

**City of East Bethel**  
**City Council Agenda**  
**City Council Regular Meeting**  
**Date: April 14, 2025 at 7:00 p.m.**



The regular City Council meeting may be monitored live via the following means:  
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel  
([www.youtube.com/channel/UC8\\_7ShcME-XG14pN5JrmBGg/live](http://www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live))

**7:00 PM**

**1.0 Call to Order**

**2.0 Pledge of Allegiance**

**3.0 Adopt Agenda**

**4.0 Presentations and Public Hearings**

- A. Public Hearing: Resolution 2025-21, EDA Appointments (p. 3-21)

**5.0 Public Forum**

**6.0 Consent Agenda (p. 22-36)**

***Any item on the consent agenda may be removed for consideration by request of any Council Member and put on the regular agenda for discussion and consideration***

- A. Approve Bill List (p. 24-28)
- B. Minutes: March 24, 2025 City Council meeting (p.29-34)
- C. Approve Hire of Seasonal Maintenance Public Works Employees
- D. Accept the Resignation of a Paid On-Call Fire Fighter
- E. Approve Flooring Replacement at Fire Station 1 (p.35-36)

**7.0 New Business - Commission, Association and Task Force Reports**

- A. Planning Commission
  - 1. Site Plan and Conditional Use Permit (CUP) for a second building at 18750 Ulysses St. NE (city file 25-004) (p. 37-77)
- B. Economic Development Authority
- C. Park Commission

**8.0 Department Reports**

- A. Community Development
  - 1. Draft Ordinance Amendment - Barndominiums (p. 78-98)
- B. Engineer
- C. City Attorney
- D. Finance
- E. Public Works
- F. Fire Department
- G. City Administrator (p. 99-104)
  - 1. Approve Resolution 2025-20 amending the enabling EDA resolution
  - 2. Approve Resolution 2025-21 declaring vacancies and appointing new

**9.0 Other commissioners**

- A. Staff Report
- B. Council Reports
- C. Other

**10.0 Adjourn**

**CITY OF EAST BETHEL  
EAST BETHEL, MINNESOTA**

**RESOLUTION NO. 2008-53**

**RESOLUTION PROVIDING FOR THE CREATION OF AN ECONOMIC  
DEVELOPMENT AUTHORITY IN THE CITY OF EAST BETHEL,  
MINNESOTA**

**WHEREAS**, the City Council of the City of East Bethel has reviewed the potential for an Economic Development Authority.

**NOW THEREFOR BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST BETHEL AS FOLLOWS:**

**Section 1. Background: Findings.**

- 1.01. The City is authorized by Minnesota Statutes, Chapter 469 (Act) to establish an Economic Development Authority (EDA) to coordinate and administer economic development and redevelopment plans and programs of the City.
- 1.02. It is found and determined by the City Council that the encouragement and financial support of economic development and redevelopment in the City is vital to the orderly development and financing of the City and in the best interests of the health, safety, prosperity and general welfare of the citizens of the City.
- 1.03. It is further found and determined that the economic development and redevelopment of the City can best be accomplished by the establishment of an EDA as authorized by the Act.
- 1.04. The City Councils has in accordance with the Act provided public notice and conducted a public hearing on July 16, 2008 concerning the establishing of an EDA at which all persons wishing to be heard expressed their views.

**Section 2. Enabling Resolution.**

- 2.01. The Economic Development Authority of the City of East Bethel (EDA) is hereby established and granted all powers within the Act, including those of a Housing and Redevelopment Authority (HRA).
- 2.02. The EDA consists of a governing body of five commissioners who shall initially be members of the City Council and serve as Commissioners of the EDA for terms coinciding with their terms as members of the City Council. The EDA has all the powers and duties set forth in Section 469.090 to 469.108 of the Act and other law, except as limited by this resolution.
- 2.03. The following limits apply to the EDA and its operation:
  - (a) All sales of bonds or other obligations of the EDA must be approved by the City Council.

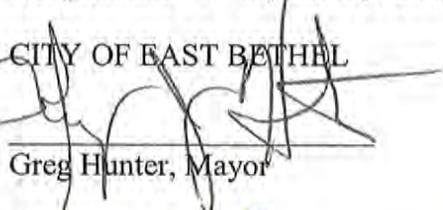
- (b) The EDA must follow the budget process for City departments in accordance with City policies, ordinances and resolutions.
  - (c) Development and redevelopment actions of the EDA must be in conformance with the City comprehensive plan and official controls implementing the comprehensive plan.
  - (d) The EDA must submit its plans for development and redevelopment to the City Council for approval in accordance with City planning procedures and law.
  - (e) The administrative structure and management practices and policies of the EDA must be approved by the City Council.
- 2.04. As provided in the Act it is the intention of the City Council that nothing in this resolution nor any activities of the EDA are to be construed to impair the obligations of the City under any of its contracts or to affect in any detrimental manner the rights and privileges of a holder of a bond or other obligation heretofore issued by the City.

**Section 3. Implementation.**

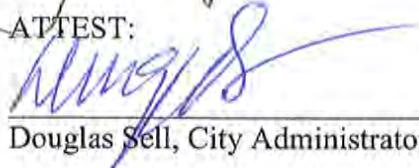
- 3.01. The City Council will from time to time and at the appropriate time adopt such ordinances and resolutions as are required and permitted by the Act to give full effect to this resolution.
- 3.02. The Mayor, the Administrator, and other appropriate City officials are authorized and directed to take the actions and execute and deliver the documents necessary to give full effect to this resolution.
- 3.03. Nothing in this resolution is intended to prevent the City from modifying this enabling resolution to impose new or different limitations on the EDA as authorized by the Act.

Adopted this 16<sup>th</sup> day of July, 2008 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

  
\_\_\_\_\_  
Greg Hunter, Mayor

ATTEST:

  
\_\_\_\_\_  
Douglas Sell, City Administrator

**CITY OF EAST BETHEL,  
ANOKA COUNTY, MINNESOTA**

**RESOLUTION NO. 2011-27**

**A RESOLUTION AMENDING THE ENABLING RESOLUTION OF THE CITY OF EAST  
BETHEL, ANOKA COUNTY, MINNESOTA, PROVIDING FOR THE CREATION OF AN  
ECONOMIC DEVELOPMENT AUTHORITY AND THE APPOINTMENT OF SEATED  
COUNCIL MEMBERS AND COMMISSIONERS OF THE EAST BETHEL ECONOMIC  
DEVELOPMENT AUTHORITY**

**WHEREAS**, the City Council for the City of East Bethel (hereinafter, “the City”) has the authority to establish an Economic Development Authority (hereinafter, “the Authority”) pursuant to Chapter 469.091 of the Minnesota Statutes; and,

**WHEREAS**, the Notice of Public Hearing is published within the legal publication for the City of East Bethel once per week for 2 weeks prior to the adoption of the original enabling Resolution of the City of East Bethel; the same having been adopted July 16, 2008; and,

**WHEREAS**, based upon all the information presented, the City Council then found that the establishment of an Economic Development Authority was in the best interest of the City, and thereby adopted Resolution No. 2008-53, “A Resolution Providing for the Creation of an Economic Development Authority in the City of East Bethel, Minnesota”; and,

**WHEREAS**, the City of East Bethel has now determined that it is best to implement amendments to the East Bethel Economic Development Authority to provide for the current membership of the Authority, expanding its membership, and establishing a seven (7) member Authority pursuant to Minn. Stat. §469.095, subd. 2(c); and,

**WHEREAS**, Minn. Stat. 469.093, subd. 2, requires all modifications to the enabling Resolution creating the Economic Development Authority to be, by written Resolution and adopted after Notice was given and a public hearing conducted as required for the original adoption of the enabling Resolution; and,

**WHEREAS**, a public hearing was conducted by the City of East Bethel with regard to the proposed amendments to the Economic Development Authority in terms of its membership and the appointment of a seven (7) member Authority pursuant to Minn. Stat. § 469.095, subd. 2 (c) on August 17, 2011, with legal notices therefore being duly published in the official publication of the City of East Bethel;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council for the City of East Bethel that the East Bethel Economic Development Authority, having been duly established pursuant to Chapter 469.091 of the Minnesota Statutes (the Act) which Authority which operates under the terms and conditions of its original enabling Resolution, duly adopted on the 16<sup>th</sup> day of

July, 2008, being the same is hereby amended in the following respects:

1. Commissioners. (a) the Economic Development Authority Commissioners shall be comprised of a seven (7) member Authority; two (2) of whom shall be members of the City Council, being appointed by the Mayor with the approval of the City Council. Those members initially appointed shall be appointed for terms of one, two, three, four, and five years respectively, and two (2) members for six years, as required by Statute. Thereafter, all Commissioners shall be appointed for a six year term, notwithstanding however, that the two (2) City Council members to be initially appointed to the seven-member Commission, shall be appointed to terms closely related to their existing Council terms as possible, and thereafter, as each City Council member vacates or otherwise leaves their position from the City Council, the City Council shall reappoint Council members to the remaining term.
2. Officers and Meetings. The Authority shall annually elect a President, Vice President, and Secretary. A member must not serve as President or Vice President at the same time. All other offices may be held by the same member.
3. Rules and Procedures. The Authority shall adopt rules and procedures not inconsistent with the provisions of this Resolution or otherwise provided by Minn. Stat. §469.096, and as may be necessary for the proper execution and conduct of the Authority's business.
4. Annual Meetings. The Authority shall conduct an annual meeting to be held prior to the second regular meeting date at 6:30 p.m. of the month of January in each year. The Authority's regular meeting shall occur according to a meeting schedule, if any, adopted or revised from time-to-time by Resolution of the Authority. Special meetings may be called by the President as needed.
5. Section 2.02 of Resolution 2008-53. That Section 2.02 of the enabling Resolution of July 16, 2008, being Resolution No. 2008-53 is hereby deleted.
6. Section 2.01 of Resolution 2008-53. That Section 2.01 of Resolution No. 2008-53 is adopted by the City Council of the City of East Bethel on the 16<sup>th</sup> day of July, 2008, granting to the EDA, all the powers contained within the Act, including those of the Housing and Redevelopment Authority is hereby modified to limit the powers of the EDA to all of those previously supplied within the originating and enabling Resolution, accepting that the EDA shall not have authority or power to levy a tax within the city of East Bethel.

Adopted this 17th day of August, 2011 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

  
Richard Lawrence, Mayor

ATTEST:

  
\_\_\_\_\_  
Jack Davis, City Administrator



# City of East Bethel Economic Development Authority Agenda Information

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**Date:**

May 20, 2013

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**Agenda Item Number:**

Item 8.0

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**Agenda Item:**

Revised EDA By-laws

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**Requested Action:**

Recommend approval for final Council action

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**Background Information:**

The City Council has requested that the EDA Board consider making changes to the EDA By-laws so that they are consistent with other Boards and Commissions in the City of East Bethel. Specifically the following sections have been eliminated – Sections 4.2, 4.3, 4.8, 4.9, 4.10 – all of which had to do with financial transactions. The EDA does not operate financially independent of the City Council and so these sections were eliminated. Section 3.3 - Calling of Special meetings. The language was changed so that it was consistent with what the City Council requires to call a Special meeting.

**Attachment(s):**

- 1. EDA By-laws

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**Fiscal Impact:**

NA

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**Recommendation(s):**

Recommend approval of proposed EDA by-laws and forward to City Council.

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**Economic Development Authority Action**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_

**BY-LAWS OF THE  
EAST BETHEL ECONOMIC DEVELOPMENT AUTHORITY  
Dated: May 20, 2013**

**1. The Authority**

**Section 1.1** Name of the Authority. The name of the Authority shall be the East Bethel Economic Development Authority (hereinafter, the “Authority”), and its governing body shall be called the Board of Commissioners (hereinafter, the “Board”).

**Section 1.2** Office. The principal office of the Authority shall be the East Bethel City Hall.

**Section 1.3** Seal. The Authority shall have an official seal.

**Section 1.4** Purpose. The purpose of the East Bethel Economic Development Authority is to coordinate and administer economic development and redevelopment plans and programs within the scope of MN Statutes 469.090 et. seq. for the City of East Bethel.

**2. Organization**

**Section 2.1a** Officers. The officers of the Authority shall consist of a President, Vice President, a Secretary, a Treasurer, and an Assistant Treasurer. The President, Vice President and Treasurer shall be members of the Board and shall be elected annually, and no Commissioner may serve as President and Vice President at the same time.

**Section 2.1b** Ad hoc (non-voting) Members. Ad-hoc members from the East Bethel business and residential communities may be appointed to the Board by the City Council in a special capacity from time to time.

**Section 2.1c** Members. The Board shall consist of seven (7) voting members to include two (2) City Council and five (5) members from the business and residential communities.

**Section 2.2** President. The President shall preside at all Board meetings, and be appointed by the Board.

**Section 2.3** Vice President. The Vice President shall preside at any Board meeting and exercise all powers and perform all responsibilities of the President in the absence of the President, and shall be appointed by the Board.

**Section 2.4** Treasurer. The Treasurer shall be the Executive Director of the Board. The Treasurer shall receive and be responsible for Authority money, shall disburse Authority money by check only, keep an account of all Authority receipts and disbursements and the nature and purpose relating thereto. Shall file the Authority’s financial statements with its Secretary at least once a year as set by the Authority and be responsible for the acts of the Assistant Treasurer.

**Section 2.5** Assistant Treasurer. The Assistant Treasurer shall have all the powers and duties of the Treasurer if the Treasurer is absent or disabled. The Assistant Treasurer shall be the Fiscal and Support Services Director of the City of East Bethel (the “City”).

**Section 2.6** Terms. Those commissioners appointed shall be appointed for terms of one, two, three, four, and five years respectively, and two members for six years. Thereafter, all commissioners shall be appointed for six-year terms.

**Section 2.6** Secretary. The Secretary shall be appointed by the Board to keep minutes of regular meetings of the Board.

**Section 2.7** Executive Director. The Executive Director shall be the City Administrator of the City and shall be appointed executive officer of the Authority and shall have such additional responsibilities as the Board may from time to time and by resolution prescribe. The City of East Bethel (or the Executive Director) shall maintain all records of the authority in accordance with applicable law and provide City Council with copies of those minutes.

### **3. Procedures of the Board of Commissioners**

**Section 3.1** Annual Meeting. The annual meeting of the Board shall be held the second regular City Council meeting date at 7:00 p.m. of the month of January in each year.

**Section 3.2** Regular Meetings. The Board shall hold regular meetings the third Monday of each month and at such other time as the Board may determine and set.

**Section 3.3** Special Meetings. Special meetings may be called by any two board members. Written notice shall be given by the President and/or Board members to the Executive Director stating the time, place and purpose of the meeting. Notice of a special meeting shall be given by the Executive Director to each member of the Board by mailing a copy or causing a copy of such notice to be delivered to Board Members at least three days prior to the date and time stated in the notice.

The Executive Director shall post notice of any special meeting in the principal office of the Authority no less than three (3) days prior to such special meeting.

**Section 3.4** Quorum. A quorum of the seven (7)-member Board shall consist of four Commissioners. A quorum shall be required for the Authority to conduct business. A meeting may not be called to order and must be adjourned if, at any time, a quorum is not present for a meeting.

**Section 3.5** Adoption of Resolutions. Resolutions of the Board shall be adopted if approved by a simple majority.

**Section 3.6** Rules of Order. The meeting of the Board shall be governed by modified Robert's Rules of Order.

### **4. Miscellaneous**

**Section 4.1** Fiscal Year. The fiscal year of the Authority shall be the calendar year.

**Section 4.4** Report to City. The Authority shall make an annual report to the City Council of its activities and accomplishments. The Authority shall provide City Council with monthly report.

**Section 4.6** Budget to City. The Authority shall annually send its budget to the City Council which budget included a written estimate of the amount of money needed by the Authority from the City in order for the Authority to conduct business during the upcoming fiscal year.

**Section 4.7** Employees. The Authority may employ technical experts and agents and other employees as it may require and determine their duties, qualifications and compensation.

**Section 4.11** Amendment of By-Laws. These By-Laws may be proposed to be amended by the Board by majority vote of all the Commissioners. Amendments are to be effective only upon approval of the majority of City Council.

**Section 4.12** Compensation. A commissioner, including the president, shall be paid for attending each regular or special meeting of the East Bethel Economic Development Authority in an amount to be determined by City Council.

Amended this 20th day of May, 2013 by the Economic Development Authority of the City of East Bethel.

EAST BETHEL ECONOMIC DEVELOPMENT AUTHORITY

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Heidi Moegerle, President

ATTEST:

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Jack Davis, Executive Director

Bezanson asked is a right turn in and a right turn out off the table? He understands they will end the crossovers. Davis said you can qualify for a right turn and out but you lose money. Bezanson asked could we repay MNDOT back if that were prudent at that time. We are looking at a future project it would be a closure and right turn/right out in the vicinity. Butler said another thought he had, the design of the highway, the speeds that were in effect when the highway was developed; the turn lanes are inadequate. Davis said the deceleration lanes would be doubled on rebuild of the roads.

**Chamber  
Update – Dan  
Butler**

June 6 there is a meeting at Village Bank at 8:00 a.m. as a follow up to the May 2<sup>nd</sup> meeting. There is a steering committee that was created. He does know that Aggressive Hydraulics would be moved on the 3<sup>rd</sup> of that week. If there were any plans for a ribbon cutting, it would be the following week. Winter said perhaps the July Chamber meeting

**Loan  
Resolution**

As part of the necessary legal action required putting the Utility Infrastructure Loan Program in place, the EDA needs to adopt the attached resolution. The HRA has lent the EDA money for other projects, such as AD Voltage. The EDA is the last official group to have to pass this.

Conner is confused. He thought this was behind us. He thought we took all the official actions. Winter said this is the legal action. This is what the attorneys have said is 'ok'. This is to make it official. Bezanson said he was glad someone brought up legal. He looked at paragraph four and he has some questions. Paragraph two; what if these things don't get repaid. As EDA members do we have liability? Winter said what it is, whoever applies for an assessment agreement, and then we have the option of assessing it on their taxes. Bezanson said it just strikes me, as this is a pretty serious thing.

**Moegerle motioned to adopt a resolution authorizing the extension of loans to qualifying businesses and property owners pursuant to the utility infrastructure loan fund program and entering into with the City of East Bethel Housing and Redevelopment Authority of an interfund loan to receive funds for the administration of the loan program. Bezanson seconded, all in favor, motion carries unanimously.**

**Revised EDA  
By-Laws**

The EDA talked about this two or three meetings ago, after legal review.

The City Council has requested that the EDA Board consider making changes to the EDA By-laws so that they are consistent with other Boards and Commissions in the City of East Bethel. Specifically the following sections have been eliminated – Sections 4.2, 4.3, 4.8, 4.9, 4.10 – all of which had to do with financial transactions. The EDA does not operate financially independent of the City Council and so these sections were eliminated. We don't have our own checkbook, and do not do our own finance. Section 3.3 - Calling of Special meetings. The language was changed so that it was consistent with what the City Council requires to call a Special meeting. It takes two members to call a meeting. The language before said the President could call it. Butler said he thinks two is enough. Written notice should be given by the President. What if him and Brian wanted to get together and call a special meeting? How do we need know when there are conflicts? Winter said you would contact Davis, as the Executive Director and he would do that. Moegerle said what about having it be three, which would be more members. Bezanson said he thinks it is a good idea. Davis said it should probably be three. Lux said two board members one of which would be a non City Council member.

