

July 1, 2026, Planning Commission Meeting Agenda



7:00 PM

Apple Valley Municipal Center
7100 147th Street West, Apple Valley

1. Call To Order
2. Approve Agenda
3. Consent Agenda
Consent Agenda Items are considered routine and will be enacted with a single motion, without discussion, unless there is a request to have any item separately considered. It will then be moved to the regular agenda for consideration.
 - A. Approve minutes of the April 1, 2026, meeting
4. Public Hearings
 - A. Consider text amendment to Planned Development No. 703 to allow additional ground signage in Zone 6.
5. Land Use / Action Items
6. Other Business
 - A. Review of Upcoming Planning Commission and City Council Meetings and Other Updates
7. Adjourn

Regular meetings are broadcast live on Charter Communications Cable Channel 180 and on the City's website at www.AppleValleyMN.gov.



ITEM:
MEETING DATE:
SECTION:

3.A.
July 1, 2026
Consent Agenda

Description: Approve minutes of the April 1, 2026, meeting	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

Approve minutes of the April 1, 2026, meeting.

Summary:

The minutes of the regular April 1, 2026, Planning Commission meeting are attached for your review and approval.

Background:

State statute requires the creation and preservation of meeting minutes, which document the official actions and proceedings of public governing bodies.

Budget Impact:

N/A

Attachments:

1. April 1, 2026 PC Minutes

City of Apple Valley
April 1, 2026, Planning Commission Regular Meeting Minutes

Minutes of the regular meeting of the Planning Commission of Apple Valley, Dakota County, Minnesota, held April 1, 2026, at 7:00 p.m., at the Apple Valley Municipal Center.

Present: Kurtz, Scanlan, Schindler, Mahowald, Sandahl, Prewitt, and Hlas

Absent: None

City staff members present were: City Attorney Hills, City Planner Dill, Planner Hayes, Assistant City Engineer Acosta, and Department Assistant Vincent.

1. Call to Order

Chair Kurtz called the meeting to order at 7:00 p.m.

2. Approve Agenda

Chair Kurtz asked if there were any changes to the agenda. No changes were noted.

Motion: of Scanlan, seconded by Hlas, approving the agenda including the updated agenda. Ayes - 7 - Nays - 0.

3. Consent Agenda

Motion: of Schindler seconded by Scanlan, approving the minutes of March 18, 2026, regular meeting. Ayes - 7 - Nays - 0.

4. Public Hearings

A. Moe’s Southwest Grill Conditional Use Permit and Variance for Class II Restaurant in the RB Zoning District

Chair Kurtz opened the public hearing.

Planner Hayes provided a brief presentation.

Commissioner Scanlan asked if any comments were received from Grace Lutheran Church. Planner Hayes stated that no public comments have been received. Commissioner Scanlan asked for clarification on the landscaping. Planner Hayes stated that the approved landscaping plan from 2020 will be re-evaluated.

Commissioner Scanlan asked if there were any options for mitigation of any smells and exhaust from the restaurant. Planner Hayes stated that a condition was added requiring vent hoods to be pointed east and away from neighboring properties and deferred to the applicant on any specifics related to the proposed ventilation systems.

Chair Kurtz asked who was in the space previously. Planner Hayes stated that it was a tobacco store.

Commissioner Hlas asked for clarification on the adjacent businesses. Planner Hayes identified Panda Express, Bruegger's Bagels, Dave's Hot Chicken, and Taco Bell.

Lisa McCormick was present on behalf of Moe's Southwest Grill for any questions. In response to questions about ventilation, Ms. McCormick stated she did not have the specifics, but that there is a state mechanical code that must be followed.

Commissioner Hlas asked about the hours of operation. Ms. McCormick stated the hours are 10:00 a.m. – 11:00 p.m.

Resident Pat Peterson, 818 Fireside Dr., shared concerns about parking, traffic, and pedestrian safety in the area. Planner Hayes said that the restaurant will have 36 indoor seats, which would require 12 parking spaces, and combined with the existing uses, a total of 26 spaces would be required. There are currently 35 spaces on site.

In response to parking availability, Ms. McCormick pointed out that customers typically use the drive-through at Dunkin rather than parking. Traffic will also not be coming in directly off Pennock Lane, as the entrance is on an internal private drive. There is also a sidewalk connection with a crosswalk from Pennock Lane where pedestrians can access the site.

Assistant City Engineer Acosta stated that staff is confident traffic will not be a concern requiring mitigation. The square footage of the restaurant and indoor seating are considered when modeling traffic. Staff are looking at Pennock Lane and traffic concerns separate from this application.

With no further comments, Chair Kurtz closed the public hearing.

