

MINUTES
MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD

6:00 P.M. Tuesday, September 20, 2022
City Hall, Council Chambers
1830 County Road B East

A. CALL TO ORDER

A meeting of the Board was held and called to order at 6:00 p.m. by Chairperson Kempe

B. ROLL CALL

Bill Kempe, Chairperson	Present
Jason Lamers, Boardmember	Present
Amanda Reinert, Boardmember	Absent
Ananth Shankar, Boardmember	Present
Tom Oszman, Boardmember	Present

Staff Present: Michael Martin, Assistant Community Development Director

C. APPROVAL OF AGENDA

Boardmember Lamers moved to approve the agenda as presented.

Seconded by Boardmember Shankar Ayes – All

The motion passed.

D. APPROVAL OF MINUTES

1. Approval of July 19, 2022 Community Design Review Board Meeting Minutes

Chairperson Kempe moved to approve the July 19, 2022 Community Design Review Board Meeting Minutes as submitted.

Seconded by Boardmember Oszman Ayes – All

The motion passed.

E. NEW BUSINESS

1. Design Review, Multifamily Residential Project, 1136/1160 Frost Avenue East

Michael Martin, Assistant Community Development Director, presented the Design Review, Multifamily Residential Project, 1136/1160 Frost Avenue East and answered questions from the Board.

Ari Parritz, Reuter Walton, addressed the Board and answered questions.

Scott England, DJR Architecture, addressed the Board and answered questions.

Kim Schmidt, 1800 Phalen Place, spoke against the proposed project.

Boardmember Lamers moved to approve a resolution for a design review for a Multifamily Residential Project, at 1136/1160 Frost Avenue East as proposed by staff, with friendly amendments underlined and in bold, below:

1. Obtain a conditional use permit from the city council for this project.
2. Repeat this review in two years if the city has not issued a building permit for this project.
3. All requirements of the fire marshal and building official must be met.
4. Satisfy the requirements set forth in the engineering review authored by Jon Jarosch, dated September 12, 2022.
5. Satisfy the requirements set forth in the environmental review authored by Shann Finwall, dated September 12, 2022.
6. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
7. Rooftop vents and equipment shall be located out of view from all sides of the property.
8. Any identification or monument signs for the project must meet the requirements of the city's sign ordinance. Identification or monument signs shall be designed to be consistent with the project's building materials and colors.
9. Prior to 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. A revised site plan with the dog park setback at least 50 feet from the south property line and the gazebo setback at least 50 feet from the west property line.
 - c. Revised floor plans showing all alcove – studio – units meeting the minimum floor area size of 580 square feet and that all units in the building have a minimum of 120 cubic feet of storage space.
 - d. A revised photometric plan that meets city code requirements.
10. 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.
 - e. Install all required sidewalks and trails.
11. 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.
12. All work shall follow the approved plans. The director of community development may approve minor changes.
13. **Move the trail to the opposite side of the drainage pond.**
14. **Enhance the vegetative break between the west side of the project and the residential properties.**
15. **Limit the amount of storage on the first-level patios.**

Seconded by Chairperson Kempe

Ayes – Kempe, Lamers

Nays – Oszman, Shankar

The motion failed.

Boardmember Shankar moved to approve a resolution for a design review for a Multifamily Residential Project, at 1136/1160 Frost Avenue East with the recommendation that the project density is reduced so all parking spaces can be underground.

Seconded by Boardmember Oszman

Ayes – All

The motion passed.

F. UNFINISHED BUSINESS

1. Design Review, Multifamily Residential Project, 2615 Maplewood Drive

Michael Martin, Assistant Community Development Director, presented the Design Review, Multifamily Residential Project, 2615 Maplewood Drive, and answered questions of the Board.

Matt Frisbie, Frisbie Properties and EF Maplewood LLC, addressed the Board and answered questions.

Boardmember Lamers moved to approve a resolution for design review for project plans date-stamped August 18, 2020, for the 72-unit multi-family housing building to be constructed at 2615 Maplewood Drive as proposed by staff, with the friendly amendment that conditions added to the 2020 approval be included with this approval (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 September 2, 2020.
- 4. Meet all requirements in the environmental report, dated September 8, 2020.

5. The applicant shall obtain all required permits from the Ramsey-Washington Metro Watershed District.
6. Rooftop vents and equipment shall be located out of view from all sides of the property.
7. Any identification or monument signs for the project must meet the requirements of the city's sign ordinance. Identification or monument signs shall be designed to be consistent with the project's building materials and colors.
8. Prior to 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. Submit to staff a screening plan detailing that all ordinance requirements are met in terms of screening on the north side of the north parking lot.
9. 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 lots and driveways.
 - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
 - d. Install all required outdoor lighting.
10. 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.
11. All work shall follow the approved plans. The director of community development may approve minor changes.
12. **All exposed walls of the basement of this building, on all sides, shall be faced with material and color that matches the material and color shown on the third floor of the building façade.**
13. **The applicant shall provide at least one speed bump on the north parking lot and the southeast parking lot approximately halfway in the middle of the parking lot.**
14. **The city and the applicant shall work together at this point or at a future date in terms of making a trail connection to the park to the west.**
15. **The applicant shall provide to the CDRB for review, a copy of the screening plan detailing that all ordinance requirements are met in terms of screening on the north side of the north parking lot.**

Seconded by Boardmember Oszman

Ayes – All

The motion passed.

G. BOARD PRESENTATIONS

None

H. STAFF PRESENTATIONS

None

I. VISITOR PRESENTATIONS

Kevin Schmidt, 1800 Phalen PI, spoke against the design of the proposed Frost Avenue project.

J. ADJOURNMENT

Chairperson Kempe adjourned the meeting at 7:01 p.m.