**Bezanson moved to approve the proposed EDA by-laws changes and also change the number of members in needed in Section 3.3 to three. Lux seconded, all in favor, motion carries unanimously.**

Moegerle said there is still section 1.3 in there that we don't have a seal.

Davis said was there a change in reporting on monthly reports. Butler said that is draft minutes. Winter said 4.4 it is up to interpretation if the monthly report can be the minutes. Davis said it would be a tabular report for the city council. As far as that goes, he wouldn't change anything. They can take care of the details.

Davis explained that the EDA, at their May 20, 2013 meeting voted to recommend that City Council approve the following changes to the EDA By-laws so that they are consistent with other Boards and Commissions in the City of East Bethel.

Specifically the following sections have been eliminated – Sections 4.2, 4.3, 4.8, 4.9, 4.10 – all of which had to do with financial transactions. The EDA does not operate financially independent of the City Council and so these sections were eliminated.

Section 3.3 - Calling of Special meetings. The language was changed so that it was consistent with what the City Council requires to call a Special meeting.

Section 4.4 – Added language that states that the EDA will make monthly reports to the City Council.

Section 4.12 – Compensation was not changed as that is being addressed separately by the City Council.

Staff recommends approval of the revised EDA by-laws.

**Moegerle motion to adopt with the amended EDA By-Laws with the following changes: with regard to section 4.0 miscellaneous those will be renumbered into numerical order. Lawrence seconded. DeRoche amended the motion have it put in writing that the reimbursement for the EDA members for Council Members is \$0 and the rest of the members is \$20.** Moegerle, “We have already addressed that under the Consent Agenda, Item J.” DeRoche, “Seeing how these are the written By-Laws, I think it should be put in there.” Moegerle, “I think we already established compensation in Item J.” DeRoche, “We didn’t go over the EDA By-Laws.” Moegerle, “But we have already established the compensation in Item J, we have already set that.” DeRoche, “But when someone reads the EDA By-Laws, if they don’t go back into these other things, then it is in there. I think it is crucial it is in here. It has been kind of a barking point for a couple months now.” Moegerle, “Yeah, well, who has been barking?” DeRoche, “What was that about respect?” Moegerle, “Your words, not mine.”

Davis, “I think that J only addresses the citizen members.” Moegerle, “We are all citizens of the City of East Bethel.” Koller, “I think it should be clarified in the EDA By-Laws.” **Ronning seconded the amendment.**

Moegerle, “So then, if that becomes effective today, then retroactively the Council Members will get paid? Because they certainly haven’t been.” DeRoche, “No.” Vierling, “No.” Moegerle, “You can’t make that retroactive.” Vierling, “He is not.” Moegerle, “But there was no difference between the EDA and the citizen members serving before.” DeRoche, “There was no amount set.” Moegerle, “Why is this such a problem for you? Do you want to get paid for the HRA?” DeRoche, “Absolutely not. Being on the Council, we knew coming in that there would be liaison meetings and there would be other stuff coming in and there wasn’t any question about it. I am not in this to make money. And, I pay the same amount for my gas. As long as I am here, it is my choice to be or not to be on the Commission.”

Moegerle, “And you know what? There is a lot more work associated with being on the EDA. Richard goes to a lot of things and I go to a lot of things. Not because I sit up here, but because I am on the EDA and I wear two hats. And that makes a difference. Am I going to go to MSP 2040 is all about? Or do I just sit on my hands and wait for Ed Reynoso to come up here and tell us? The question is, do you want your EDA going out and bringing back information that brings in information to the City to make it stronger, better and more efficient? Or do you want them to sit on their hands like a Commission member and do nothing? And I think that there is a certain amount of incentive that comes with that. There is a reason that State Statute was put out for this and I will abide by the State Statute. I am sorry that is not something you appreciate.” DeRoche, “For the record, I don’t think any of our Commission members sit on their hands and do nothing. I think that is a slap in the face, that is the statement you just made. And if you think that \$20 they make, I think they are worth a lot more. But, you know what? We are in a situation here where we have to watch what we spend.” Moegerle, “\$500 a year makes or breaks this City?”

DeRoche, "Well, we were talking about saving \$149 a year so yes, \$500 makes a difference. I call the question."

**Moegerle, nay; DeRoche, Koller, Lawrence and Ronning, aye; the amendment carries.**

Moegerle, "What did the EDA say about this or are they at the whim of the Council?" Davis, "They are, on this, I think because it says the rate will be determined by City Council." Ronning, "This particular thing addressed monthly meetings anyhow." **Moegerle, nay; DeRoche, Koller, Lawrence, Ronning, aye; motion as amended carries.**

Road Minutes Davis explained that the meeting minutes from the May 14, 2013 Road Commission meeting are included for your review. As I proposed in an update to you last Friday, I think it would be wise to send meeting minutes to you as they are done. If you wish to bring something up as an agenda item on the minutes, you can amend the agenda. Or contact me and I will add it to the agenda.

Fence at Water Treatment Plant Davis explained that as directed at the April 17, 2013 City Council meeting staff has obtained quotes for a perimeter fence around the Water Treatment Plant and the Water Tower. The perimeter fence layout is shown on Attachment 1. A total of three quotes were requested. A total of two quotes were received. Quotes were received on a total of 4 alternatives. The alternatives considered in the quotes are summarized below:

- Alternative 1** – 6 foot chain link fence and three strands of barb wire on top. The main gate would not have a power operator.
- Alternative 2** – 6 foot chain link fence and three strands of barb wire on top. The main gate would have a power operator.
- Alternative 3** – 8 foot chain link fence without barb wire on top. The main gate would not have a power operator.
- Alternative 4** – 8 foot chain link fence without barb wire on top. The main gate would have a power operator.

The total bids for the four alternatives are summarized below:

Alternate	Century Fence Company	Town & Country Fence
1	\$26,227.50	\$27,978.25
2	\$37,624.50	\$40,778.25
3	\$30,413.91	\$34,167.00
4	\$41,808.91	\$44,967.00

The recommended staff alternative for this project would be Alternate 3 at \$30,413.91. Bond proceeds from the municipal utilities project are available and appropriate for this project.

Staff is requesting approval to award the contract for this project to Century Fence Company in the amount of \$30,413.91.

**Lawrence made a motion to approve Century Fence Company Alternative 3 in the amount of \$30,413.91. Ronning seconded.** Moegerle, "Why is the recommendation without barb wire?" Davis, "The eight foot fence we think would be appropriate without the barb wire. We could add it." Moegerle, "Is it a liability issue? Or an effectiveness issue?" Vierling, "Probably more of an effectiveness issue. Three strands of barb wire isn't going to stop anyone." DeRoche, "If they want to get in there that bad." **All in favor, motion carries.**

Johnson Street Service Road Project ROW Davis explained that City staff has prepared the required easement deeds for the Johnson Street and Trunk Highway 65 Improvement Project. The project will include constructing Johnson Street from 215<sup>th</sup> Avenue to 221<sup>st</sup> Avenue and eliminating the access and median crossing at 219<sup>th</sup> Avenue and Trunk Highway 65. The easement deeds are included as Attachments 1 – 3.

Eric Larson<elarson@eckbergglammers.com>

To:Matt Look

Wed 2/5/2025 9:43 AM

Matt,

Short answer is that changing the EDA Board from 7 to 5 members all of whom will be the East Bethel City Council Members can occur, but such change may have to occur over the next few years, not immediately.

**Removal Prior to Official Term.** My preliminary research indicates that it is an open legal question in Minnesota whether an official can be removed from office due to a governance change.

Separate from a governance change, the law is clear that, absent misfeasance, malfeasance, nonfeasance, committee or commission members may **not** be removed prior to term expiration. Whether that principle applies to a governance structure change has not been directly answered in Minnesota. But courts in other states have ruled an officer such as an EDA board member/commissioner cannot be removed through a governance change.

Therefore, I believe the questions are:

1. Does the City want to test this open legal question? If so, then I recommend more research on this issue to construct as strong an argument as possible in support of removal due to a governance change prior to term expiration.
2. If the City does not want to test this open legal question, then how does the City want to transition to a 5-member EDA Board composed of the East Bethel City Council? There are various means of doing so, but one that comes to mind is that as each resident member's term expires a City Council member is appointed until all 5 council members are on the EDA board and then when the last two resident's terms expire without any reappointment then the EDA Board is entirely composed of the East Bethel City Council and the 5-member board is obtained.

An amendment to the Enabling Resolution would need a City Council public hearing followed by adoption of the Enabling Resolution amendment. I have started a draft amendment.

Let me know next steps, anticipated process, and timeline. And, of course, if you have any questions or concerns, don't hesitate to follow up. Thanks.

Eric

**Eric Larson**

Attorney

1809 Northwestern Avenue | Stillwater, MN 55082

Direct: 651-351-2137 | Fax: 651-439-2923

[eckbergglammers.com](http://eckbergglammers.com)

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**From:** Matt Look <[matt.look@ci.east-bethel.mn.us](mailto:matt.look@ci.east-bethel.mn.us)>  
**Sent:** Friday, April 12, 2024 10:04 AM  
**To:** Eric Larson <[elarson@eckbergammers.com](mailto:elarson@eckbergammers.com)>  
**Subject:** RE: EDA Bylaw Changes Info

Change would take place immediately

**From:** Eric Larson <[elarson@eckbergammers.com](mailto:elarson@eckbergammers.com)>  
**Sent:** Friday, April 12, 2024 10:03 AM  
**To:** Matt Look <[matt.look@ci.east-bethel.mn.us](mailto:matt.look@ci.east-bethel.mn.us)>  
**Subject:** RE: EDA Bylaw Changes Info

**Caution:** This email originated outside our organization; please use caution.

Sorry, I was not clear.

Can the current EDA Board members serve out their terms or will the change take place immediately?

If the later, then I need to see if that is possible once a member as been appointed to a 6-year term. I suspect the City can terminate a members term early, but I would need to research to confirm.

**CITY OF EAST BETHEL  
ANOKA COUNTY, MINNESOTA**

**RESOLUTION NO. 2025-20**

**RESOLUTION TO FURTHER AMEND THE ENABLING RESOLUTION OF THE  
CITY OF EAST BETHEL, ANOKA COUNTY, MINNESOTA, PROVIDING FOR THE  
CREATION OF AN ECONOMIC DEVELOPMENT AUTHORITY AND THE  
APPOINTMENT OF SEATED COUNCIL MEMBERS AND COMMISSIONERS OF  
THE EAST BETHEL ECONOMIC DEVELOPMENT AUTHORITY**

**WHEREAS**, the City Council for the City of East Bethel (hereinafter, "the City") has the authority to establish an Economic Development Authority (hereinafter, "the Authority") pursuant to Chapter 469.091 of the Minnesota Statutes; and

**WHEREAS**, based upon all the information presented, prior to adoption of the original enabling resolution, the City Council then found that the establishment of an economic development authority was in the best interest of the City, and thereby adopted Resolution No. 2008-53, "A Resolution Providing for the Creation of an Economic Development Authority in the City of East Bethel, Minnesota" (the "Enabling Resolution"); and,

**WHEREAS**, the City subsequently amended the Enabling Resolution to expand the membership of the Authority to seven (7) members pursuant to Minn. Stat. §469.095, subd. 2(c) and to be comprised of five (5) residents and two (2) council member; and,

**WHEREAS**, the City now determines that it is best to further amend the Enabling Resolution to reduce the membership of the Authority to five (5) members pursuant to Minn. Stat. §469.095, subd. 2(c) and to be comprised entirely by the members of the City Council; and,

**WHEREAS**, for the avoidance of doubt, the Mayor shall be considered a member of the City Council; and,

**WHEREAS**, it will require several years to complete the transition from the current number of Commissioners and during the transition period members of the City Council who are not Commissioners will be appointed to fill vacant positions on the Authority as the terms expire for the current Commissioners who are not Council Members; and,

**WHEREAS**, the transition will be complete upon the conclusion of the current terms for Commissioners Bezanson, Lancrain, and Lux, which shall be completed sooner in the event those Commissioners leave their positions prior to the expiration of their respective terms; and,

**WHEREAS**, Minn. Stat. 469.093, subd. 2, requires all modifications to the Enabling Resolution creating the Authority to be made by written resolution and adopted after proper

Notice was given and a public hearing conducted as required for the original adoption of the Enabling Resolution; and,

**WHEREAS**, the Notice of Public Hearing was published within the legal publication for the City once per week for 2 weeks prior to the adoption of this Resolution in the same manner as the original enabling resolution of the City; the same having been adopted July 16, 2008 and amended August 17, 2011; and,

**WHEREAS**, a public hearing was conducted by the City with regard to these proposed further amendments to the Authority regarding the number of its membership and the appointment of a five (5) members pursuant to Minn. Stat. § 469.095, subd. 2 (c) on April 14, 2025, with legal notices therefore being duly published in the official publication of the City; and,

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of East Bethel, Minnesota that the East Bethel Economic Development Authority, having been duly established pursuant to Chapter 469.091 of the Minnesota Statutes (the Act) which Authority which operates under the terms and conditions of its original enabling Resolution, duly adopted on the 16<sup>th</sup> day of July, 2008, as amended on August 17, 2011, being the same is hereby amended in the following respects:

1. Section 1 of Resolution 2011-27. That Section 1 of the amended enabling Resolution of August 17, 2011, being Resolution No. 2011-27, is hereby deleted and replaced with Sections 2 and 3 of this Resolution.
2. Commissioners. (a) the Economic Development Authority Commissioners shall be comprised of a five (5) member Authority, who shall consist exclusively of the members of the City Council of East Bethel, Minnesota as appointed by the Mayor with the approval of the City Council. The current Commissioners shall continue to serve for the remainder of their respective terms. Upon the expiration of each Commissioner term, the position shall be filled by the appointment of a sitting member of the City Council, who shall then serve as a Commissioner for a term that coincides with the respective City Council term. Thereafter, as each City Council member vacates or otherwise leaves their position from the City Council, the Mayor shall appoint a City Council member to the Authority, to be approved by City Council.
3. Transition. The Authority shall continue with seven (7) members with sitting Council members being appointed to fill any vacant Commissioner positions until all five (5) members of the City Council are appointed as Commissioners. Thereafter, any Commissioner seats held by residents will be eliminated immediately upon the termination of the respective terms of those Commissioners. This may result in a six (6) person Authority until the transition to a five (5) member Authority is complete and any vote of a six-person Authority that results in a tie shall be decided by a majority vote taken by the President, Vice President, and Secretary. This Transition section shall cease to be effective what the number of membership seats on the Authority is reduced to five (5).

Adopted this 14 day of April, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

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Ardie Anderson, Mayor

ATTEST:

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Matt Look, City Administrator

**CITY OF EAST BETHEL  
ANOKA COUNTY, MINNESOTA**

**RESOLUTION NO. 2025-21**

**RESOLUTION DECLARING VACANCIES AND APPOINTING NEW  
COMMISSIONERS ON THE ECONOMIC DEVELOPMENT AUTHORITY FOR THE  
CITY OF EAST BETHEL, ANOKA COUNTY, MINNESOTA,**

**WHEREAS**, the City of East Bethel, Minnesota (the “City”) maintains an Economic Development Authority established pursuant to Minnesota Statutes Chapter 469 (the “EDA”); and

**WHEREAS**, the EDA is comprised of individuals that are appointed to serve as commissioners of the EDA (each a “Commissioner”);

**WHEREAS**, EDA Commissioners Bob DeRoche and Kevin Lewis previously served as Commissioners based upon their status as sitting members of the City Council;

**WHEREAS**, Commissioners DeRoche and Lewis are no longer members of the City Council;

**WHEREAS**, Commissioner Tom Schulzetenberg recently completed his term as an EDA Commissioner;

**WHEREAS**, Commissioner Suzanne Erkel was recently elected as a member of the City Council;

**WHEREAS**, the Mayor and City Council must appoint and confirm, respectively, current members of the City Council to fill these vacant seats;

**WHEREAS**, the City Council recently amended the enabling resolution of the EDA to reduce the number of Commissioners from seven (7) to five (5) and that going forward only sitting members of the City Council shall be appointed as Commissioners;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT:**

1. The EDA Commissioner seats previously held by Commissioners DeRoche, Lewis, and Schulzetenberg are declared to be vacant.
2. The election of Commission Erkel acts to vacate her seat as a Commissioner.
3. Only sitting members of the City Council are eligible to be appointed to the vacant EDA Commissioner seats.
4. The Mayor has appointed Ardie Anderson, currently the Mayor, to fill the seat vacated by Commissioner Lewis.

5. The Mayor has appointed Suzanne Erkel, currently a Council Member, to fill the seat vacated by Commissioner DeRoche.
6. The Mayor has appointed Jim Smith, currently a Council Member, to fill the seat vacated by Commissioner Erkel.
7. The term of each Council Member serving on the EDA Board shall coincide with the term of office as a council member.
8. Adoption of this Resolution by the City Council shall be confirmation of the Mayor's aforementioned appointments to serve as Commissioners of the EDA.

Adopted this 14 day of April, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

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Ardie Anderson, Mayor

ATTEST:

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Matt Look, City Administrator

**City of East Bethel  
City Council Meeting  
Agenda Item Information**



**Date:** April 14, 2025

**Agenda Item Number:** Item 6.0 A-E

**Requested Action:** Consider approving the Consent Agenda as presented

**Background Information:**

Item A - Approve Bills

Item B – March 24, 2025 City Council Meeting Minutes

Minutes from the March 24, 2025 City Council meeting are attached for your review.

Item C – Approve Hire of Seasonal Maintenance Public Works Employee

The City Council approved the hiring of two seasonal maintenance employees at the February 10, 2025 meeting. Under the supervision and direction of the Public Works Manager, employees in these positions will perform various types of jobs in the general maintenance of the Parks and Streets Department.

City staff recommends the hiring of Kyler Clancy and James Green for the summer seasonal positions. Mr. Green is a returning seasonal employee who has worked for the City of East Bethel for the seven previous seasons. Staff is recommending an hourly wage of \$18.00/hour due to Mr. Green's experience and proven job performance. Mr. Clancy worked at the East Bethel Ice Arena and meets all of the qualifications for the summer seasonal position. As a new summer hire, staff is recommending the starting of wage of \$17.00/hour. These rates are consistent with rates provided by other cities for summer seasonal employment. Funding for these positions is provided for in the General Fund Budget for 2025 under the Parks Department and Streets Department Budgets.

Item D - Approve the Resignation of Fire Fighter Corey Buresh

On March 18<sup>th</sup>, 2025, Corey Buresh submitted his resignation from the City of East Bethel Fire Department. Mr. Buresh served on the East Bethel Fire Department for 3 months and realized it was not what he had signed up for. He indicated his desire to potentially return to the department in the future.