Motion: of Scanlan, seconded by Hlas, to recommend approval of a resolution approving a conditional use permit and variance to operate a Class II restaurant in an RB – Retail Business zoning district and attaching conditions. Ayes - 7 - Nays - 0.

6. Land Use/Action Items

None

7. Other Business

The next Planning Commission meeting is scheduled for Wednesday, April 15, 2026, at 7:00 p.m. The next City Council meeting is Thursday, April 9, 2026, at 7:00 p.m.

8. Adjourn

Motion: of Scanlan, seconded by Hlas, to adjourn. Ayes - 7 - Nays - 0.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Breanna Vincent, Department Assistant
Approved by the Apple Valley Planning Commission on July 1, 2026.





ITEM:
MEETING DATE:
SECTION:

4.A.
July 1, 2026
Public Hearings

Description: Consider text amendment to Planned Development No. 703 to allow additional ground signage in Zone 6.	
Staff Contact: Sydnee Stroeing, Planner	Department / Division: Community Development

Action Requested:

Open the public hearing, receive comments, and close the public hearing. It is the policy of the Planning Commission not to act on an item on the evening of its public hearing. However, if there are no outstanding public comments or questions, and the Planning Commission concurs, staff recommends approval of an ordinance amending Article 28, Planned Development No. 703 to allow additional ground signage in Zone 6 under specific conditions.

Summary:

PHS Apple Valley Senior Housing, Inc. has requested a zoning text amendment to Planned Development No. 703 (PD-703) to allow an additional ground sign for continuum of care retirement communities in Zone 6. The applicant, Presbyterian Homes and Services (PHS), owns Orchard Path Senior Living Community at 5400 157th Street West and 15971 Cobblestone Lake Parkway South. The applicant proposes installing a second ground sign at the entrance of the new addition of their facility accessed from Cobblestone Lake Parkway South. The Zoning Code allows one ground sign per property for multifamily uses. The applicant is requesting an amendment to the signage provisions in PD-703 to allow one additional ground sign for their facility due to specific site conditions. Staff has drafted an ordinance that would allow two ground signs for lots in Zone 6 when specific conditions are met.

Staff is supportive of the amendment due to the specific conditions of the property and facility. The site is a large corner lot with access to multiple streets, has two addresses, and there is limited connectivity between the main building and the new addition. Allowing a second ground sign will improve wayfinding and reduce confusion when accessing the new addition to the facility.

Background:

Orchard Path was originally reviewed and approved by the City Council in 2016 as a three-phase project. The site plan and building permit authorization for the third and final phase was approved by the City Council on November 26, 2024, and construction is underway. The addition has a separate address, 15971 Cobblestone Lake Parkway South, from the remainder of the facility. The new address was required by the Fire Department because the south wing of the building is

accessed from Cobblestone Lake Parkway South, while the existing building is accessed at the main entrance at 157th Street West. The applicant states that limited internal connectivity between the existing building and the new addition makes external wayfinding essential for residents, visitors, vendors, mail carriers, and emergency responders.

Signage for this property is subject to Chapter 154 Signage Regulations and the signage provisions included within PD-703. Multifamily uses are allowed one ground sign or one building sign, but not both. Orchard Path has one existing ground sign and no building signage. There are no provisions in Chapter 154 or PD-703 that allow for additional ground signs for multifamily uses. Staff has drafted an ordinance to amend the signage provisions in PD-703 to allow one additional ground sign for lots in Zone 6 when the following conditions are met:

1. The permitted use is an apartment or continuum of care retirement community.
2. The lot must be a corner lot as defined in this chapter.
3. No building signs are on the building. Any existing building signs must be removed prior to installing any ground sign.
4. The ground sign(s) shall meet the requirements as set forth in Chapter 154: Sign Regulations of this Code.
5. The primary building on the lot has two or more separate, distinct street addresses and the ground signs are to serve the separate street addresses of the building.

Budget Impact:

N/A

Attachments:

1. Draft Ordinance
2. Location Map
3. Zoning Map
4. Applicant Narrative
5. Site Plan
6. Aerial of Campus
7. Sign Plans
8. Public Comment

CITY OF APPLE VALLEY
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF APPLE VALLEY, MINNESOTA,
AMENDING CHAPTER 155-APPENDIX F, ARTICLE 28 OF THE CITY CODE BY
AMENDING SIGNAGE REQUIREMENTS FOR PLANNED DEVELOPMENT NO.
703, ZONE 6.

