MINNESOTA
ENVIRONMENTAL QUALITY BOARD

RESOLUTION OF THE MINNESOTA ENVIRONMENTAL QUALITY BOARD

In the matter of the Application for Variance by Maplewood Development and Construction, Inc., for Proposed Hillview Business Park

Maplewood Development and Construction, Inc., acting as developer for SPQR Arden Hills, LLC at the Proposed Hillview Business Park is proposing to construct a 62-acre, 972,200 square foot warehouse/distribution/office park development in Arden Hills, Minnesota. An environmental impact statement (EIS) is required for the project because it exceeds the threshold for industrial, commercial, and institutional facilities set forth in Minn. R. 4410.4400, subp. 11.

The City of Arden Hills is the Responsible Governmental Unit (RGU) for the EIS and has prepared a Scoping Environmental Assessment Worksheet (EAW) and Draft Scoping Decision Document (SDD) for the project. Notice of the availability of the scoping EAW, draft scoping decision document, and public meeting was published in the EQB Monitor on June 16, 2026 (Volume 50, number 24), with a public comment period running through July 16, 2026.

Under Minn. R. 4410.3100, subp. 4, a project proposer can apply for a variance to the rules (Minn. R. 4410.3100, subps. 1 and 2) that prohibit construction and final governmental decisions prior to the completion of environmental review.

On August 6, 2026, the proposer submitted an application for a variance to commence certain construction activity related to demolition of various structures and other hazards currently located within the proposed Hillview Business Park.

Following Minn. R. 4410.3100, subp. 5, a notice of variance application was published in both the EQB Monitor (Volume 50, Number 24) and in the public notices section of the Shoreview Press on August 25, 2026, commencing a 20-day comment period that ended September 14, 2026. The variance application and additional materials were made available on the EQB website.

Pursuant to Minn. R. 4410.3100, subp. 6, the EQB considered the variance at its meeting on October 21, 2026.

The board resolves to adopt the attached Findings of Fact, Conclusions of Law, and Order denying the Application for Variance by Maplewood Development and Construction, Inc. acting as developer for SPQR Arden Hills, LLC at Proposed Hillview Business Park.

The board further resolves that the Chair of the board is authorized to sign the attached Findings of Fact and Order.

The board approved and adopted this resolution on October 21, 2026.

Nancy Daubenberger
Digitally signed by Nancy Daubenberger
Date: 2026.10.23 16:31:44 -05'00'

Date: 10/23/2026

Nancy Daubenberger, Chair
Minnesota Environmental Quality Board

Attachment: Order of the Minnesota Environmental Quality Board, denying a variance for Hillview Business Park