Item E - Approve Fire Station 1 Flooring Replacement

As part of the ongoing investment in deferred maintenance of East Bethel facilities and because it has reached the end of its useful life Staff recommends replacing the flooring in the conference room and break room at Fire Station 1. This is phase one of the flooring replacement, with the second phase to include the hallways, bathrooms and offices.

**Fiscal Impact:** As noted above

**Recommendation(s):** Staff recommends approval of the Consent Agenda as presented.

**City Council Action:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_



**City of East Bethel**  
**April 14, 2025**  
**Payment Summary**

Payments for Council Approval						
Bills to be approved for payment						\$684,533.47
Electronic Payroll Payments						\$47,615.87
Payroll City Staff - March 27, 2025						\$48,744.91
Total to be Approved for Payment						\$780,894.25
Dept Descr	Object Descr	Invoice	Check Name	Fund	Dept	Amount
Arena Operations	Bldg/Facility Repair Supplies	614962	Becker Arena Products, Inc	615	49851	\$416.69
Arena Operations	Bldg/Facility Repair Supplies	066749	Winnick Supply	615	49851	\$65.25
Arena Operations	Bldgs/Facilities Repair/Maint	315295309	Trane U.S. Inc.	615	49851	\$1,483.50
Arena Operations	Bldgs/Facilities Repair/Maint	1605055	Wright-Hennepin Coop Electric	615	49851	\$4,300.00
Arena Operations	Bldgs/Facilities Repair/Maint	1605563	Wright-Hennepin Coop Electric	615	49851	\$44.90
Arena Operations	Information Systems	B250327J	Anoka County Treasury Dept	615	49851	\$75.00
Arena Operations	Refuse Removal	11738586T067	Ace Solid Waste, Inc.	615	49851	\$362.49
Building Capital Projects	Bldgs/Facilities Repair/Maint	1605056	Wright-Hennepin Coop Electric	401	40100	\$5,375.00
Building Capital Projects	Bldgs/Facilities Repair/Maint	1611707	Wright-Hennepin Coop Electric	401	40100	\$8,419.90
Building Capital Projects	Bldgs/Facilities Repair/Maint	1611708	Wright-Hennepin Coop Electric	401	40100	\$7,098.00
Building Capital Projects	Bldgs/Facilities Repair/Maint	1611710	Wright-Hennepin Coop Electric	401	40100	\$3,033.80
Building Capital Projects	Bldgs/Facilities Repair/Maint	1611711	Wright-Hennepin Coop Electric	401	40100	\$1,619.73
Building Capital Projects	Bldgs/Facilities Repair/Maint	1611712	Wright-Hennepin Coop Electric	401	40100	\$4,917.28
Building Inspection	Information Systems	2619	Metro-Net	101	42410	\$1,135.61
Building Inspection	Motor Fuels	26329081	Mansfield Oil Company	101	42410	\$255.60
Building Inspection	State Surcharges	MARCH0030512025	MN Dept Labor & Industry	101		(\$33.33)
Building Inspection	State Surcharges	MARCH0030512025	MN Dept Labor & Industry	101		\$833.13
Building Inspection	Telephone	04 2025-2	T MOBILE	101	42410	\$29.47
Building Inspection	Travel Expenses		Kolodziej, Misty	101	42410	\$87.50
City Administration	Information Systems	B250327J	Anoka County Treasury Dept	101	41320	\$75.00
City Administration	Information Systems	2619	Metro-Net	101	41320	\$1,254.74
City Administration	Legal Notices	964258	STAR	101	41320	\$11.73
City Administration	Office Equipment Rental	552481616	US Bank Equipment Finance	101	41320	\$467.01
City Administration	Office Supplies	IN4796479	Innovative Office Solutions	101	41320	\$192.62
City Administration	Travel Expenses		BELL, FAYE	101	41320	\$102.98
City Administration	Travel Expenses		BELL, FAYE	101	41320	\$8.30
Finance	Information Systems	2619	Metro-Net	101	41520	\$1,135.61
Finance	Sales Tax Remittance	03 2025	Minnesota Revenue	101		\$215.00
Finance	Travel Expenses	20250326	JABS, EMILY	101	41520	\$108.70
Fire Department	Bldgs/Facilities Repair/Maint	2695	Bill's Quality Cleaning	101	42210	\$168.00
Fire Department	Bldgs/Facilities Repair/Maint	2696	Bill's Quality Cleaning	101	42210	\$53.00
Fire Department	Bldgs/Facilities Repair/Maint	32847	Blaine Lock & Safe, Inc.	101	42210	\$352.00
Fire Department	Bldgs/Facilities Repair/Maint	033125	FBC Concepts	101	42210	\$1,960.00
Fire Department	Conferences/Meetings	03 25	BOHLKE, MITCHELL	101	42210	\$135.67
Fire Department	Conferences/Meetings	03 2025	Jill King	101	42210	\$1,447.04
Fire Department	Conferences/Meetings	040115	MN STATE COMMUNITY & TECH COLLEGE	101	42210	\$160.00
Fire Department	Conferences/Meetings	03 2025	Ryan Henry	101	42210	\$38.14
Fire Department	Conferences/Meetings	03 2025	Wade Hoffman	101	42210	\$81.02
Fire Department	General Operating Supplies	21200	ALTA Honors	101	42210	\$40.00
Fire Department	Information Systems	B250327J	Anoka County Treasury Dept	101	42210	\$75.00
Fire Department	Information Systems	2619	Metro-Net	101	42210	\$2,548.41
Fire Department	Motor Fuels	26329081	Mansfield Oil Company	101	42210	\$406.64
Fire Department	Professional Services Fees	1229	Capstone LLC	101	42210	\$8,148.60
Fire Department	Refuse Removal	11738586T067	Ace Solid Waste, Inc.	101	42210	\$100.80
Fire Department	Refuse Removal	11738586T067	Ace Solid Waste, Inc.	101	42210	\$41.62
Fire Department	Repairs/Maint Machinery/Equip	635118	Midway Ford Company	101	42210	\$1,306.04
Fire Department	Safety Supplies	CI00064805	Allina Health System	101	42210	\$900.00
Fire Department	Safety Supplies	39257340	Henry Schein, Inc.	101	42210	\$12.54



**City of East Bethel**  
**April 14, 2025**  
**Payment Summary**

Fire Department	Small Tools and Minor Equip	INV-51978	Alex Air Apparatus 2 Inc	101	42210	\$635.00
Fire Department	Telephone	13299700114648	Midcontinent Communications	101	42210	\$20.25
Fire Department	Telephone	13864340214625	Midcontinent Communications	101	42210	\$48.23
Fire Department	Telephone	04 2025-1	T MOBILE	101	42210	\$99.92
Fire Department	Telephone	6108819674	Verizon	101	42210	\$560.14
Fire Department	Unemploy Benefit Payments	Q1 2025	MN Dept of Employment and	101	42210	\$1,025.07
General Govt Buildings/Plant	Bldg/Facility Repair Supplies	54452	Menards - Forest Lake	101	41940	\$44.56
General Govt Buildings/Plant	Bldg/Facility Repair Supplies	9086579	Plunkett's Pest Control	101	41940	\$84.50
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	2693	Bill's Quality Cleaning	101	41940	\$380.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	2697	Bill's Quality Cleaning	101	41940	\$168.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	56363	Robert B. Hill Company	101	41940	\$18.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	1608216	Wright-Hennepin Coop Electric	101	41940	\$23.95
General Govt Buildings/Plant	General Operating Supplies	5262314012	CINTAS	101	41940	\$73.14
General Govt Buildings/Plant	Refuse Removal	11738586T067	Ace Solid Waste, Inc.	101	41940	\$102.80
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101		\$14.22
Legal	Legal Fees	03 2025	Eckberg, Lammers, P.C.	101	41610	\$10,460.31
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$796.38
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$2,798.94
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$116.14
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$487.78
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$116.14
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$2,693.47
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$278.73
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$8,051.73
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$2,880.24
Legal	Legal Fees	45179	Eckberg, Lammers, P.C.	101	41610	\$23.23
Park Maintenance	Bldg/Facility Repair Supplies	9466285914	Grainger	101	43201	\$40.72
Park Maintenance	Bldg/Facility Repair Supplies	162016	Int'l Security Products	101	43201	\$207.30
Park Maintenance	Bldg/Facility Repair Supplies	54901	Menards - Forest Lake	101	43201	\$413.44
Park Maintenance	Bldg/Facility Repair Supplies	31041	Menards Cambridge	101	43201	\$119.05
Park Maintenance	Bldg/Facility Repair Supplies	31440	Menards Cambridge	101	43201	\$403.18
Park Maintenance	Clothing & Personal Equipment		Cintas Corporation	101	43201	\$33.31
Park Maintenance	Clothing & Personal Equipment	4225182534	Cintas Corporation	101	43201	\$33.31
Park Maintenance	Clothing & Personal Equipment	4226630431	Cintas Corporation	101	43201	\$33.31
Park Maintenance	Equipment Parts	74528	Central Trailer Sales, Inc.	101	43201	\$503.00
Park Maintenance	Equipment Parts	74873	Central Trailer Sales, Inc.	101	43201	\$26.00
Park Maintenance	Equipment Parts	74971	Central Trailer Sales, Inc.	101	43201	\$7.98
Park Maintenance	Equipment Parts	75413	Central Trailer Sales, Inc.	101	43201	\$22.72
Park Maintenance	Equipment Parts	124120292	Fleet Pride	101	43201	\$44.15
Park Maintenance	Equipment Parts	124262890	Fleet Pride	101	43201	\$4.80
Park Maintenance	Equipment Parts	124593378	Fleet Pride	101	43201	\$34.14
Park Maintenance	Equipment Parts	124593380	Fleet Pride	101	43201	\$18.36
Park Maintenance	Equipment Parts	P68690	MN Equipment	101	43201	\$67.98
Park Maintenance	Equipment Parts	1539-332514	O'Reilly Auto Stores Inc.	101	43201	\$59.32
Park Maintenance	Information Systems	2619	Metro-Net	101	43201	\$29.78
Park Maintenance	Lubricants and Additives	124601346	Fleet Pride	101	43201	\$111.80
Park Maintenance	Lubricants and Additives	1060586	Ham Lake Hardware	101	43201	\$53.96
Park Maintenance	Motor Fuels	26329081	Mansfield Oil Company	101	43201	\$348.55
Park Maintenance	Other Equipment Rentals	MP270628	LRS	101	43201	\$80.00
Park Maintenance	Park/Landscaping Materials	7699220	Cemstone Products Company	101	43201	\$120.00
Park Maintenance	Park/Landscaping Materials	7700515	Cemstone Products Company	101	43201	\$840.00
Park Maintenance	Professional Services Fees	30201	TimeSaver Off Site Secretarial	101	43201	\$212.50
Park Maintenance	Refuse Removal	1809	A Family Tree & Brush Service	101	43201	\$2,000.00
Park Maintenance	Sign/Striping Repair Materials	54641	Menards - Forest Lake	101	43201	\$13.18
Park Maintenance	Welding Supplies	0020353293	Minneapolis Oxygen Co.	101	43201	\$27.80
Planning and Zoning	Escrow Refund		BALFANY, JOSH	101		\$500.00
Planning and Zoning	Escrow Refund		FLAGSTAD, JASON	101		\$500.00



**City of East Bethel**  
**April 14, 2025**  
**Payment Summary**

Planning and Zoning	Escrow Refund		MW Properties LLC	101		\$1,000.00
Planning and Zoning	Escrow Refund		NORTH COUNTRY CONCRETE	101		\$210.00
Planning and Zoning	Escrow Refund		Sharper Homes	101		\$500.00
Planning and Zoning	Escrow Refund		Underdahl, Greg	101		\$495.00
Planning and Zoning	Filing Fees	25-11024	Anoka County Property Tax	101	41910	\$46.00
Planning and Zoning	Filing Fees	25-12909	Anoka County Property Tax	101	41910	\$46.00
Planning and Zoning	Information Systems	2619	Metro-Inet	101	41910	\$398.39
Planning and Zoning	Professional Services Fees	36596	Landform	101		\$90.50
Planning and Zoning	Professional Services Fees	36596	Landform	101		\$300.75
Planning and Zoning	Professional Services Fees	36596	Landform	101		\$2,087.50
Planning and Zoning	Professional Services Fees	36596	Landform	101		\$300.75
Planning and Zoning	Professional Services Fees	36596	Landform	101		\$328.25
Planning and Zoning	Professional Services Fees	36596	Landform	101		\$664.50
Planning and Zoning	Professional Services Fees	36596	Landform	101	41910	\$45.25
Planning and Zoning	Professional Services Fees	36596	Landform	101	41910	\$2,097.25
Planning and Zoning	Professional Services Fees	36596	Landform	101	41910	\$90.50
Planning and Zoning	Professional Services Fees	36596	Landform	101	41910	\$7,783.00
Planning and Zoning	Professional Services Fees	30202	TimeSaver Off Site Secretarial	101	41910	\$172.00
Planning and Zoning	Software Licensing	2560	Metro-Inet	101	41910	\$63.00
Police	Professional Services Fees	43332	Animal Humane Society	101	42110	\$81.00
Police	Professional Services Fees	S250401D	Anoka County Treasury Dept	101	42110	\$379,632.00
Recycling Operations	Bldg/Facility Repair Supplies	143004031042	SODREN, CHAD	226	43235	\$48.45
Recycling Operations	Bldg/Facility Repair Supplies	067356	Winnick Supply	226	43235	\$147.37
Recycling Operations	Bldgs/Facilities Repair/Maint	1605057	Wright-Hennepin Coop Electric	226	43235	\$4,855.00
Recycling Operations	General Operating Supplies	INV510750	Ver-Tech Inc.	226	43235	\$975.45
Recycling Operations	Other Equipment Rentals	MP270629	LRS	226	43235	\$80.00
Recycling Operations	Professional Services Fees	04 2025	Cedar East Bethel Lions	226	43235	\$1,300.00
Recycling Operations	Professional Services Fees	04 2025	Cedar East Bethel Lions	226	43235	\$419.72
Recycling Operations	Professional Services Fees	CU-43154	First State Tire Recycle	226	43235	\$115.49
Recycling Operations	Professional Services Fees	04 25	Freimuth Enterprises LLC	226	43235	\$249.00
Recycling Operations	Professional Services Fees	127202	Gregory Cardey	226	43235	\$450.00
Recycling Operations	Refuse Removal	11738586T067	Ace Solid Waste, Inc.	226	43235	\$669.16
Sewer Operations	Professional Services Fees	03 2025	Metropolitan Council	602		\$3,185.00
Sewer Operations	Professional Services Fees	03 2025	Metropolitan Council	602		(\$31.85)
Sewer Operations	Professional Services Fees	0001185235	Metropolitan Council Env Svcs	602	49451	\$5,845.02
Street Maintenance	Bldgs/Facilities Repair/Maint		Cintas Corporation	101	43220	\$9.08
Street Maintenance	Bldgs/Facilities Repair/Maint	4225182534	Cintas Corporation	101	43220	\$9.08
Street Maintenance	Bldgs/Facilities Repair/Maint	4226630431	Cintas Corporation	101	43220	\$9.08
Street Maintenance	Cleaning Supplies	54656	Menards - Forest Lake	101	43220	\$6.94
Street Maintenance	Clothing & Personal Equipment		Cintas Corporation	101	43220	\$33.31
Street Maintenance	Clothing & Personal Equipment	4225182534	Cintas Corporation	101	43220	\$33.31
Street Maintenance	Clothing & Personal Equipment	4226630431	Cintas Corporation	101	43220	\$33.31
Street Maintenance	Equipment Parts	74733	Central Trailer Sales, Inc.	101	43220	\$40.04
Street Maintenance	Equipment Parts	74976	Central Trailer Sales, Inc.	101	43220	\$131.96
Street Maintenance	Equipment Parts	IN001-2053556	Force America Distributing LLC	101	43220	\$587.24
Street Maintenance	Equipment Parts	IN001-2056118	Force America Distributing LLC	101	43220	\$182.53
Street Maintenance	Equipment Parts	02-1143136	Lano Equipment, Inc.	101	43220	\$106.71
Street Maintenance	Equipment Parts	P62994	MacQueen	101	43220	\$0.60
Street Maintenance	Information Systems	2619	Metro-Inet	101	43220	\$747.15
Street Maintenance	Lubricants and Additives	P63827	MacQueen	101	43220	\$139.44
Street Maintenance	Motor Fuels	26329081	Mansfield Oil Company	101	43220	\$151.04
Street Maintenance	Motor Vehicles	ESA002042-1	Nuss Truck & Equipment	701	43220	\$145,018.83
Street Maintenance	Motor Vehicles Parts	IN001-2055306	Force America Distributing LLC	101	43220	\$1,109.30
Street Maintenance	Professional Services Fees	5030360	Gopher State One-Call	101	43220	\$31.05
Street Maintenance	Professional Services Fees	20250321	MN Pollution Control Agency	101	43220	\$400.00
Street Maintenance	Refuse Removal	11738586T067	Ace Solid Waste, Inc.	101	43220	\$535.15
Street Maintenance	Repairs/Maint Machinery/Equip	23108	Cedar Creek Automotive, Inc.	101	43220	\$107.00



**City of East Bethel**  
**April 14, 2025**  
**Payment Summary**

Street Maintenance	Small Tools and Minor Equip	1060407	Ham Lake Hardware	101	43220	\$82.97
Street Maintenance	Street Maint Materials	1481480	Compass Minerals	101	43220	\$2,603.59
Street Maintenance	Street Maint Materials	1482081	Compass Minerals	101	43220	\$10,564.71
Street Maintenance	Telephone	04 2025-2	T MOBILE	101	43220	\$29.47
Water Utility Operations	Bldgs/Facilities Repair/Maint	1605446	Wright-Hennepin Coop Electric	601	49401	\$42.95
Water Utility Operations	Bldgs/Facilities Repair/Maint	1611709	Wright-Hennepin Coop Electric	601	49401	\$2,791.52
Water Utility Operations	Chemicals and Chem Products	7013763	Hawkins, Inc	601	49401	\$100.00
Water Utility Operations	Information Systems	2619	Metro-Inet	601	49401	\$354.31
Water Utility Operations	Utility Maint Supplies	544094	Ferguson Waterworks #2518	601	49401	\$3,826.11
						<b>\$684,533.47</b>



**City of East Bethel**  
**April 14, 2025**  
**Payment Summary**

Electronic Payroll Payments		
Payroll	PERA	\$9,251.75
Payroll	Federal Withholding	\$7,128.78
Payroll	Medicare Withholding	\$2,214.72
Payroll	FICA Tax Withholding	\$8,519.48
Payroll	State Withholding	\$2,757.30
Payroll	MSRS/H.S.A./HCSP	\$17,743.84
		<b>\$47,615.87</b>

# DRAFT MINUTES: NOT YET APPROVED

## EAST BETHEL CITY COUNCIL MEETING

March 24, 2025

The East Bethel City Council met on March 24, 2025, at 7:00 p.m. for the regular City Council meeting at City Hall.