The City Council of Apple Valley ordains:

Section 1. Chapter 155-Appendix F, Article 28 of the Apple Valley City Code is amended by adding Section A28-6(E)(4) to read as follows:

* * * *

(4) In Zone 6, up to two ground signs may be allowed per lot if the following conditions are met:

- (a) The permitted use is an apartment or continuum of care retirement community.
- (b) The lot is a corner lot as defined in this chapter.
- (c) No building signs are on the building. Any existing building signs must be removed prior to installing any ground sign.
- (d) The ground sign(s) shall meet the requirements as set forth in Chapter 154 Sign Regulation of this Code.
- (e) The primary building on the lot has two or more separate, distinct street addresses and the ground signs are to serve the separate street addresses of the building.

Section 2. Summary approved. The City Council hereby determines that the text of the summary marked "Official Summary of Ordinance No. _____" a copy of which is attached hereto clearly informs the public of the intent and effect of the ordinance. The City Council further determines that publication of the title and such summary will clearly inform the public of the intent and effect of the ordinance.

Section 3. Filing. A copy of the ordinance shall be filed in the office of the City Clerk. This copy shall be available for inspection by any person during regular office hours.

Section 4. Publication. The City Clerk shall publish the title of this ordinance and the official summary in the official newspaper of the City with notice that a printed copy of the ordinance is available for inspection by any person during regular office hours at the Office of the City Clerk.

Section 5. Effective date. This ordinance shall take effect upon its passage and publication.

PASSED by the City Council this ____ day of _____, 2026.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

DRAFT

CITY OF APPLE VALLEY
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF APPLE VALLEY, MINNESOTA, AMENDING CHAPTER 155-APPENDIX F, ARTICLE 28 OF THE CITY CODE BY AMENDING SIGNAGE REQUIREMENTS FOR PLANNED DEVELOPMENT NO. 703, ZONE 6.

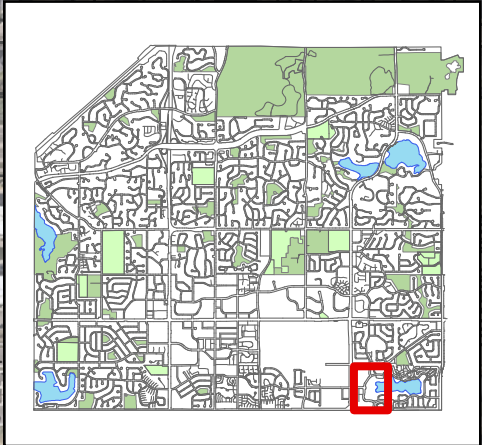
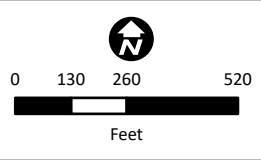
The following is the official summary of Ordinance No. ____ passed by the City Council of Apple Valley on _____, 2026:

Section A28-6(E) of the City Code, governing the sign regulations for Planned Development No.703 is amended by adding a new subsection (4) to allow up to two ground signs in Zone 6 only under specified conditions.

A printed copy of the ordinance is available for inspection by any person during regular office hours in the office of the City Clerk at the Apple Valley Municipal Center, 7100 147th Street W., Apple Valley, Minnesota 55124.



Subject Property



Location Map
City of Apple Valley

5400 157th St W & 15971 Cobblestone Lake Pkwy S

May 28th, 2026

Sydnee Stroeing
Associate Planner, City of Apple Valley
7100 147th Street W.
Apple Vally, MN 55124
Sydnee.Stroeing@AppleValleyMN.gov
952-953-2572

RE: NARRATIVE FOR LAND USE APPLICATION FOR MONUMENT SIGN

Applicant:	PHS Apple Valley Senior Housing, Inc.
Owner:	PHS Apple Valley Senior Housing, Inc.
Project Name:	Orchard Path - Phase 3
Project Address:	15971 Cobblestone Lake Parkway South, Apple Valley, MN 55124
Property ID Number:	016335001010
Project Summary:	We are requesting amend PD-703 to add a monument sign for Phase 3. The existing sign at 5400 157th Street West building has a distinctly different address. There is not connectivity between the addresses to allow movement to the other address. This sign is critical for way -finding for residents, family members, guests, deliveries, post office, EMS and other service providers.

Background

Presbyterian Homes and Services Inc. (PHS), is a faith-based non-profit senior housing provider based in St. Paul. PHS provides a broad array of housing choices and service options for including 55+ housing, independent living, assisted living, memory care, skilled nursing care, hospice, home care, primary care physician networks and pharmacy.

