

Meeting is also available on Comcast Ch. 16 and streaming [vod.maplewoodmn.gov](http://vod.maplewoodmn.gov)

**AGENDA  
CITY OF MAPLEWOOD  
PLANNING COMMISSION**

7:00 P.M. Tuesday, September 17, 2024  
City Hall, Council Chambers  
1830 County Road B East

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

1. July 16, 2024 Planning Commission Meeting Minutes

**E. PUBLIC HEARING**

1. Conditional Use Permit Resolution, Harriet Tubman Center East, 2675 Larpenteur Ave E
2. Sign Variance Denial Resolution, Mister Car Wash, 3050 White Bear Ave N
3. Setback Variance Resolution, Larkin Dance Studio, 1400 Highway 36 E

**F. NEW BUSINESS**

None

**G. UNFINISHED BUSINESS**

None

**H. COMMISSION PRESENTATIONS**

**I. STAFF PRESENTATIONS**

None

**J. VISITOR PRESENTATIONS – *3 minute time limit per person***

**K. ADJOURNMENT**

## **WELCOME TO THIS MEETING OF THE PLANNING COMMISSION**

This outline has been prepared to help you understand the public meeting process.  
The review of an item usually takes the following form:

1. The chairperson of the meeting will announce the item to be reviewed and ask for the staff report on the subject.
2. Staff presents their report on the matter.
3. The Commission will then ask City staff questions about the proposal.
4. The chairperson will then ask the audience if there is anyone present who wishes to comment on the proposal.
5. This is the time for the public to make comments or ask questions about the proposal. Please step up to the podium and speak clearly. Give your name and address first and then your comments.
6. After everyone in the audience wishing to speak has given his or her comments, the chairperson will close the public discussion portion of the meeting.
7. The Commission will then discuss the proposal. No further public comments are allowed.
8. The Commission will then make its recommendation or decision.
9. All decisions by the Planning Commission are recommendations to the City Council. The City Council makes the final decision.

***“Welcome to the meeting of the Maplewood Planning Commission. It is our desire to keep all discussions civil as we work through difficult issues tonight. If you are here for a Public Hearing or to address the Planning Commission, please familiarize yourself with the Policies and Procedures and Rules of Civility, which are located near the entrance. At the podium please state your name and address clearly for the record.”***

Revised: 02/18