MEMBERS PRESENT:            Ardie Anderson            Suzanne Erkel            Brian Mundle  
   Tim Miller                    Jim Smith

ALSO PRESENT:  
   Eric Larson, City Attorney  
   Kendra Lindahl, Community Development Director  
   Mike Jeziorski, Deputy City Administrator/Finance Director  
   Carrie Frost, Administrative Coordinator

### 1.0 Call to Order

The March 24, 2025, City Council meeting was called to order by Mayor Anderson at 7:00 p.m.

### 2.0 Pledge of Allegiance

The Pledge of Allegiance was recited.

### 3.0 Adopt Agenda

**Mundle stated I'll make a motion to adopt tonight's agenda as amended, moving item 6.0 H, Approve the Emergency Operating Procedure, after 4.0 C. Erkel stated I'll second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

### 4.0 Presentations and Public Hearings

#### 4.0 A 2024 Audit Presentation: Adbo – Resolution 2025-15, Accepting 2024 Audit

Jeziorski stated that the 2024 Annual Financial Report has been prepared, audited and is presented for review and approval. Adbo, the City's Auditor, will present the report to the Council.

Kelsey Larson, Adbo, stated that they are still waiting on PERA to release the fire reports to make the final pension adjustments. Kelsey Larson presented information regarding audit results, general fund balances, general fund balance to actual, general fund revenues by type, capital project fund balances, special revenue fund balances, debt service, water fund, sewer fund, ice arena fund, cash and investments balances by fund type, and key performance indicators.

Erkel asked why their capital assets are decreasing. Larson stated that a chunk of each asset gets depreciated, so they show that expense each year.

Erkel asked about the increase in the ice arena operating expenses, and why they did not decrease when the City took it over. Jeziorski stated that there was an increase because there was an overlap in the Gibson Management contract and transitioning to internally running it. Jeziorski stated that the cash decreased because they bought a scoreboard at the beginning of 2024, and in order to get the operating revenues back in line with expenses they have increased the primetime ice rental fee from \$192/hour to \$210/hour.

1 Erkel asked what over expenditure is. Kelsey Larson stated that is when your expenditures are over  
2 your revenues.

3 Erkel asked what the Antenna Lease is. Kelsey Larson stated that the City is renting antenna space on  
4 water towers and is receiving money for that; they are long leases with extension periods.

5 Erkel asked how there can be an increase and a decrease simultaneously. Kelsey Larson stated that  
6 they do not show it as net, but rather what was added and what was disposed of.

7 Mundle asked how the City looks financially overall. Kelsey Larson stated that it looks pretty well, the  
8 fund balance in the general fund has been increasing exponentially.

9 **Erkel stated I'll make a motion to adopt Resolution 2025-15, Accepting 2024 Audit. Smith stated I'll**  
10 **second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson  
11 asked any opposed? That motion passes. **Motion passes unanimously.**

#### 12 **4.0 B Anoka County Sheriff's Report**

13 Lieutenant Derek Peters presented the February 2025 Sheriff's Report, stating the Sheriff's  
14 Department responded to 318 calls for service, 2 thefts, 2 assaults, 23 traffic crashes, 15 arrests, 183  
15 traffic stops, and 29 traffic citations.

16 Lieutenant Derek Peters introduced 9 deputies and allowed them to say a few words about  
17 themselves.

18 Chief Deputy Jacobson thanked East Bethel and their partnership with the Police Department.

19 **Informational; no action required.**

#### 20 **4.0 C Fire Department Monthly Report**

21 Interim Fire Chief Streich discussed the East Bethel Fire Department, his background/achievements,  
22 and presented the February 2025 report and noted that they responded to 76 calls, of which 63 were  
23 medical, 3 crashes, 3 alarms, 4 burning, 2 others, 0 fires, and 1 mutual aid.

24 **Informational; no action required.**

#### 25 **4.0 D Approve the Emergency Operating Procedure**

26 Streich discussed the Emergency Operating Plan, its purpose, training provided, and essential  
27 functions in disasters.

28 Erkel asked what happens if they end up totally disagreeing with something that ends up in the plan,  
29 since they have not seen the full thing yet. Streich stated that each of the roles of the Council  
30 members is listed in the plan, and if it is something they are not comfortable with, he can discuss it  
31 with them and fix it.

32 Larson stated that the plan must stay confidential so that no bad actors can use it as a tool against  
33 public safety and security.

34 **Erkel stated I'll make a motion to approve the updated Emergency Operating Procedure. Smith**  
35 **stated I'll second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.**  
36 Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

37 Streich stated that only 2% of medical calls are life-threatening, and they will need to discuss what is  
38 important and find a balance for the volunteer firefighters.

#### 39 **4.0 E Public Hearing: Ordinance Change – Dog Licensing**

40 Jeziorski stated that The requirement of a dog license was originally instituted to ensure that animals  
41 were vaccinated and could be easily reunited with their owners if lost. Yet, out of 4,000+ households,

1 only a few dozen residents have licenses. Social media and microchips combine to make a highly  
2 effective way to locate lost pets, and most pets are reunited with their owners before City staff is  
3 even notified.

4 Jeziorski added that applying for a license does require the owner to provide proof of a current rabies  
5 vaccination, as rabies is far less common today than in the past. Owners already must present vet  
6 records to take out pet insurance or enroll in doggy day care. When a dog bite is reported, deputies  
7 go directly to the owner to ask about vaccinations rather than checking city records.

8 Jeziorski stated that the City does not charge for a dog license, so there is no revenue generated from  
9 tracking and issuing licenses.

10 Jeziorski stated that staff is requesting City Council hold a public hearing and at the conclusion,  
11 review and consider approval of the proposed ordinance changes to amend Article II – Dogs and  
12 Article III – Rabies Control that remove the requirements for residents to register their dogs with the  
13 City and obtain City dog licenses, effective January 1, 2026.

14 Anderson opened the public hearing at 7:55 p.m.

15 No comments received.

16 Anderson closed the public hearing at 7:55 p.m.

17 **Mundle stated I'll make a motion to adopt Ordinance 2025-02, amending Chapter 10, Article II and**  
18 **Article III of the East Bethel Code of Ordinances Regulating Dogs and Rabies Control in the City of**  
19 **East Bethel. Erkel stated I'll second.** Anderson asked any discussion? To the motion, all in favor say  
20 aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

21 **5.0 Public Forum**

22 Kevin Lewis stated that the Emergency Management Director role that is being advertised is a very  
23 big job and encouraged due diligence in making the decision on who to hire.

24 Krista Vaughn discussed her father, Rod Sanow's, unjust termination and gave facts about his time as  
25 Fire Chief and the accomplishments he made. Ms. Vaughn stated that she created a petition to  
26 reinstate Rod Sanow as Fire Chief, and it has already received 500 signatures. Ms. Vaughn asked that  
27 the Council issue a motion to reinstate Rod Sanow as Fire Chief.

28 Sharon Metzler stated that she wants peace in East Bethel. Ms. Metzler discussed the creation of the  
29 East Bethel Fire Department by her grandfather, Joe Anderson, the first East Bethel mayor. Ms.  
30 Vaughn stated that she is amazed by the Fire Department because they are the first on the scene,  
31 before ambulances.

32 **6.0 Consent Agenda**

33 Item A: Approve Bills

34 Item B: Approve Edited Meeting Minutes February 24, 2025 City Council Meeting

35 ~~Item C: Approve Meeting Minutes, March 10, 2025 City Council Meeting~~

36 Item D: Resolution 2025-16, Approving Application for Raffle Permit for Crush ALS

37 Item E: Resolution 2025-17, Approve Application to Conduct Off-Site Gambling for Booster Day

38 ~~Item F: Approve Capstone LLC Contract~~

39 ~~Item G: Approve the Advertisement for Fire Chief / Emergency Management Director~~

40 Item I: Resolution 2025-18, Approving Support for Retention of City Zoning Authority

41 Mundle requested to pull Item C and F. Erkel requested to pull Item F.

1 **Mundle stated I'll make a motion to approve Consent Agenda as amended. Erkel stated I'll second.**  
 2 Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any  
 3 opposed? That motion passes. **Motion passes unanimously.**

4 **6.0 C Approve Meeting Minutes, March 10, 2025 City Council Meeting**

5 Mundle stated that City Attorney Larson drafted some edits to the meeting minutes. Larson stated  
 6 that the changes to the minutes proposed include clarification and provide the script from Attorney  
 7 Saffley given to the Mayor.

8 **Mundle stated I'll make a motion to approve Item C of the Consent Agenda, as edited. Erkel stated**  
 9 **I'll second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.**  
 10 Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

11 **6.0 F Approve Capstone LLC Contract**

12 Mundle asked if Streich would be working 40 hours a week, like the previous fire chief. Streich stated  
 13 the understanding was that he would be working 40 hours/week, but he would not be responding as  
 14 a firefighter but could respond to the major calls as an advisor.

15 Mundle asked if this contract falls in line with the amount that Rod Sanow was making. Jeziorski  
 16 stated that it is roughly the same amount.

17 Anderson asked if they are paying for the cafeteria plan on a non-full-time job. Jeziorski stated that  
 18 they took Sanow's complete compensation package minus PERA to give an accurate comparison.

19 Mundle asked if the contract would be monthly. Streich stated that he is flexible to do whatever  
 20 works best for them.

21 Larson stated that he discussed the job duties with Streich and how to fulfill the role.

22 **Erkel stated I'll make a motion to approve Item F of the Consent Agenda. Mundle stated I'll**  
 23 **second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson  
 24 asked any opposed? That motion passes. **Motion passes unanimously.**

25 **Erkel stated I'll make a motion to pull Item G of the Consent Agenda back onto the agenda for**  
 26 **reauthorization. Mundle stated I'll second.** Anderson asked any discussion? To the motion, all in  
 27 favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes**  
 28 **unanimously.**

29 **6.0 G Approve the Advertisement for Fire Chief / Emergency Management Director**

30 Erkel asked why it was changed from "U.S. Citizen" to "legally authorized to work in the U.S."  
 31 Jeziorski stated that they are following the language in the I-9 form.

32 Erkel asked why they changed the residency requirement of being within 30 minutes of the fire  
 33 service area. Streich stated that there are 2 other cities in the area that are posting for the same job,  
 34 so this will allow more people to apply.

35 **Erkel stated I'll make a motion to approve Item G of the Consent Agenda. Mundle stated I'll**  
 36 **second.** Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson  
 37 asked any opposed? That motion passes. **Motion passes unanimously.**

38 **7.0 New Business. Commission, Association, and Task Force Reports**

39 **7.0 A Planning Commission**

40 **7.0 A.1 Variance: Driveway Access, 1670 229<sup>th</sup> Lane NE**

1 Lindahl stated that the owner has applied for a second driveway on their property. The property is  
 2 zoned R-1, City Code allows one curb cut only. Lindahl stated that the Planning Commission reviewed  
 3 the item and held a public hearing at the February 25, 2025, meeting. Other than the applicant, there  
 4 was no one present to speak on this item. The Planning Commission voted 3-1 to recommend  
 5 approval of the Variance request for a second driveway, with the condition that the new driveway  
 6 not exceed 12 feet in width.

7 Lindahl added that the burden of proof is on the applicant to show that they have a practical difficulty  
 8 that can only be remedied by the variance.

9 Smith stated that the property is full of trees, and it does not interfere with anyone else’s property.

10 **Smith stated I’ll make a motion to adopt Resolution 2025-18, approving the request for a variance**  
 11 **for a second driveway on the property located at 1670 229<sup>th</sup> Lane NE. Miller stated I’ll second.**

12 Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any  
 13 opposed? That motion passes. **Motion passes unanimously.**

14 **7.0 B Economic Development Authority**

15 None.

16 **7.0 C Park Commission**

17 None.

18 **8.0 Department Reports**

19 **8.0 A Community Development**

20 **8.0 A.1 Draft Ordinance Amendment – Barndominiums**

21 Lindahl stated that following the previous City Council meeting, Staff developed the proposed  
 22 ordinance amendment to allow barndominiums in the A and RR zoning districts., while also allowing  
 23 more flexibility in materials and design choices throughout East Bethel.

24 Lindahl stated that in conversations with the Building Official, who remains concerned about allowing  
 25 barndominiums. He is concerned that the wooden posts tend to rot, so the structural foundation of a  
 26 barndominium is not the same foundations required under the Code today. He is also concerned  
 27 about the Energy Code requirements, and it will not be significantly cheaper than standard residential  
 28 construction.

29 Mundle asked if they should be including something regarding the energy code and foundation.  
 30 Lindahl stated that the Energy Code is already part of the Building Code. Lindahl stated that for the  
 31 foundation, they could require that barndominiums be constructed on a foundation that is solid for  
 32 the complete perimeter of the house.

33 Erkel discussed the 30% and that she believes it is too restrictive. Mundle stated that he has no  
 34 problem changing that to 20% and would like the Building Official's opinion on this.

35 Smith stated that all the posts are green-treated and are not different from a slab-on-grade home  
 36 with a green-treated plate on a block.

37 Miller asked if the Code calls for the use of green-treated posts. Lindahl stated that she is unsure but  
 38 will check with the Building Official.

39 Smith stated that the requirement for a percentage of complementary materials should be for the  
 40 front-facing side only.

1 Lindahl stated there is not a minimum lot size at the moment. Smith stated that he is not for a  
2 minimum lot size to give the residents the freedom on what their house can look like.

3 **8.0 B Engineer Report**

4 None.

5 **8.0 C City Attorney**

6 None.

7 **8.0 D Finance**

8 None.

9 **8.0 E Public Works**

10 None.

11 **8.0 F Fire Department**

12 None.

13 **8.0 G City Administrator Report**

14 None.

15 **9.0 – Other Items**

16 **9.0 A Staff Report**

17 None.

18 **9.0 B Council Reports**

19 Erkel stated that the Seniors meet every third Thursday. Erkel noted that there will be a Craft Vendor  
20 sale at the Community Center on April 26, 2025, and they are still accepting vendors.

21 Erkel stated that they are having a fix-it clinic on May 3, 2025, at the Community Center.

22 Mundle stated that July 19, 2025 is Booster Day, Party in the Park at Booster Park. Mundle stated that  
23 the parade is back, and any local organizations or businesses can visit the Booster Day website for  
24 more information on how to sign up. Mundle also noted that volunteers are needed, and applications  
25 for vendors, artists, and crafters are being accepted on the website.

26 **9.0 C Other**

27 None.

28 **10.0 Adjourn**

29 **Miller stated I'll make a motion to adjourn. Mundle stated I'll second.** To the motion, all in favor  
30 say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes**  
31 **unanimously.**

32 Meeting adjourned at 8:51 p.m.

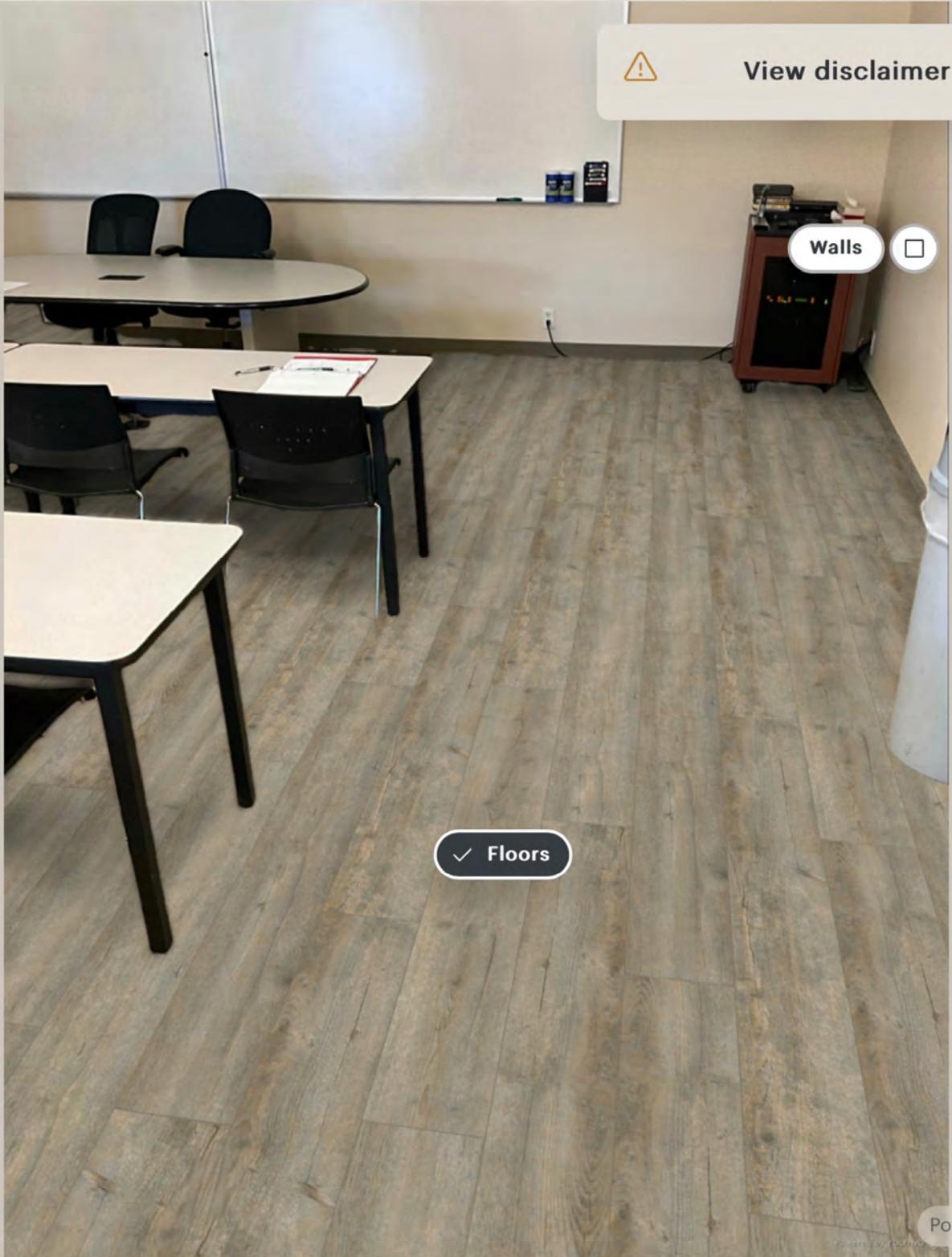
33 Submitted by:

34 Lilian Rokosz

35 *TimeSaver Off Site Secretarial, Inc.*



View disclaimer X



Walls

✓ Floors

Powered by roomvo

Revert Zoom Rotate Color Compare



**CITY OF EAST BETHEL  
COUNTY OF ANOKA  
STATE OF MINNESOTA**

**RESOLUTION NO. 2025-22**

A RESOLUTION APPROVING A SITE PLAN AND GRANTING A CONDTIONAL USE PERMIT FOR A SECOND BUILDING ON PROPERTY LOCATED AT 18750 ULYSSES STREET NE, EAST BETHEL, MINNESOTA (PIN: 32-33-23-21-0017).