The Orchard Path senior living community was approved as a multi-phase master development in 2016. Phase 1 was completed in 2018 followed by phase 2 in 2022. Phase 1 includes a town center which provides connectivity within the campus and includes a community room, club room, library, wellness center, theater, bistro and restaurant style dining. The master plan included an addition of an additional wing on the south end of the



T 651-631-6100

F 651-631-6108

2845 Hamline Avenue North
Roseville, MN 55113

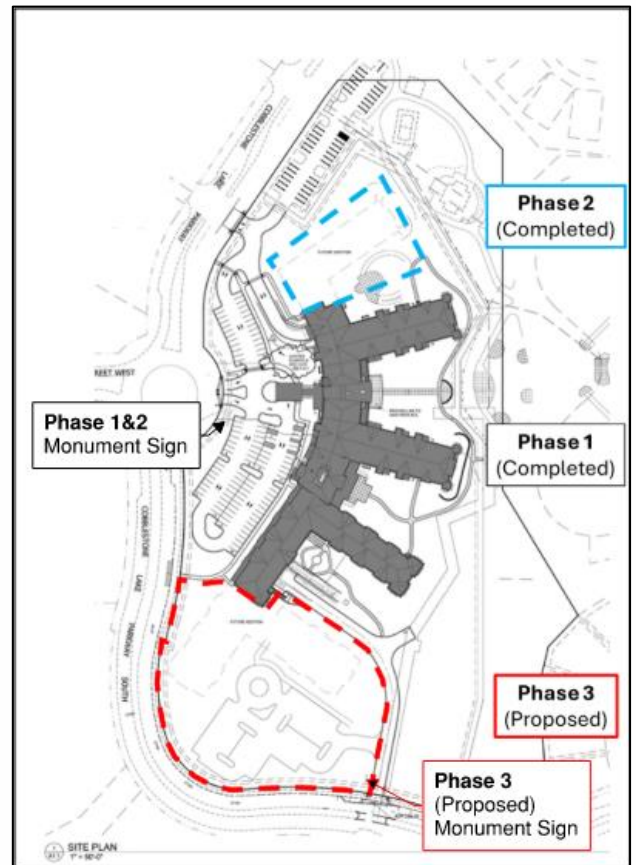
PresHomes.org

building to be added to meet market demand. This additional wing of 75 apartments and a community room was approved in 2025 as Phase 3 with a new address and is in construction and will be completed in July 2026.

Phase/Type	Phase 1 (2018)	Phase 2 (2022)	Phase 3 (2026)	Total
Independent Living	115	60	75	250
Assisted Living	58	0	0	58
Memory Care	20	0	0	20
Total	193	60	75	328

Project Application Information

Orchard Path has a monument sign for Phase 1 and 2 with the address 5400 157th St West. Phase 3 was assigned a separate address on another street frontage- 15971 Cobblestone Lake Parkway South. This will be confusing so to address way-finding for tenants, deliveries and service personnels, we are proposing an additional monument sign at the entry of Phase 3 with the same format as the existing sign. We appreciate your consideration of this new monument sign to Orchard Path Phase 3. Thank you.



Sincerely,
Presbyterian Homes & Services

T 651-631-6100
F 651-631-6108

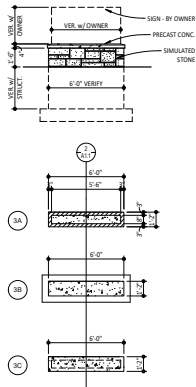
2845 Hamline Avenue North
Roseville, MN 55113

