

**MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, AUGUST 18, 2020
6:00 P.M.
(THIS MEETING WAS HELD REMOTELY VIA CONFERENCE CALL)**

A. CALL TO ORDER

Chairperson Kempe called the meeting to order at 6:00 p.m.

B. ROLL CALL

Chairperson, Bill Kempe	Present
Boardmember, Jason Lamers	Present
Vice Chairperson, Matt Ledvina	Present
Boardmember, Ananth Shankar	Present
Boardmember, Bruce Thompson	Absent

Staff Present: Michael Martin, Assistant Community Development Director

C. APPROVAL OF AGENDA

Boardmember Lamers moved to approve the agenda as submitted.

Seconded by Boardmember Ledvina. Ayes - All

The motion passed.

D. APPROVAL OF MINUTES

Boardmember Ledvina moved to approve the May 19, 2020, CDRB minutes as submitted.

Seconded by Boardmember Lamers. Ayes – All

The motion passed.

E. NEW BUSINESS

1. Design Review and Comprehensive Sign Review, Woodspring Suites, 1744 County Road D East

- i. Assistant Community Development Director, Michael Martin gave the report on the Design Review for Woodspring Suites, 1744 County Road D East and answered questions of the board.

Boardmember Shankar made a friendly amendment that is reflected in the motion below in bold and underlined.

Boardmember Shankar moved to approve the resolution for design review and a comprehensive sign review for project plans date-stamped July 28, 2020 for a new hotel to be constructed at 1744 County Road D East. (changes to the staff conditions are underlined and in bold):

1. Repeat this review in two years if the city has not issued a building permit for this project.
2. All requirements of the fire marshal and building official must be met.
3. Meet all requirements in the engineering report, dated August 7, 2020.
4. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
5. Rooftop vents and equipment shall be located out of view from residential properties to the south and west.
6. A comprehensive sign plan is approved for this site per the following conditions.
 - a. A maximum of two monument
 - b.
 - c.
 - d. s are approved for this site. A monument sign on the Bittersweet Lane side of the site may be up 140-square-feet in size. A monument sign on the Flandrau Street side of the site may be up to 80-square-feet in size. Monument signs shall not exceed 12 feet in height.
 - e. Two wall signs are permitted. One wall sign on the north elevation and one wall sign on the east elevation. Wall signs shall not exceed 100 square feet or 20 percent of wall face to which it is attached, whichever is less.
 - f. All signs require permits.
7. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. Revised site plan showing the parking lot front yard setback of 15 feet being met.
 - b. Revised landscaping plan showing at least nine trees being planted along Village Trail as required per this site's planned unit development.
 - c. 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.
8. The applicant shall complete the following before occupying the building:
 - a. Replace any property irons 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.
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 above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.
10. All work shall follow the approved plans. The director of community development may approve minor changes.
- 11. The applicant shall add brick to center bays on north and south elevation and on stair towers on north elevation. Brick shall extend to roof line.**

Seconded by Boardmember Lamers.

Ayes – Chairperson Kempe,
Boardmembers Lamers,
& Shankar

Nay – Boardmember Ledvina

All friendly amendments were agreed upon.

The motion passed.

Boardmember Ledvina voted nay because he disapproved of the building height.

2. Design Review, Maple Ridge Grocery and Convenience Stores, 2501 White Bear Avenue

- i. Assistant Community Development Director, Michael Martin gave the report on the Design Review and Comprehensive Sign Plan Amendment for Maple Ridge Convenience Store, 2501 White Bear Avenue.
- ii. Phil Hoey, representing the applicant, addressed and answered questions of the board.

Boardmember Shankar made a friendly amendment that is reflected in the motion below in bold and underlined.

Boardmember Shankar moved to approve the resolution for design review for project plans date-stamped April 27, 2020 for new grocery and convenience stores to be constructed at 2501 White Bear Avenue. (changes to the staff conditions are underlined and in bold):

- 1. Repeat this review in two years if the city has not issued a building permit for this

project.

2. All requirements of the fire marshal and building official must be met.
3. Meet all requirements in the design review resolution adopted by the city council on August 10, 2020.
4. **The applicant shall on the small building extend the brick on the middle bay from the window to the edge all the way up to the parapet.**
5. **The applicant shall on the HyVee store paint three bays of base three feet high.**

Seconded by Boardmember Lamers.

Ayes – Boardmembers Lamers,
Ledvina & Shankar

Nay – Chairperson Kempe

All friendly amendments were agreed upon.

The motion passed.

Chairperson Kempe voted nay because he does not like the brick on the smaller building.

F. UNFINISHED BUSINESS

None.

G. VISITOR PRESENTATIONS

None.

H. BOARD PRESENTATIONS

None.

I. STAFF PRESENTATIONS

None.

J. ADJOURNMENT

The meeting was adjourned by Chairperson Kempe at 7:14 p.m.