**WHEREAS**, the applicant, Kristin Erickson of Classic Construction Inc., with permission from Lakeland Investors Inc., the property owner of 18750 Ulysses Street NE, requested a site plan and conditional use permit for a second building on one lot, and;

**WHEREAS**, the Planning Commission held a public hearing on March 25, 2025; and,

**WHEREAS**, the Planning Commission finds:

1. This property is zoned (I) Light Industrial and two or more buildings on one lot is allowed as a Conditional Use within this district.
2. The application complies with the general Conditional Use Permit (CUP) standards in Section 4, Subd. 9. (D) of the Zoning Ordinance, as outlined in the March 25, 2025 Planning Commission report.
3. The application complies with the Site Plan standards in Zoning Ordinance, as outlined in the March 25, 2025 Planning Commission report.

**WHEREAS**, the Planning and Zoning Commission recommends to the City Council approval of the site plan and conditional use permit.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of East Bethel hereby approves the site plan and conditional use permit for a second building on one lot on property located at 18750 Ulysses Street NE with the following conditions:

1. The Applicant must provide screening as shown on the updated landscape plan dated March 28, 2025.
2. All light poles shall be less than 30 feet tall. Plans shall be revised to show compliance.
3. The Applicant shall satisfy any and all comments on the site plan from the City Engineer prior to applying for a building permit. The City Engineer will determine when all items have been addressed.

Adopted this 14<sup>th</sup> day of April, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

---

Ardie Anderson, Mayor

---

Matt Look, City Administrator

# Location Map- Site Plan and CUP



-  Parcels
-  City Mask

1 inch equals 723 feet



# Rosa Architectural Group, Inc.



1084 Sterling Street ♦ St. Paul, MN 55119-3611  
Phone 651-366-7971 ♦ e-mail:rosarchgrp@msn.com

February 25, 2025

Kendra Lindahl, AICP  
East Bethel City Planner  
City of East Bethel  
2241 221<sup>st</sup> Avenue NE  
East Bethel, MN 55011

## **Responses to Planning Letter dated 2-6-2025 for the new Lakeland Building at 18750 Ulysses Street NE, East Bethel, MN 55011 Planning File 25-24**

Dear Ms. Lindahl:

The following are responses to the project File 25-04 review letter:

### **1. Current Title Work**

The proposed building will be a 2<sup>nd</sup> building on the Pan-O-Gold property. The property is owned by Lakeland Investors, Inc. Lakeland Investors own and lease the Pan-O-Gold Building to Pan-O-Gold, they will also own the proposed Lakeland Building and will also be leasing the building to tenants. So, they will be owning two buildings on the property. The buildings are compliant with area and height limits per the MN SBC and can be considered one building for this compliance. The property will be considered one property with two buildings. No required Title work for the project is anticipated.

### **2. Narrative of proposed Lakeland Building**

The proposed Lakeland Building will be constructed and owned by the owner of the Pan-O-Gold building, Lakeland Investors, Inc.. Both buildings will be built on one property. The Lakeland building will be a leased building, as is the Pan-O-Gold building, and is designed as a shell building without a known tenant. The building is designed to have one or two tenants, this will be determined through the leasing process. The type of tenant to be pursued will be small to medium-sized companies with manufacturing and warehousing needs with probable small office space, or possibly just a warehousing tenant with maybe a small office area. Other possible tenants could be a small service company. The project shell plans have been developed with these types of intended users. Parking has been designed with an estimated 10% office component and a 90% Manufacturing / Warehouse component [70% manuf, 30% warehouse of the 90% number]. These breakdowns are noted on the Site Plan sheet A-1.1.

### **3. Updated Lighting Plan**

An updated lighting plan with cut sheets has been prepared and is added to this submittal package.

**4. Updated Landscape Plan**

The floor areas on the various project sheets have been adjusted to reflect the same amounts. The proposed trees to be removed and relocated are shown on the site demo plan sheet A-0.1. These 7 relocated trees are trees that were added to the original development of the Pan-O-Gold property and are trees that are over the minimum quantity required for the Pan-O-Gold Landscape plan requirements. These trees were never shown and were not a part of the original Landscape plan. As the trees are in good condition it makes sense to use them for partial compliance with the Lakeland Building Landscape plan requirements. We have noted where these trees are to be relocated on Landscape Plan sheet L-1.1.

**5. Updated Building Plans**

Please see included with this submittal drawings of colored building elevations and perspectives indicating the look and images of the proposed Lakeland Building. Please see on sheet A-3.1, Building Elevations, the percentages of the building materials as noted for glass, architectural colored precast wall panel areas and colored accent stripe areas on each exterior façade,

**6. Updated Site Plan**

Building and Parking setbacks have been added to Site Plan sheet A-1.1 and to an added sheet A-1.3 which we have called Building and Parking setbacks. The sheet is at a small scale to show the complete property with both buildings.

**7. Signage Plan**

Currently, specific signage for the future building tenants is unknown. We are showing, on the colored elevations and perspective drawings, the location where tenant signage would be placed on the South Elevation. Once specific signage is determined by a tenant it will need to be submitted to the City for review and approval for permit.

**8. Trash Enclosure**

The existing trash enclosure will be removed and rebuilt in the new location depicted on the Site Plan sheet A1.1. The trash enclosure is large and will be adequate for both buildings. The trash needs for the Pan-O-Gold building are almost negligent as the building is used as short term warehousing for bread distribution pick-up. Two trash enclosure doors are provided with 10 feet clear space at each door, the interior depth of the trash enclosure is 9 feet four inches.

Thank you, Kendra, for your review of the proposed project. Please contact me if you have any questions with my responses or if you need any additional information. I look forward to the project moving ahead.

Sincerely,



Russ Rosa, Project Architect

# LAKELAND BUILDING

## EAST BETHEL, MINNESOTA

Rosa  
Architectural  
Group  
Inc.

1084 Sterling Street  
St. Paul, Minnesota 55119  
tel: 651-739-7988  
fax: 651-739-3165

LAKELAND  
BUILDING

18750 ULYSSES ST. NE  
EAST BETHEL, MN 55011

CLASSIC  
CONSTRUCTION

PH: 763-434-8870  
18542 ULYSSES ST. NE  
EAST BETHEL, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: \_\_\_\_\_

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ REG. NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: \_\_\_\_\_

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ REG. NO. \_\_\_\_\_

PROJECT NUMBER: 22501

DATE: FEBRUARY 24, 2025

DRAWN BY: JL

CHECKED BY: RR

REVISIONS: \_\_\_\_\_

TITLE SHEET

T1.1

### ABBREVIATIONS

AB.	ANCHOR BOLTS	INSUL.	INSULATION
AFF.	ABOVE FINISHED FLOOR	INT.	INTERIOR
ADJ.	ADJUSTABLE	J.	JOIST
ALT.	ALTERNATE	JT.	JOINT
ALUM.	ALUMINUM	KIT.	KITCHEN
APPROX.	APPROXIMATE	LAB.	LABORATORY
ARCH.	ARCHITECTURAL	LAM.	LAMINATED
BD.	BOARD	LAV.	LAVATORY
BFE.	BOTTOM OF FOOTING	LTG.	LIGHTING
	ELEVATION	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BM.	BENCH MARK	MTL.	METAL
BIT.	BITUMINOUS	MEZ.	MEZZANINE
BLDG.	BUILDING	MFR.	MANUFACTURER
BLK.	BLOCK	M.H.	MANHOLE
BOT.	BOTTOM	MIN.	MINIMUM
B5MT.	BASEMENT	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	M.O.	MASONRY OPENING
CAB.	CABINET	MULL.	MULLION
CFT.	CARPET	N.C.	NOT IN CONTRACT
C.T.	CERAMIC TILE	N.T.S.	NOT TO SCALE
C.I.	CAST IRON	O.C.	ON CENTER
C.J.	CONSTRUCTION JOINT	O.D.	OUTSIDE DIAMETER
CL.	CENTER LINE	O.H.	OVERHEAD
COL.	COLUMN	FL.	FLATE
CONC.	CONCRETE	FL.Y.WD.	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	FR.	FAIR
	CONSTRUCTION	FT.	FAINT
CONST.	CONTINUOUS	F.T.D.	PAPER TOWEL DISPENSER
CONTR.	CONTRACTOR	P.T.	PORCELAIN TILE
CSK.	COUNTERSINK	FFIN.	PREFINISHED
C.T.	CERAMIC TILE	Q.T.	QUARRY TILE
DEM.	DEMOLISH/DEMOLITION	R	RISERS (STAIR) OR RADIUS
DET.	DETAIL	RD.	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	REINF.	REINFORCING
DIA.	DIAMETER	REQ'D.	REQUIRED
DIM.	DIMENSION	RM.	ROOM
DN.	DOWN	R.W.L.	RAIN WATER LEADER
DWG.	DRAWING	RO.	ROUGH OPENING
EA.	EACH	SND.	SANITARY NAPKIN DISPOSAL
EF.	EACH FACE	SHT.	SHEET
EL.	ELEVATION	S.V.	SHEET VINYL
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	S.C.W.D.	SOLID CORE WOOD
EQ.	EQUAL	S.V.T.	SOLID VINYL TILE
EQUIP.	EQUIPMENT	SPECB.	SPECIFICATIONS
E.W.	EACH WAY	SQ.	SQUARE
E.W.C.	ELECTRIC WATER COOLER	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EXP. JT.	EXPANSION JOINT	STRUCT.	STRUCTURAL
EXT.	EXTERIOR	T.	TREAD
E.I.F.S.	EXTERIOR INSUL. FINISH SYSTEM	T & B	TOP AND BOTTOM
		T & G	TONGUE AND GROOVE
F.D.	FLOOR DRAIN	T.H.	TEST HOLE
FDN.	FOUNDATION	T.F.E.	TOP OF FOOTING ELEVATION
F.E.	FIRE EXTINGUISHER	T.S.	TUBE STEEL
FW.C.	FABRIC WALL COVERING	TYP.	TYPICAL
FIN.	FINISH	T.P.H.	TOILET PAPER HOLDER
FFE.	FINISHED FLOOR ELEVATION	UH.	UNIT HEATER
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FT.	FOOT	V.B.	VAPOR BARRIER
FTG.	FOOTING	VERT.	VERTICAL
G.B.	GRAB BAR	VEST.	VESTIBULE
G.I.	GALVANIZED IRON	V.C.G.B.	VINYL COATED GYP. BOARD
GL.	GLASS	V.C.T.	VINYL COMPOSITION TILE
GR.	GRADE	V.W.C.	VINYL WALL COVERING
GYP.	GYP.	WDW.	WINDOW
HCPT.	HANDICAPPED	W.GL.	WIRE GLASS
HB.	HOSE BIBB	W/	WITH
H.C.W.D.	HOLLOW CORE WOOD	W/O	WITHOUT
HM.	HOLLOW METAL	W.W.F.	WELDED WIRE FABRIC
HOR.	HORIZONTAL	X	BY (AS 2 X 4)
HTR.	HEATER	X	WITH (HARDWARE)
I.D.	INSIDE DIAMETER		

### PROJECT INFORMATION

<b>OWNER:</b>	PAN-O-GOLD BAKING COMPANY
<b>BUILDING CODES:</b>	MINNESOTA STATE BUILDING CODE 2020 MINNESOTA ACCESSIBILITY CODE 2020 MINNESOTA STATE FIRE CODE - 2020 MINNESOTA ENERGY CODE - 2024 W/ ASHRAE 90.1-2019 WITH MINNESOTA AMENDMENTS
<b>DEFERRED SUBMITTALS:</b>	MECHANICAL: MN MECHANICAL & FUEL GAS CODE 2020 - INITIAL DESIGN BUILD FOR UNOCCUPIED SHELL BUILDING ELECTRICAL: MN ELECTRICAL CODE (2023 NEC) - INITIAL DESIGN BUILD FOR UNOCCUPIED SHELL BUILDING PLUMBING: MN PLUMBING CODE 2020 - INITIAL DESIGN BUILD FOR UNOCCUPIED SHELL BUILDING FIRE SPRINKLER: MN STATE FIRE CODE 2020 - INITIAL DESIGN BUILD FOR UNOCCUPIED SHELL BUILDING
<b>CONSTRUCTION TYPE:</b>	IBC CONSTRUCTION TYPE: 2B
<b>POSSIBLE TENANT OCCUPANCY CLASSIFICATIONS:</b>	B, S-1, F-1
<b>BUILDING HEIGHT:</b>	1 STORY
<b>FIRE SPRINKLER PROTECTION:</b>	BUILDING IS FULLY SPRINKLER PROTECTED
<b>ALLOWABLE BUILDING AREA:</b>	(BASED ON 508.3.2 NON SEPARATED USES, BASED ON MOST RESTRICTIVE F-1 OCCUPANCY) BASIC ALLOWABLE AREA FOR F-1 PER TABLE 506.2 = 62,000 SF. ACTUAL BUILDING AREA = 15,256 SF.
<b>REQUIRED EXITS AND MEANS OF EGRESS:</b>	PER IBC TABLE 1006.2.1 COMMON PATH OF EGRESS NOT TO EXCEED 100' FOR B, F & S OCCUPANCY, THREE EXITS PROVIDED PER EACH PROBABLE FUTURE TENANT SPACE.
<b>PLUMBING FIXTURES REQUIRED:</b>	REQUIRED PLUMBING FIXTURES SHALL BE SUBMITTED WITH FUTURE TENANT BUILD OUT PLANS.
<b>SHELL BUILDING INFORMATION:</b>	NOTE: WITH THE EXCEPTION OF THE FIRE SPRINKLER ROOM, THE REMAINING BUILDING IS A SHELL SPACE AND WILL BE UNOCCUPIED. WHEN TENANTS ARE SECURED THEY SHALL SUBMIT TENANT BUILD-OUT PLANS SPECIFIC FOR THEIR SPACE. THE INITIAL SHELL SPACE IS DESIGNED FOR 3 EXITS FROM EACH FUTURE TENANT AREA. EACH FUTURE TENANT SHALL HAVE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND MODIFIED FIRE SPRINKLER PLANS, PREPARED AND SUBMITTED TO THE CITY OF EAST BETHEL BUILDING OFFICIAL FOR REVIEW AND APPROVAL AND ISSUANCE OF PERMITS PRIOR TO THE START OF ANY INTERIOR BUILDOUT WORK. ALL PLANS SHALL BE PREPARED AND SIGNED BY APPROPRIATE PROFESSIONALS AS REQ'D. BY THE BUILDING OFFICIAL.

### SHEET INDEX

#### ARCHITECTURAL

- T11 TITLE SHEET
- A0.1 DEMO SITE PLAN
- A1.1 SITE PLAN
- A1.2 SITE PLAN DETAILS
- A1.3 SITE PLAN WITH SETBACK LINES
- A2.1 FLOOR PLAN
- A3.1 ELEVATIONS
- A3.2 COLOR ELEVATIONS
- A3.3 COLOR PERSPECTIVES
- A4.1 BUILDING SECTIONS
- A5.1 WALL SECTIONS
- A5.2 WALL SECTIONS
- A6.1 DETAILS
- A6.2 DETAILS
- A7.1 SCHEDULES
- A8.1 ROOF PLAN

- L11 LANDSCAPE PLAN

#### STRUCTURAL

- S1.1 FOUNDATION PLAN
- S2.1 ROOF FRAMING PLAN
- S3.1 DETAILS
- S3.2 DETAILS & STRUCTURAL NOTES

#### CIVIL

- C0 TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN
- C1 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C2 UTILITY PLAN
- C3.1 DETAILS & NOTES
- C3.2 DETAILS & NOTES
- C3.3 DETAILS & NOTES
- C3.4 DETAILS & NOTES
- C4.1 STORM WATER POLLUTION PREVENTION PLAN
- C4.2 STORM WATER POLLUTION PREVENTION PLAN

#### MISCELLANEOUS

DEFERRED SUBMITTALS SHALL BE PROVIDED AS REQ'D. BY THE DESIGN/BUILD CONTRACTORS.

MECHANICAL DESIGN BUILD  
ELECTRICAL DESIGN BUILD  
PLUMBING DESIGN BUILD



1 SOUTH ELEVATION  
A3.2 1/8" = 1'-0" (ON 24x36 SHEET)



2 EAST ELEVATION  
A3.2 1/8" = 1'-0" (ON 24x36 SHEET)



5 NORTHEAST ELEVATION  
A3.2 1/8" = 1'-0" (ON 24x36 SHEET)



3 WEST ELEVATION  
A3.2 1/8" = 1'-0" (ON 24x36 SHEET)



4 NORTH ELEVATION  
A3.2 1/8" = 1'-0" (ON 24x36 SHEET)

Rosa  
Architectural  
Group  
Inc.