PresHomes.org

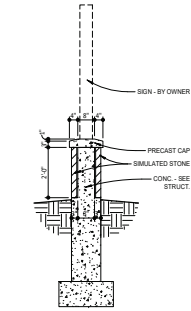


SITE PLAN GENERAL NOTES

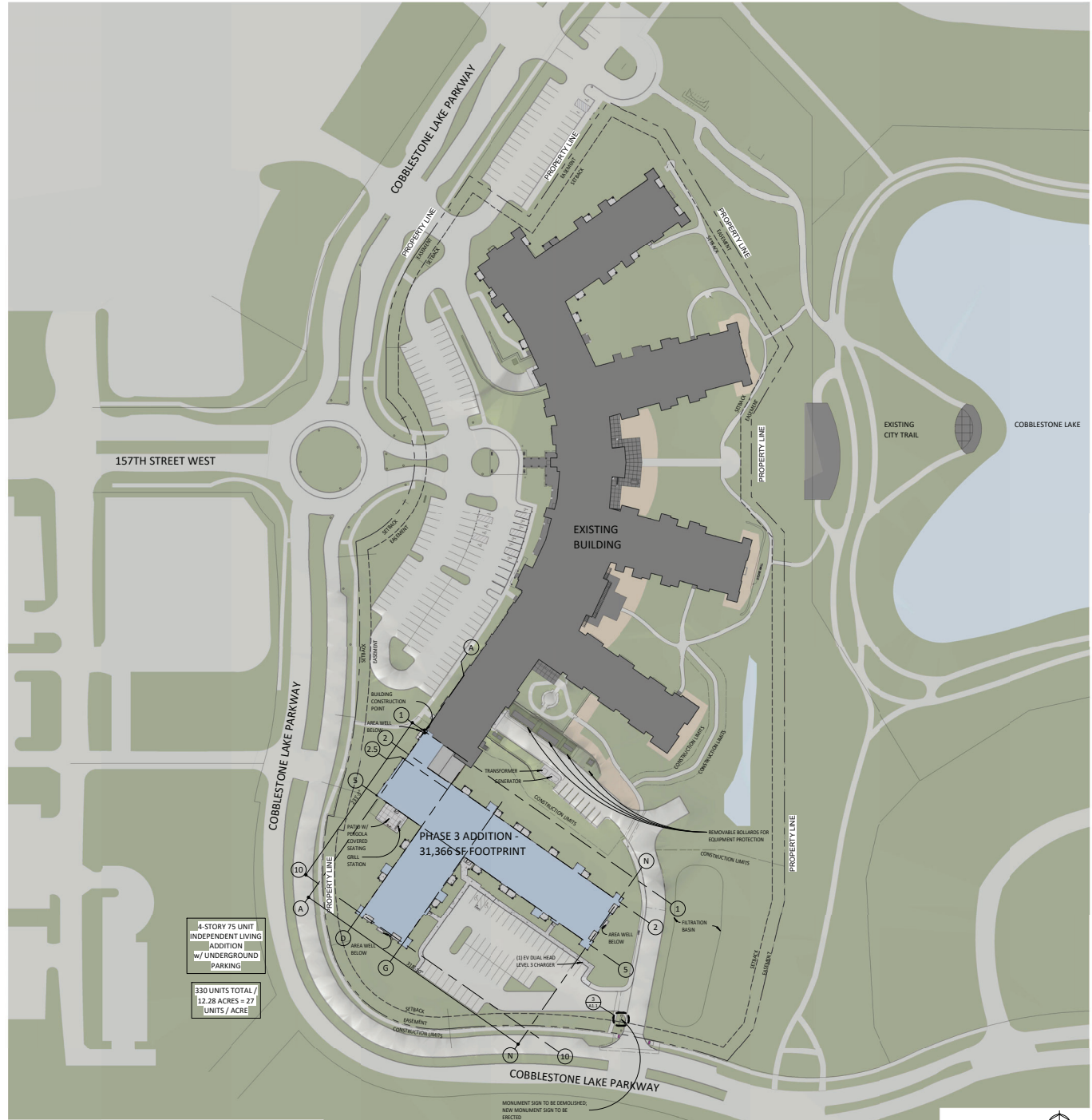
- A. SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY SUNDE LAND SURVEYING DATED 05/04/2023. GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- B. REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.



