 2. PROPOSED 15' SLOPE
  - 3. PROPOSED 10' SLOPE
  - 4. PROPOSED 5' SLOPE
  - 5. PROPOSED 0' SLOPE
  - 6. PROPOSED 1' SLOPE
  - 7. PROPOSED 2' SLOPE
  - 8. PROPOSED 3' SLOPE
  - 9. PROPOSED 4' SLOPE
  - 10. PROPOSED 5' SLOPE
  - 11. PROPOSED 6' SLOPE
  - 12. PROPOSED 7' SLOPE
  - 13. PROPOSED 8' SLOPE
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  - 15. PROPOSED 10' SLOPE
  - 16. PROPOSED 11' SLOPE
  - 17. PROPOSED 12' SLOPE
  - 18. PROPOSED 13' SLOPE
  - 19. PROPOSED 14' SLOPE
  - 20. PROPOSED 15' SLOPE
  - 21. PROPOSED 16' SLOPE
  - 22. PROPOSED 17' SLOPE
  - 23. PROPOSED 18' SLOPE
  - 24. PROPOSED 19' SLOPE
  - 25. PROPOSED 20' SLOPE



**OPTION A**

**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
PROTO LABS - EAST PARKING LOT ADD'N  
CITY OF MAPLE PLAIN

Issued

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: \_\_\_\_\_  
Here: John A. Krause, Reg. No. 15525

**Rehder & Associates, Inc.**  
Civil Engineers, Planners and Land Surveyors  
2100 West Division, Suite 110 • Maple, Minnesota 55127  
612-431-5011 • FAX 612-431-5012 • E-MAIL: info@rehder.com

PROJECT NO.: 111-0501155 GRADING PLAN 05/11/13.DWG





Agenda Information Memorandum  
November 7, 2013 Maple Plain Planning Commission

**IX. COMMISSION REPORTS & OTHER BUSINESS**  
**A. CARVER-TO-BAKER REGIONAL TRAIL MASTER PLAN**

**ACTION TO BE CONSIDERED**

To receive an update from Commissioner Stephen Shurson on the proposed regional trail through the City of Maple Plain and the City of Independence.

**FACTS**

On October 29, the Three Rivers Park District held an open house to provide information on a proposed regional trail through the Cities of Independence and Maple Plain. The open house was scheduled as a means to receive input on the proposed trail.

**ATTACHMENTS**

None.



Agenda Information Memorandum  
November 7, 2013 Maple Plain Planning Commission

**IX. COMMISSION REPORTS & OTHER BUSINESS**  
**B. HENNEPIN COUNTY BICYCLE LISTENING SESSION**

**ACTION TO BE CONSIDERED**

To receive information regarding a Hennepin County Bicycle Listening Session.

**FACTS**

- Hennepin County and Three Rivers Park District seeking to revise the countywide bike and trail plan.
- The plan identifies bike and trail routes, sets priorities and goals, and establishes guidelines for bike routes and regional trails.
- The Navarre Community Initiative is hosting a meeting on November 20, 2013 at 7:00 pm to gain input on area bike trails.

**ATTACHMENTS**

Attached on page(s) \_\_\_\_ through \_\_\_\_ is an invitation to the Hennepin County Bicycle Listening Session scheduled for November 20.

# **BIKERS INPUT NEEDED!**

## **ATTENTION!**

DO YOU BIKE IN THE AREA AND USE THE BIKE TRAILS? DO YOUR CHILDREN BIKE IN THE AREA? DO YOU BELONG TO A CYCLING CLUB? THE **NAVARRE COMMUNITY INITIATIVE** IS HOSTING A MEETING TO GAIN INPUT FOR OUR AREA BIKE TRAILS. WE NEED YOU AND YOUR INPUT!

**WEDNESDAY NOVEMBER 20<sup>TH</sup> AT 7 PM**

**GRAY FRESHWATER INSTITUTE**

**2500 Shadywood Rd. (Rt. 19), Orono, MN**

Hennepin County and Three Rivers Park District are revising the countywide bike and regional trail plan. The plan identifies bike and trail routes, and sets priorities, goals, and guidelines for bike routes and regional trails.

Bring your friends, See you there.

"The Navarre Community Initiative - [Navarretoday@gmail.com](mailto:Navarretoday@gmail.com)",