1084 Sterling Street  
St. Paul, Minnesota 55119  
tel: 651-739-7988  
fax: 651-739-3165

LAKELAND  
BUILDING

18750 ULYSSES ST. NE  
EAST BETHEL, MN 55011

CLASSIC  
CONSTRUCTION

PH: 763-434-8870  
18542 ULYSSES ST. NE  
EAST BETHEL, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

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DATE: FEBRUARY 24, 2025  
DRAWN BY: JL  
CHECKED BY: RR  
REVISIONS: \_\_\_\_\_

COLOR ELEVATIONS

**A3.2**



1  
A3.2 PERSPECTIVE ELEVATION  
NOT TO SCALE



2  
A3.2 PERSPECTIVE ELEVATION  
NOT TO SCALE



3  
A3.2 PERSPECTIVE ELEVATION  
NOT TO SCALE



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COLOR PERSPECTIVES

A3.3

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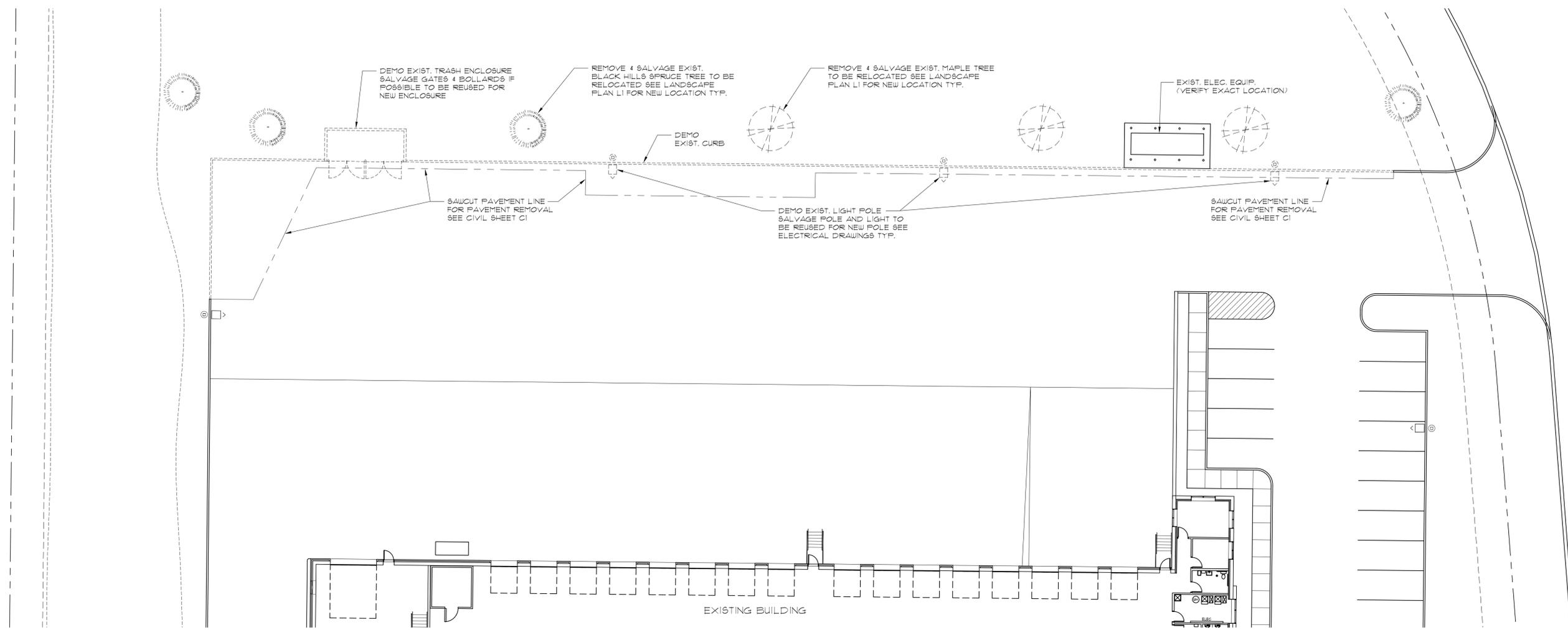
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DEMO SITE PLAN

A0.1



1 DEMO SITE PLAN  
A0.1 1/16" = 1'-0"



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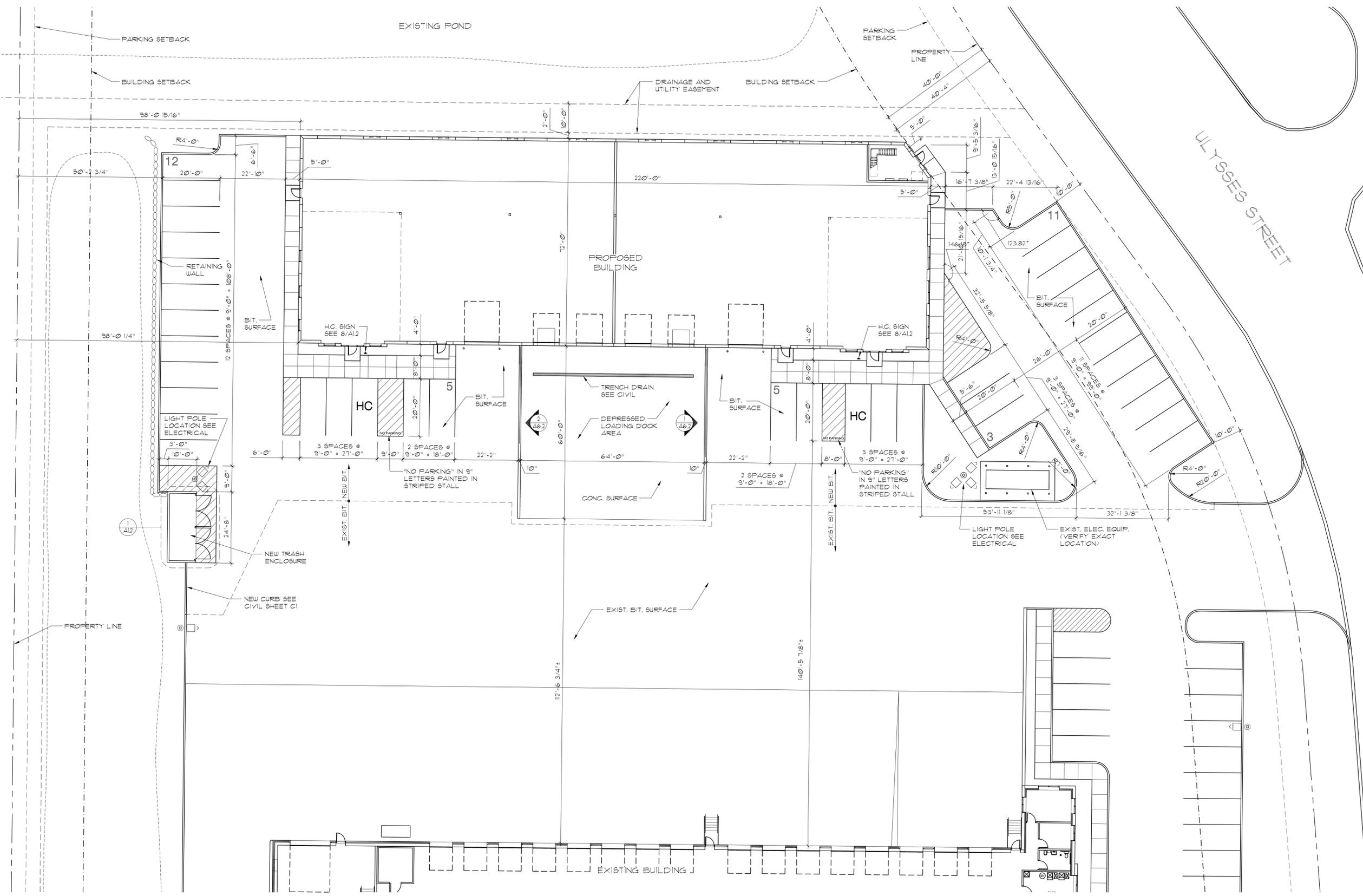
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**SITE PLAN**

**A1.1**



PER SECTION 22, PART 1, ITEMS #25, #27, #28  
ZONING CODE PARKING REQUIRED:  
1 PER 200 FOR OFFICE  
1 PER 350 FOR GARAGE/INDUSTRIAL  
1 PER 1,700 FOR WAREHOUSE

ITEM #25 - OFFICE:  
ITEM #27 - GARAGE SPACE:  
ITEM #28 - WAREHOUSE:

**SITE PLAN**  
1/16" = 1'-0"  
NORTH

**EXISTING PAN-O-GOLD PARKING CALCULATIONS:**

1,155.60 SF. / 200 = 5.78  
2652 SF. / 350 = 7.58  
17,111.50 SF. / 1,700 = 10.07  
TOTAL PARKING REQ'D. = 23.78 = 24  
PROVIDED PARKING = 38 STALLS (14 MORE THAN REQ'D.)

**NEW BUILDING AREA CALCULATIONS:**

TOTAL BUILDING FOOTPRINT: 15,256 SF.

**NEW BUILDING ESTIMATED PARKING CALCULATIONS:**

ESTIMATED OFFICE: 3,116 SF. / 200 = 15.58  
ESTIMATED MANUFACTURE @ 30%: (12,140 x .30) 3,642.0 SF. / 350 = 10.41  
ESTIMATED WAREHOUSE @ 70%: (12,140 x .70) 8,498.0 SF. / 1,700 = 5.00  
ESTIMATED WAREHOUSE (ABOVE OFF. IF PROVIDED): 3,116 SF. / 1,700 = 1.83  
TOTAL PARKING REQ'D. = 32.82  
PROVIDED PARKING = 36 STALLS

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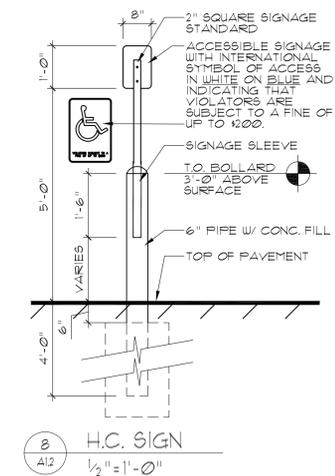
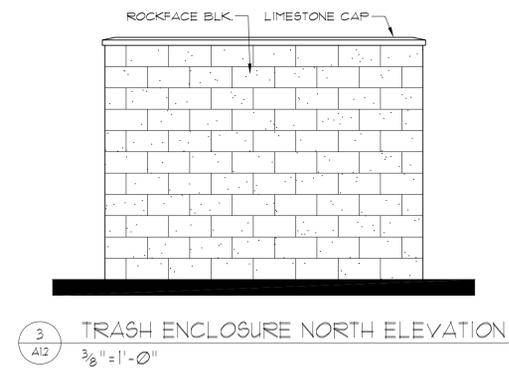
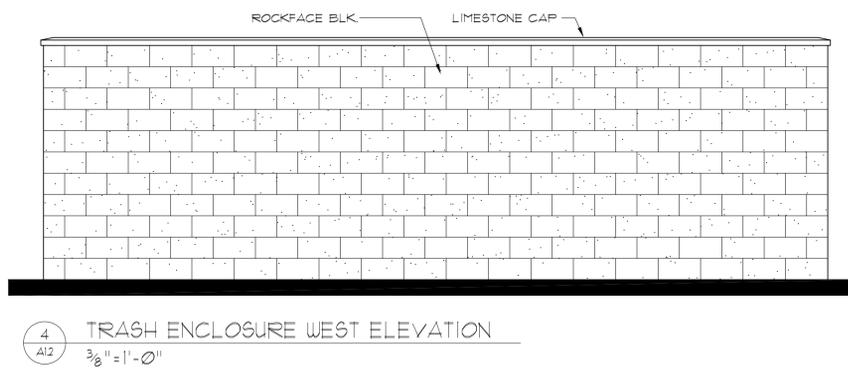
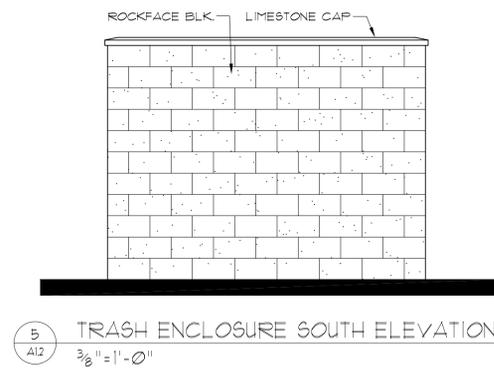
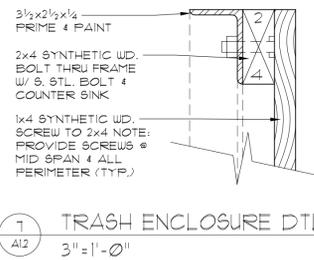
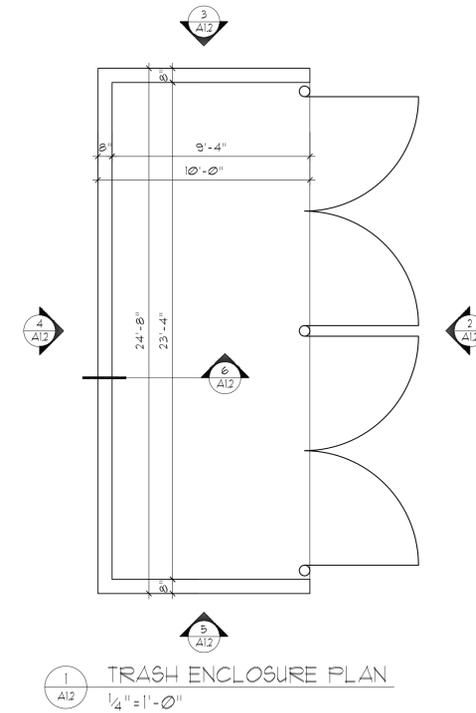
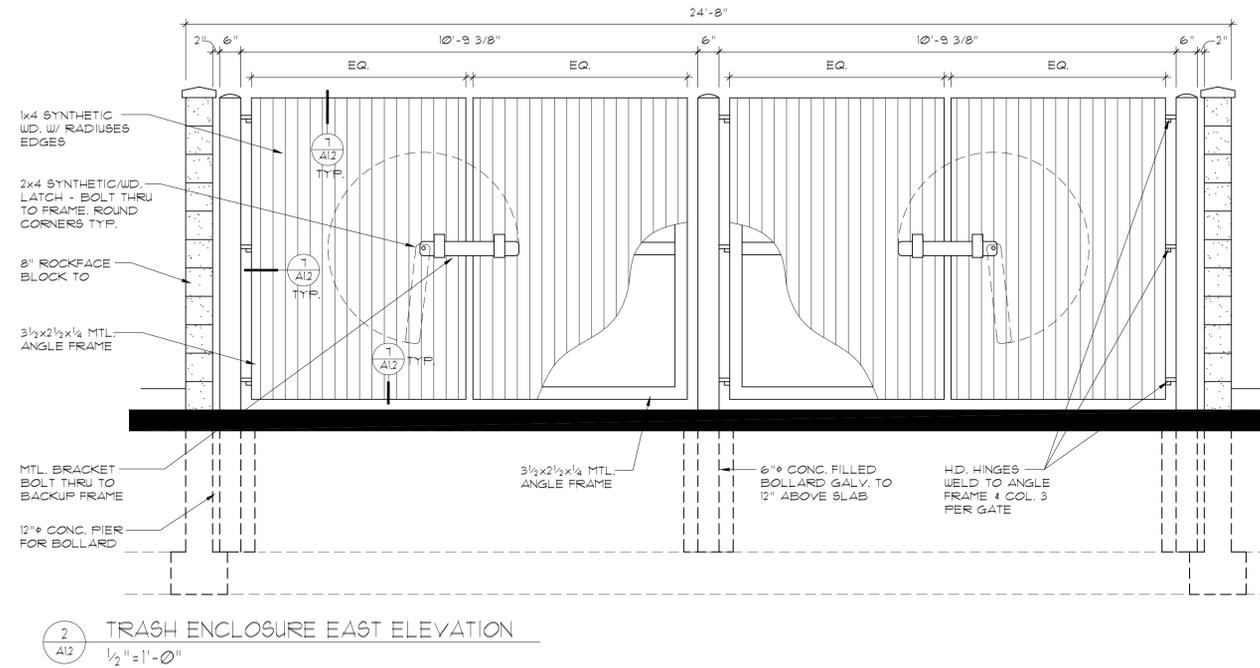
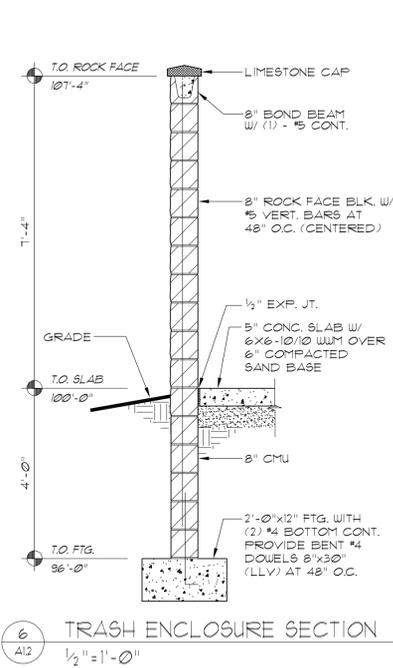
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SITE PLAN DETAILS

A1.2



LAKELAND  
BUILDING

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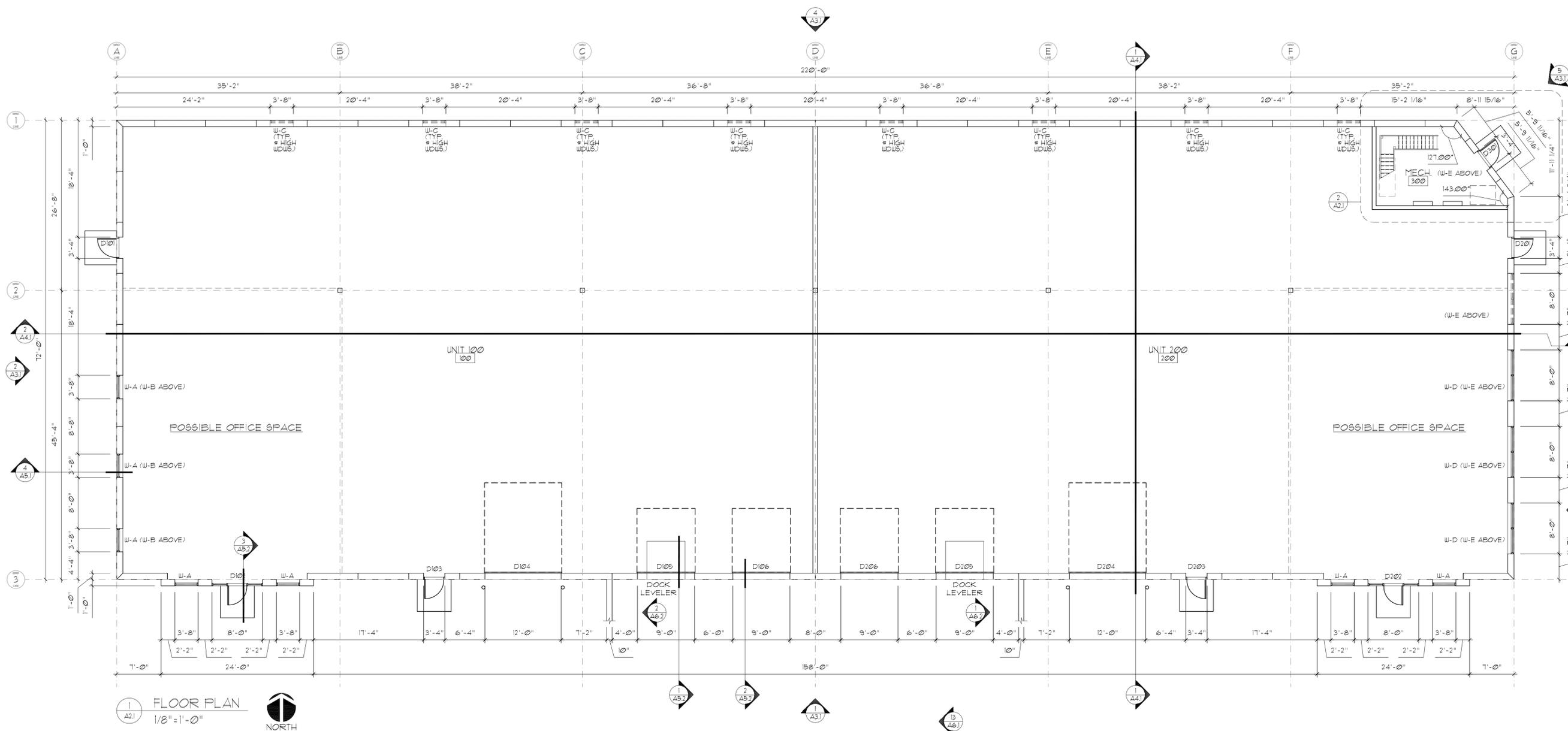
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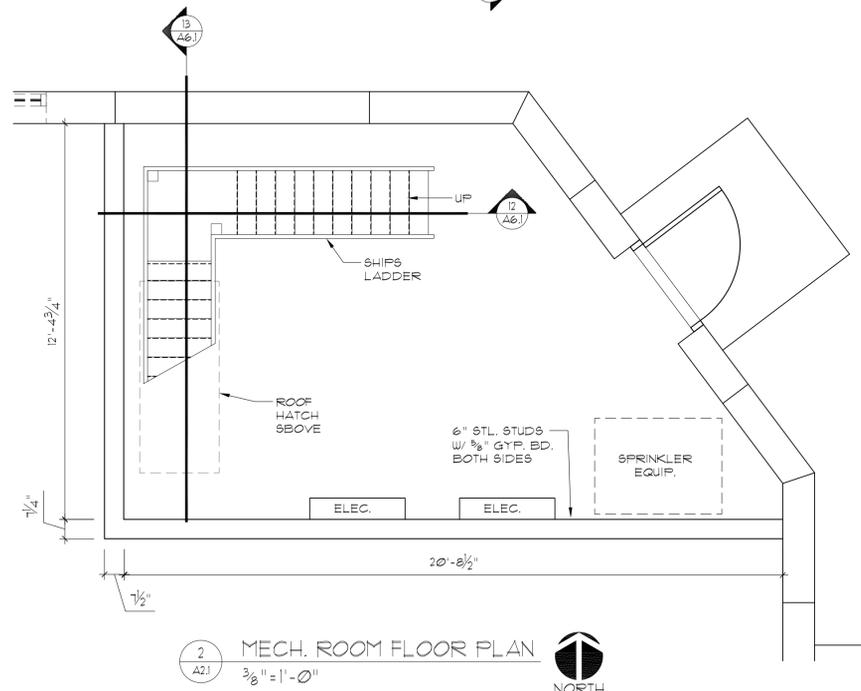
FLOOR PLAN

A2.1



1 FLOOR PLAN  
1/8" = 1'-0"  
NORTH

TOTAL BUILDING AREA = 15,256 S.F.