3 MONUMENT SIGN DETAILS
1/4" = 1'-0"



2 SIGN DETAIL
1/2" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 50'-0"

4-STORY 75 UNIT
INDEPENDENT LIVING
ADDITION
W/ UNDERGROUND
PARKING

330 UNITS TOTAL /
12.28 ACRES = 27
UNITS / ACRE

MONUMENT SIGN TO BE DEMOLISHED;
NEW MONUMENT SIGN TO BE
ERECTED

**ARCHITECTURAL
SITE PLAN**

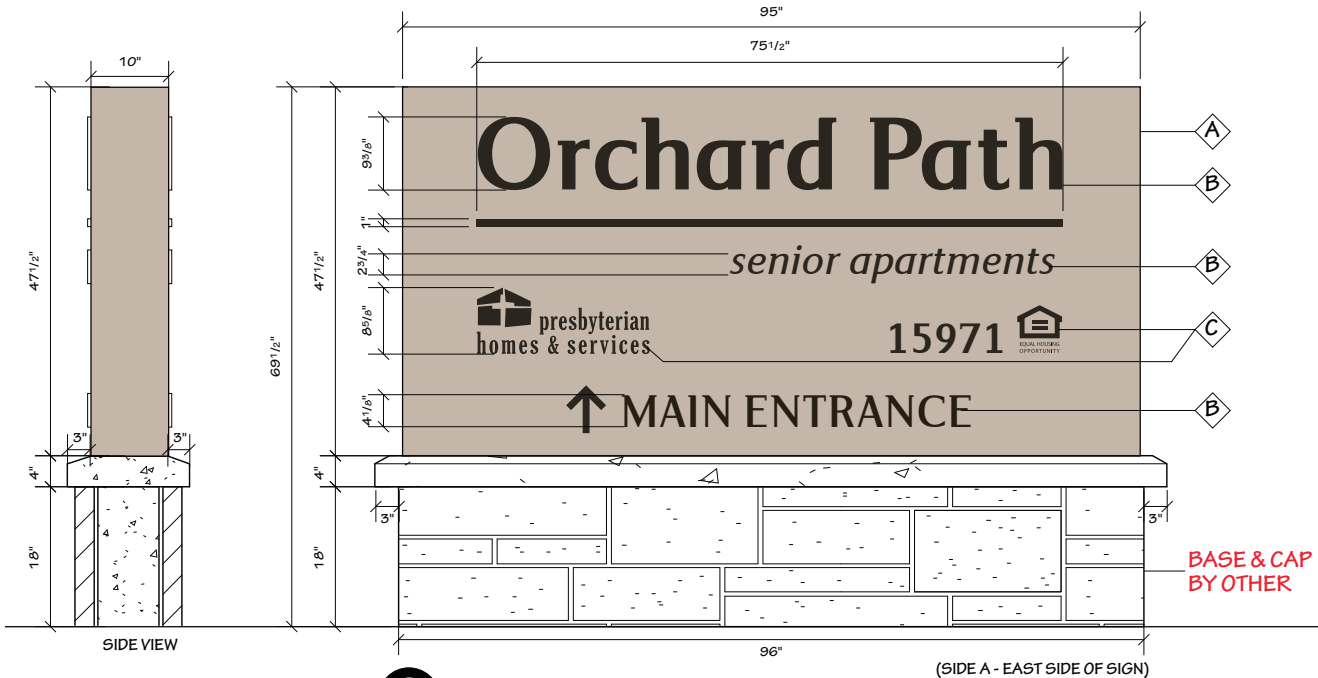
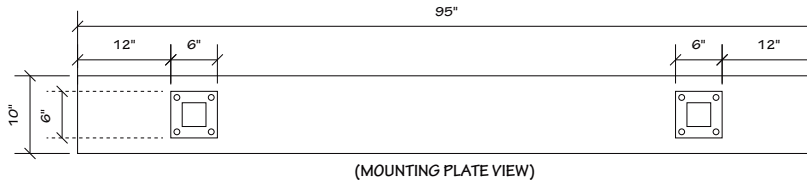
ISSUES & REVISIONS	DATE
DESIGN DEVELOPMENT	12/20/24
PERMIT SET	03/07/25
GMP SET	03/20/25
1 PERMIT RESPONSES	04/11/25
2 CONST DOCS	04/25/25

COMMISSION NO.	72535-24157
DRAWN BY:	AL
CHECKED BY:	AY
SHEET	



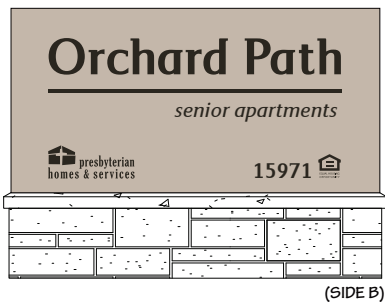
Monument Sign - Existing
5400 157th Street West

Monument Sign - Proposing
15971 Cobblestone Lake Parkway South



1 LAYOUT: TYPE U.1, MONUMENT ID - CABINET ONLY
 QTY: 1

SCALE: 1/16" = 1"



TYPE U.1,
 MONUMENT ID
 (DOUBLE-SIDED)
 (INTERNALLY ILLUMINATED)

- A FAB. ALUMINUM CABINET**
 - FABRICATED 1/8" ALUM. CABINET WITH CHANGEABLE 1/8" ALUM. FACES
 - CABINET PAINTED P1 ON ALL SIDES
 - B PUSH-THRU GRAPHICS**
 - 'ORCHARD PATH', 'SENIOR APARTMENTS', 'MAIN ENTRANCE' WITH UP ARROW & HORIZONTAL LINE TO BE ROUTED OUT OF CABINET FACE, BACKED WITH WHITE LEXAN WITH 1/2" ACRYLIC PUSH-THRU GRAPHICS WITH V2 APPLIED TO FACES
 - C VINYL GRAPHICS**
 - PRESBYTERIAN HOMES LOGO, '15971' & EQUAL HOUSING LOGO TO BE FIRST SURFACE APPLIED V1
 - D MONUMENT BASE**
 - BASE & CAP BY OTHER
- FONT**
 - SERUS MEDIUM ITALIC & BLACK
- MOUNTING**
 - DIRECT BOLT TO BASE USING (2) 3" SQUARE VERTICAL TUBES WITH (2) 1/2" ALUMINUM MOUNTING PLATES WITH (4) 3/4" HOLES DRILLED PER PLATE

NOTES

- INTERNALLY ILLUMINATED USING QWIKMOD 2'S FOR WHITE LED LIGHTING
- PHOTOCELL FOR NIGHTTIME ILLUM. ONLY
- ELECTRICAL HOOK-UP BY OTHERS

*CABINET SQ/FT: 31.34 SQ/FT
 *OVERALL SQ/FT: 45.85 SQ/FT

*SEE SHEET 2 FOR PROPERTY SITE VIEW

FINISH SCHEDULE:

- P1** PANTONE 7528 C
- V1** DURANODIC (220-69) VINYL
- V2** TRANSLUCENT DURANODIC (230-69) VINYL



7624 Boone Ave N #100
 Brooklyn Park, MN 55428
 PHONE (612) 332-1223
 FAX (763) 561-1004

PROJECT NUMBER
 63762

DATE
 03/12/2026

SALES/DESIGN
 KJ / BV

CLIENT
 PRESBYTERIAN HOMES & SERVICES

PROJECT
 ORCHARD PATH - SECONDARY MONUMENT & POST-PANEL REFACING

JOB ADDRESS
 ORCHARD PATH SENIOR APARTMENTS
 15971 COBBLESTONE LAKE PARKWAY SOUTH
 APPLE VALLEY, MN 55124

REVISION
 RV1 03/31/2026 BV
 RV2 04/08/2026 BV

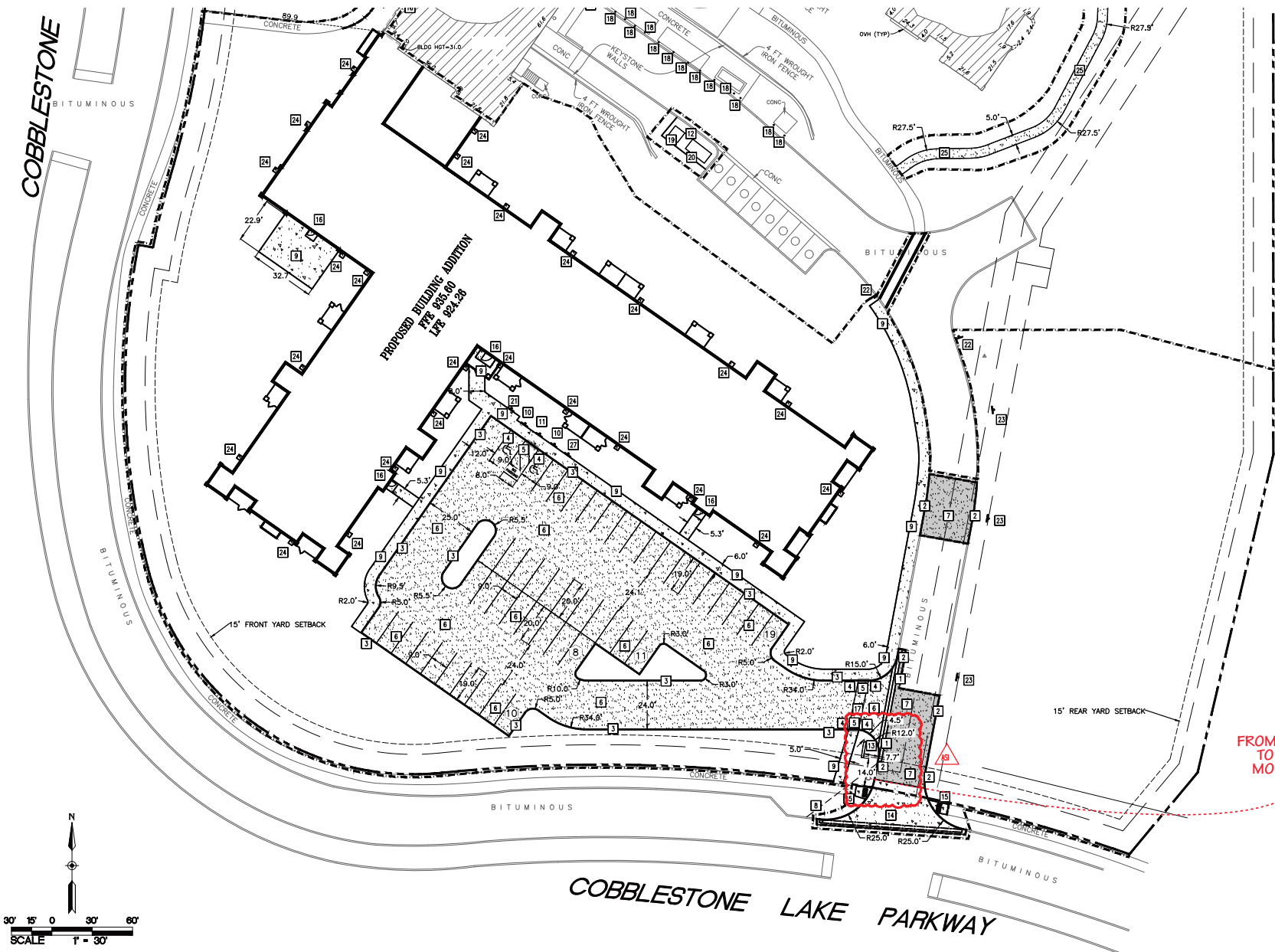
SIGN & DATE HERE IF OK TO BEGIN PRODUCTION