2 MECH. ROOM FLOOR PLAN  
3/8" = 1'-0"  
NORTH



**LAKELAND  
BUILDING**

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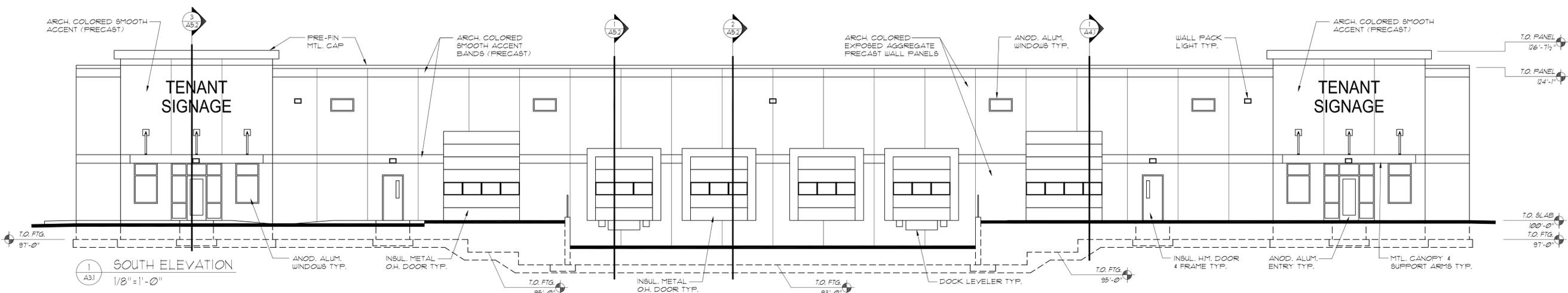
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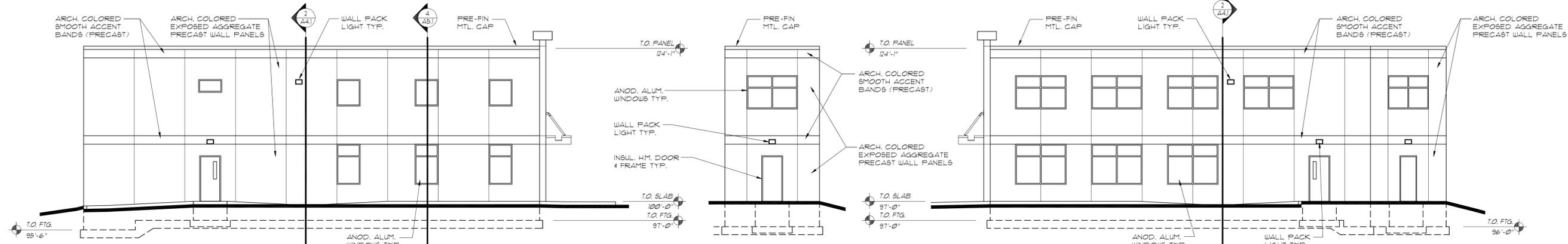
**ELEVATIONS**

**A3.1**



**1 SOUTH ELEVATION**  
1/8" = 1'-0"

WALL MATERIAL	AREA	%	WALL MATERIAL	AREA	%
ARCH. COLORED EXPOSED AGGREGATE (PRECAST)	3131.9	55.2	HOLLOW METAL MAN DOORS	47.8	0.8
ARCH. COLORED SMOOTH ACCENT (PRECAST)	871.1	15.3	ALUMINUM STOREFRONT ENTRY DOORS	144.0	2.5
ARCH. COLORED SMOOTH ACCENT BANDS (PRECAST)	4513.3	8.0	OVERHEAD AND LOADING DOCK DOORS	626.0	12.2
PREFINISHED METAL CAPS	159.3	2.1	PREFINISHED METAL CANOPIES	56.0	1.0
ALUMINUM WINDOWS	122.2	2.1	TOTAL	5681.6	



**2 WEST ELEVATION**  
1/8" = 1'-0"

WALL MATERIAL	AREA	%
ARCH. COLORED EXPOSED AGGREGATE (PRECAST)	1398.0	79.9
ARCH. COLORED SMOOTH ACCENT (PRECAST)	0.0	0.0
ARCH. COLORED SMOOTH ACCENT BANDS (PRECAST)	168.0	9.6
PREFINISHED METAL CAPS	36.0	2.1
ALUMINUM WINDOWS	122.8	7.0
HOLLOW METAL MAN DOORS	23.5	1.4
ALUMINUM STOREFRONT ENTRY DOORS	0.0	0.0
OVERHEAD AND LOADING DOCK DOORS	0.0	0.0
PREFINISHED METAL CANOPIES	0.0	0.0
TOTAL	1748.1	

**5 NORTHEAST ELEVATION**  
1/8" = 1'-0"

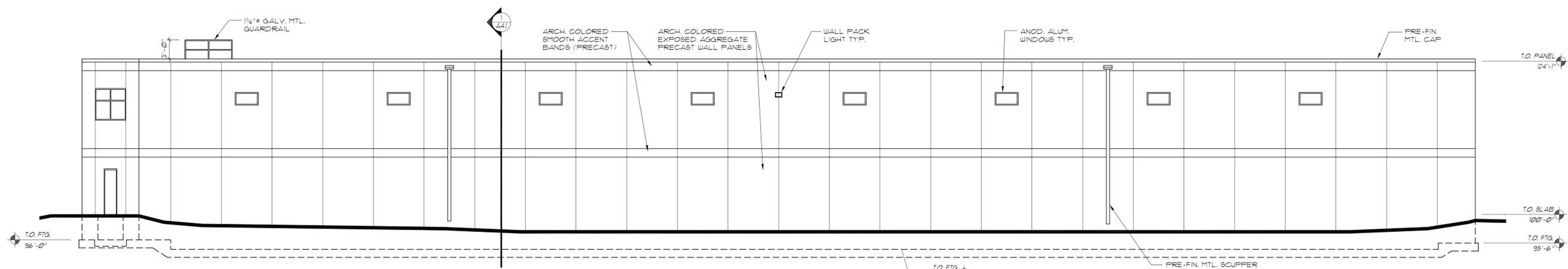
WALL MATERIAL	AREA	%
ARCH. COLORED EXPOSED AGGREGATE (PRECAST)	2511.7	69.9
ARCH. COLORED SMOOTH ACCENT (PRECAST)	0.0	0.0
ARCH. COLORED SMOOTH ACCENT BANDS (PRECAST)	34.9	9.7
PREFINISHED METAL CAPS	15.2	2.1
ALUMINUM WINDOWS	42.0	11.7
HOLLOW METAL MAN DOORS	23.5	6.6
ALUMINUM STOREFRONT ENTRY DOORS	0.0	0.0
OVERHEAD AND LOADING DOCK DOORS	0.0	0.0
PREFINISHED METAL CANOPIES	0.0	0.0
TOTAL	3600.0	

**3 EAST ELEVATION**  
1/8" = 1'-0"

WALL MATERIAL	AREA	%
ARCH. COLORED EXPOSED AGGREGATE (PRECAST)	940.1	64.6
ARCH. COLORED SMOOTH ACCENT (PRECAST)	0.0	0.0
ARCH. COLORED SMOOTH ACCENT BANDS (PRECAST)	140.2	9.6
PREFINISHED METAL CAPS	30.0	2.1
ALUMINUM WINDOWS	320.0	22.0
HOLLOW METAL MAN DOORS	23.5	1.6
ALUMINUM STOREFRONT ENTRY DOORS	0.0	0.0
OVERHEAD AND LOADING DOCK DOORS	0.0	0.0
PREFINISHED METAL CANOPIES	0.0	0.0
TOTAL	1454.2	

**ULYSSES ST. NE FRONTAGE AREA CALCULATIONS:**

WALL MATERIAL	AREA	%
ARCH. COLORED EXPOSED AGGREGATE (PRECAST)	1191.8	65.7
ARCH. COLORED SMOOTH ACCENT BANDS (PRECAST)	175.1	9.7
PREFINISHED METAL CAPS	31.5	2.1
ALUMINUM WINDOWS	362.0	20.2
HOLLOW METAL MAN DOORS	47.8	2.6
TOTAL	1814.2	



**4 NORTH ELEVATION**  
1/8" = 1'-0"

WALL MATERIAL	AREA	%	WALL MATERIAL	AREA	%
ARCH. COLORED EXPOSED AGGREGATE (PRECAST)	4834.4	88.2	HOLLOW METAL MAN DOORS	0.0	0.0
ARCH. COLORED SMOOTH ACCENT (PRECAST)	0.0	0.0	ALUMINUM STOREFRONT ENTRY DOORS	0.0	0.0
ARCH. COLORED SMOOTH ACCENT BANDS (PRECAST)	492.3	8.9	OVERHEAD AND LOADING DOCK DOORS	0.0	0.0
PREFINISHED METAL CAPS	105.5	1.9	PREFINISHED METAL CANOPIES	0.0	0.0
ALUMINUM WINDOWS	58.1	1.1	TOTAL	5550.9	

LAKELAND  
BUILDING

18750 ULYSSES ST. NE  
EAST BETHEL, MN 55011

CLASSIC  
CONSTRUCTION

PH: 763-434-8870  
18542 ULYSSES ST. NE  
EAST BETHEL, MN

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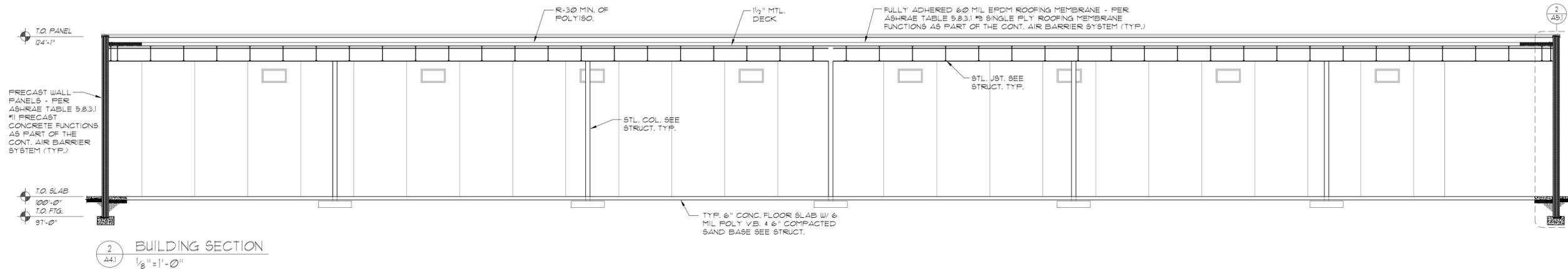
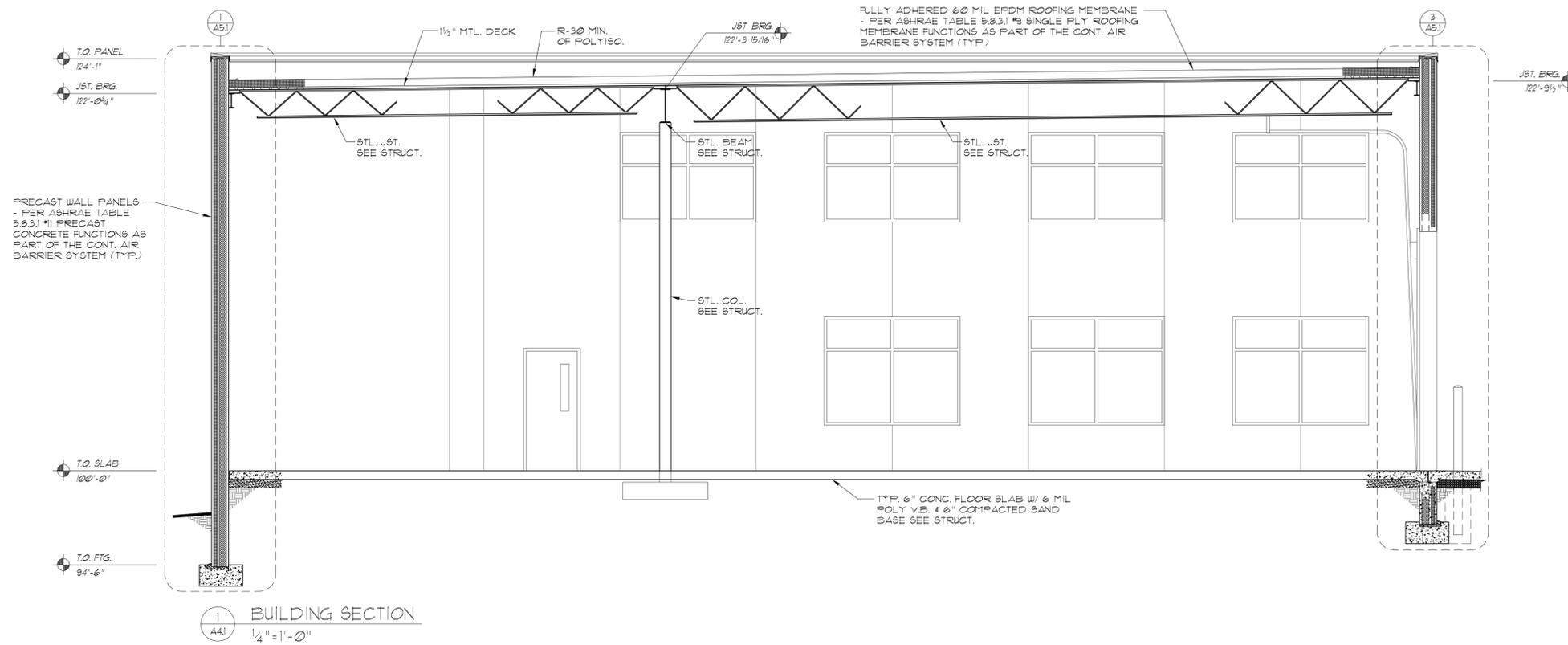
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DATE: FEBRUARY 24, 2025  
DRAWN BY: KF  
CHECKED BY: RR  
REVISIONS: \_\_\_\_\_