- Approved
- After Revisions

Date _____

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COBBLESTONE



7624 Boone Ave N #100
 Brooklyn Park, MN 55428
 PHONE (612) 332-1223
 FAX (763) 561-1004

PROJECT NUMBER
 63762

DATE
 04/13/2026

SALES/DESIGN
 KJ / BV

CLIENT
 PRESBYTERIAN
 HOMES & SERVICES

PROJECT
 ORCHARD PATH -
 SECONDARY MONUMENT &
 POST-PANEL REFACING

JOB ADDRESS
 ORCHARD PATH SENIOR APARTMENTS
 15971 COBBLESTONE LAKE PARKWAY SOUTH
 APPLE VALLEY, MN 55124

REVISION

**SIGN & DATE HERE IF
 OK TO BEGIN PRODUCTION**

- Approved
- After Revisions

Date _____

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 ©2026 ASI Signage Innovations

14'-0"
 FROM PROPERTY LINE
 TO LEFT SIDE OF
 MONUMENT SIGN



Orchard Path

June 29, 2026

Sydnee Stroeing
City Planner
Apple Valley, MN

Dear Ms. Stoeing,

On behalf of Orchard Path, I am writing to respectfully request an amendment to the approved signage plan for Phase 3 of our senior living community. Specifically, we are requesting approval to install a monument-style sign, similar to the existing monument sign at our main entrance, in place of the previously approved 2' x 4' post-mounted sign.

As we evaluate how residents, families, and visitors will access the new building, it has become clear that a monument sign is necessary to provide clear identification and effective wayfinding for this new entrance. Phase 3 serves as the primary entrance for the new building and is located on a different street than our existing community. Because the two parking lots could not be physically interconnected, anyone who mistakenly enters through the main campus lot must exit back onto the public street to reach the Phase 3 entrance. A larger monument sign will provide clear, highly visible identification before visitors make that turn, helping them arrive at the correct location without unnecessary confusion or additional driving.

This is particularly important for a senior living community. Many of our residents rely on family members, caregivers, transportation providers, delivery services, and healthcare professionals who may be visiting for the first time. Clear, intuitive wayfinding helps reduce stress and frustration for visitors while ensuring residents receive timely visits and services. It also supports emergency responders by providing highly visible identification of the correct entrance.

While the approved post-mounted sign technically identifies the location, it does not provide the visibility or presence appropriate for what is effectively the front door of the new Phase 3. A small post-mounted sign is more commonly associated with secondary or service entrances and does not reflect the importance of this primary access point. By contrast, a monument sign creates a welcoming arrival experience, complements the existing architecture of our campus, and maintains consistency with the quality and character of the development and the surrounding community.

The proposed monument sign would also utilize internal illumination rather than ground-mounted lighting, providing a cleaner appearance while improving visibility during evening hours for residents, families, visitors, and service providers.

Our request is not simply for a larger sign; it is to provide an entrance feature that appropriately serves the unique needs of a senior living community. Clear, visible wayfinding is an important part of creating an accessible, safe, and welcoming environment for older adults and those who support them.

We believe this amendment is consistent with the City's commitment to thoughtful development, public safety, and high-quality design. The monument sign will improve navigation, reduce unnecessary vehicle movements, and provide an attractive entrance feature that is in keeping with the appearance of our existing campus.

We respectfully request your consideration of this amendment and appreciate your time in reviewing our proposal.

Thank you for your consideration.



Sandra Valentine, Campus Administrator



ITEM:
MEETING DATE:
SECTION:

6.A.
July 1, 2026
Other Business

Description: Review of Upcoming Planning Commission and City Council Meetings and Other Updates	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:
Informational item only.

Summary:

Upcoming Planning Commission Meetings:
Wednesday, July 15, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, June 17, 2026

Wednesday, August 5, 2026, at 7 p.m.
Applications due by 9 a.m. on Wednesday, July 8, 2026

Upcoming City Council Meetings:
Thursday, July 9, 2026, at 7 p.m.
Thursday, July 23, 2026, at 7 p.m.

Background:
N/A

Budget Impact:
N/A

Attachments:

None