BUILDING SECTIONS

A4.1



**LAKELAND  
BUILDING**

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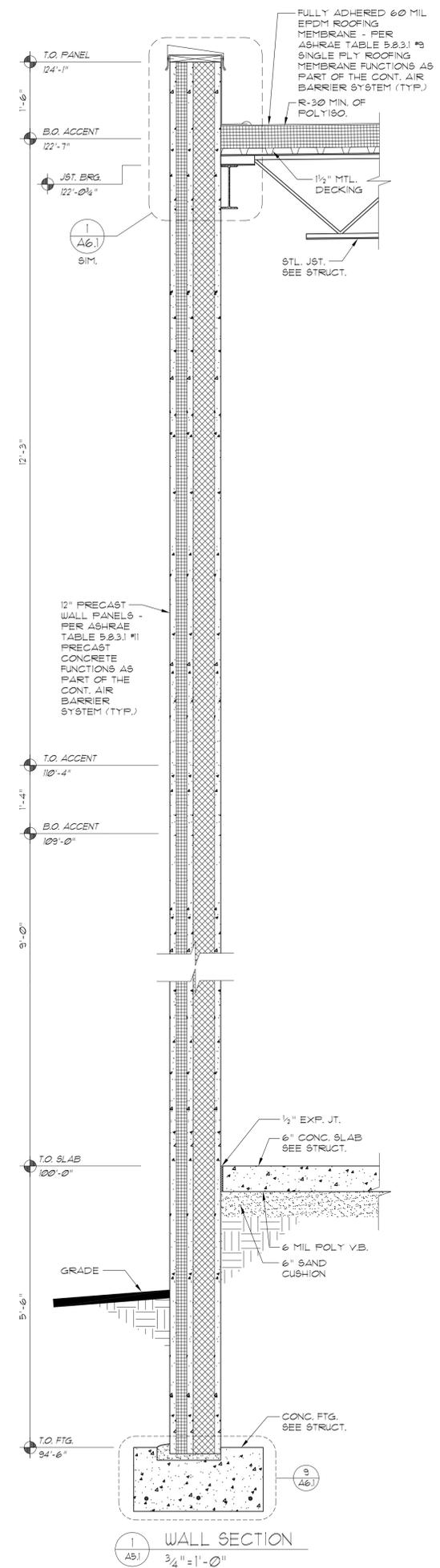
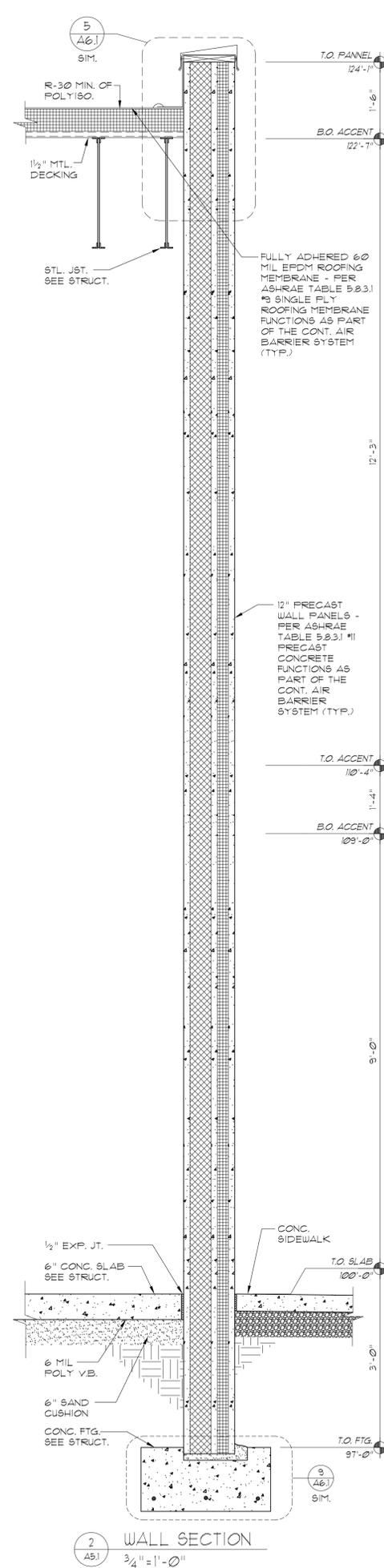
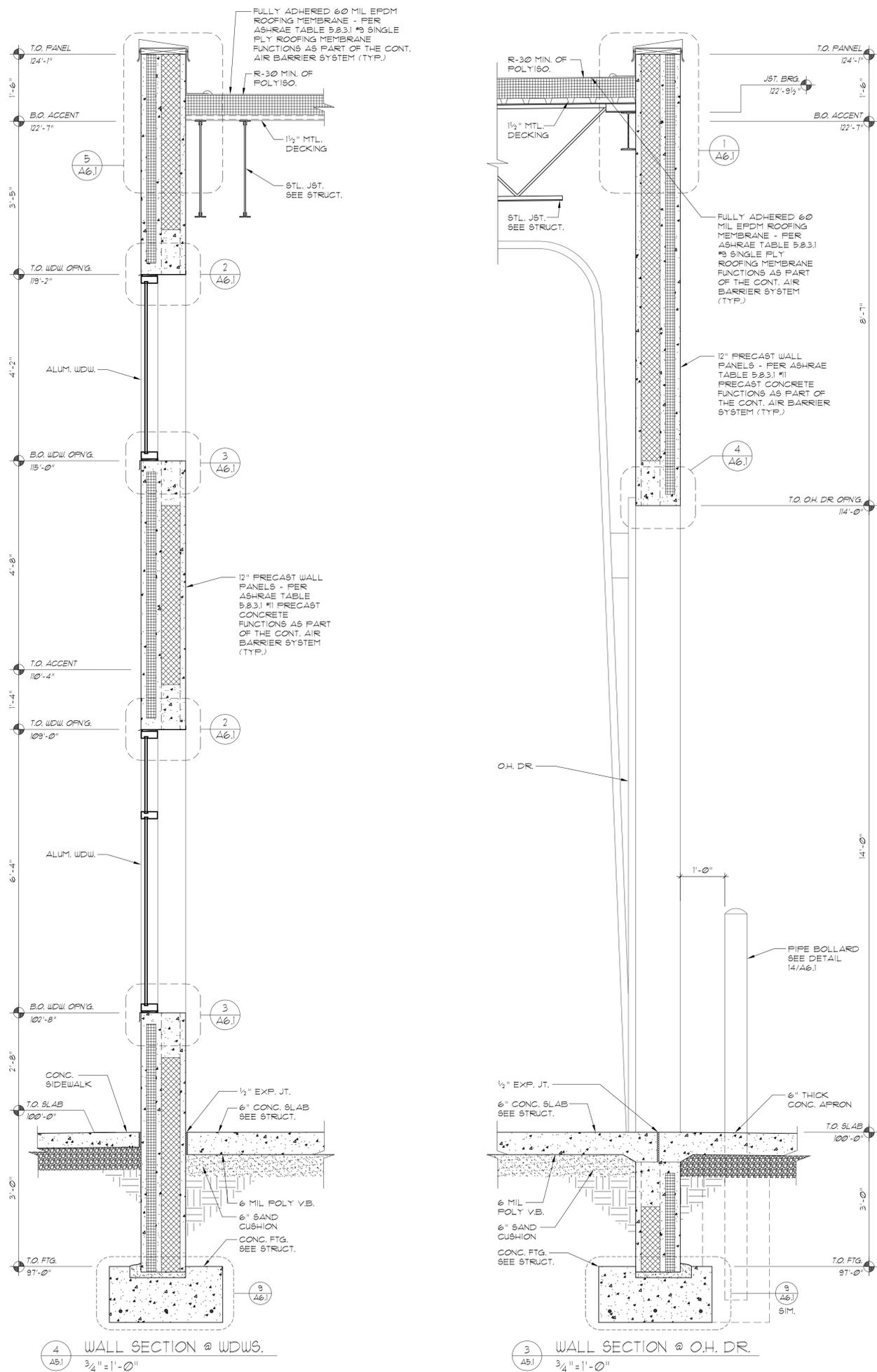
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**WALL SECTIONS**

**A5.1**



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BUILDING

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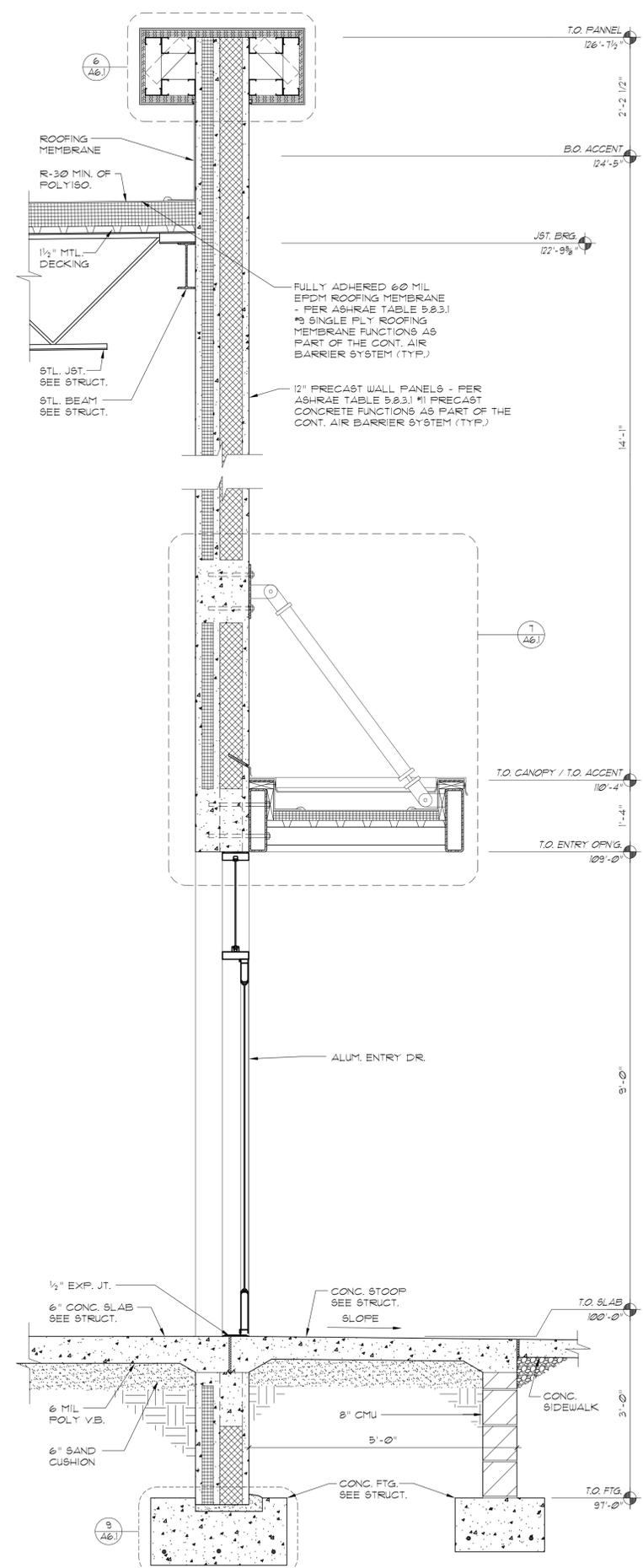
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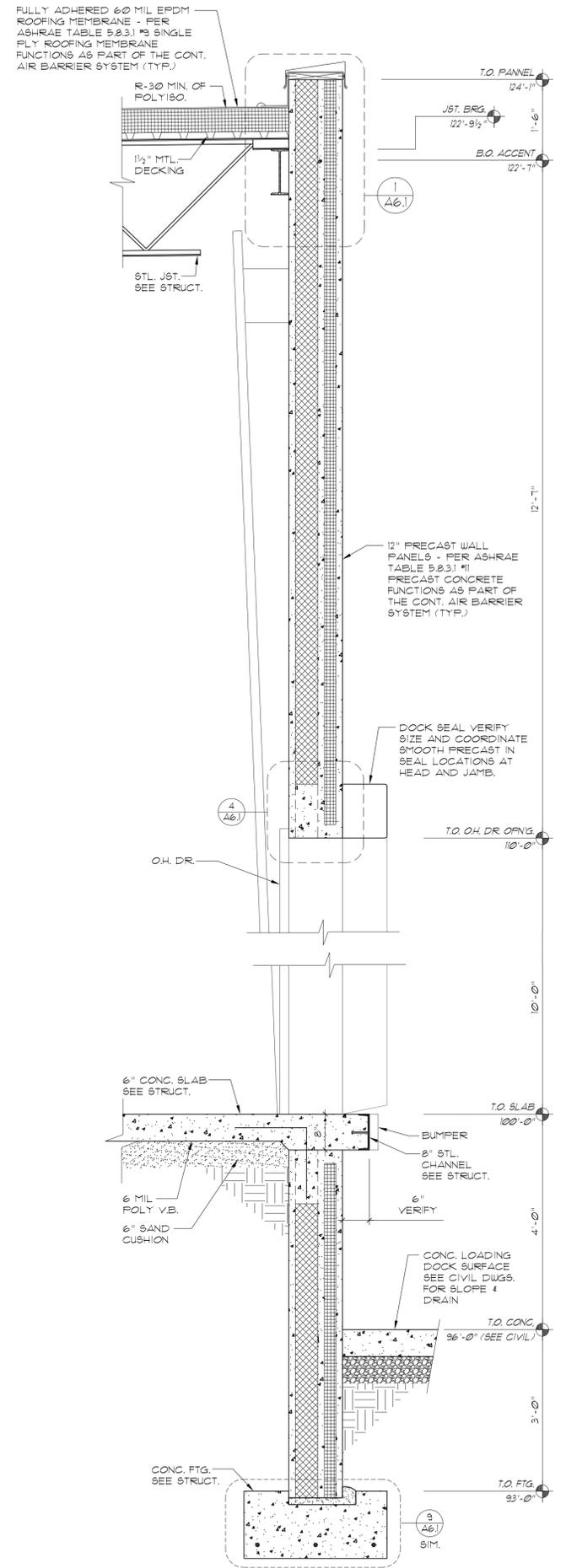
PROJECT NUMBER: 22501  
DATE: FEBRUARY 24, 2025  
DRAWN BY: KF  
CHECKED BY: RR  
REVISIONS: \_\_\_\_\_

WALL SECTIONS

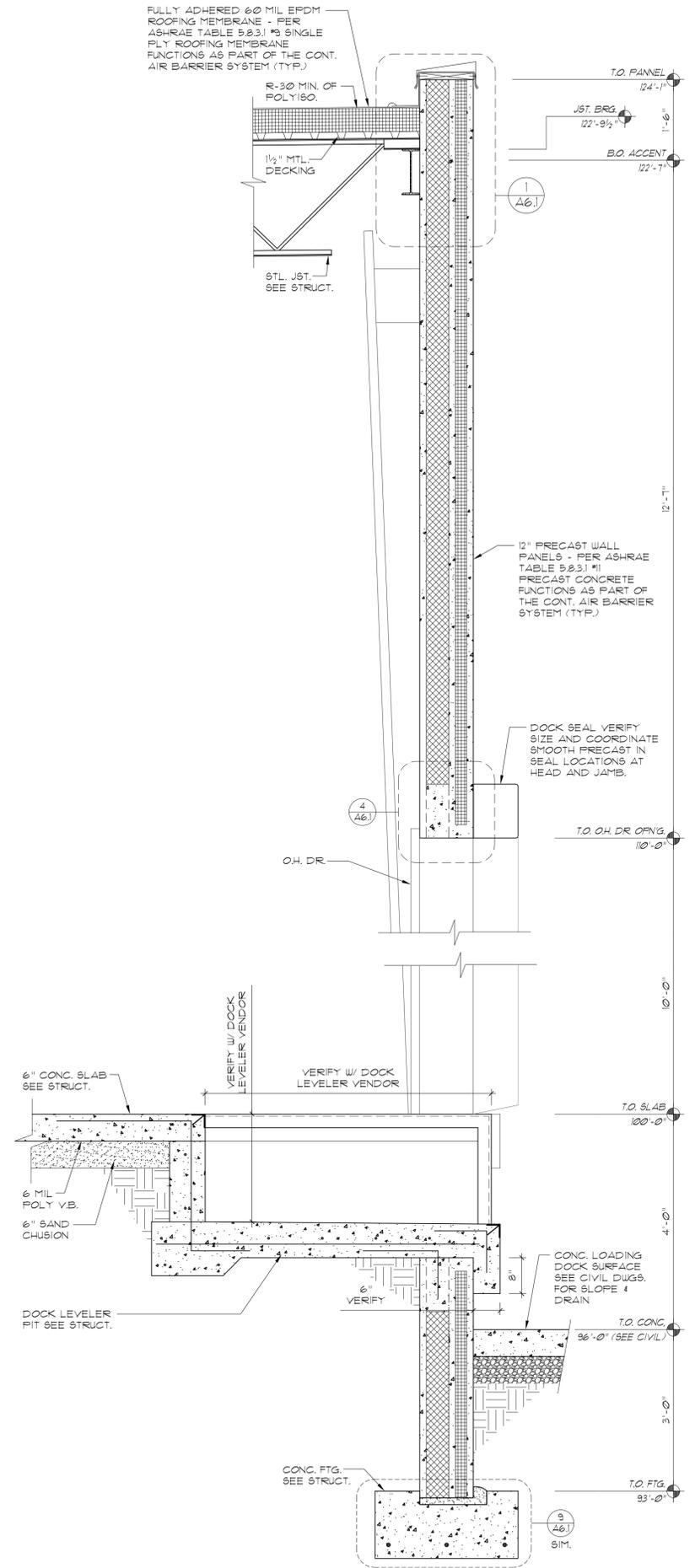
A5.2



3 WALL SECTION @ ENTRY  
3/4" = 1'-0"



2 WALL SECTION @ LOADING DOCK  
3/4" = 1'-0"



1 WALL SECTION @ LOADING DOCK  
3/4" = 1'-0"

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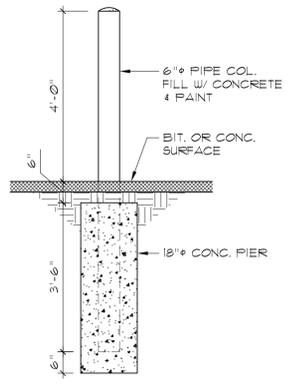
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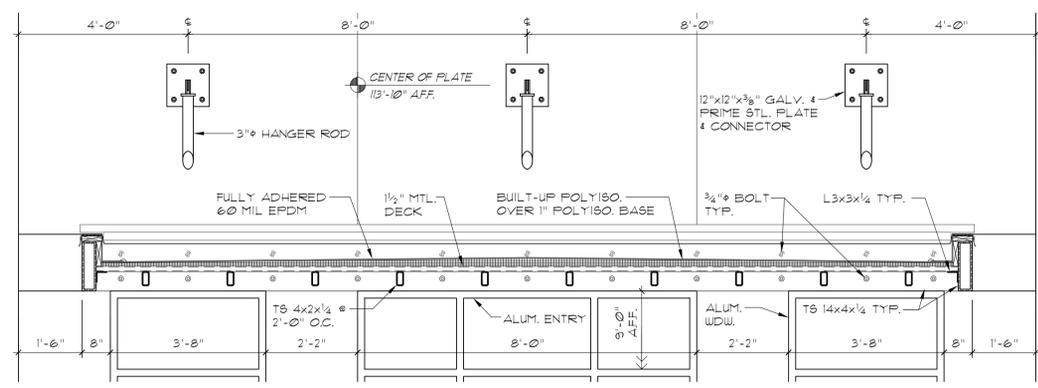
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DATE: FEBRUARY 24, 2025  
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REVISIONS:

**DETAILS**

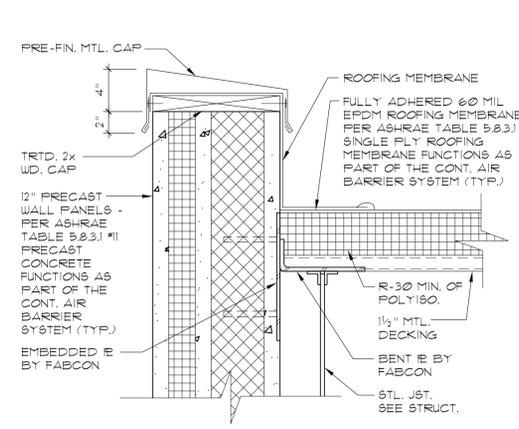
**A6.1**



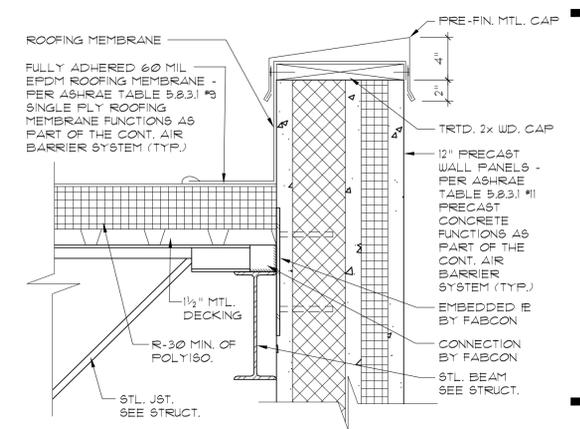
14 PIPE BOLLARD  
1/2" = 1'-0"



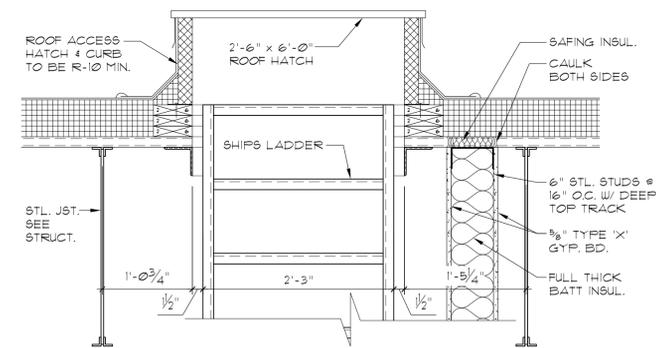
8 SEC. @ CANOPY  
1/2" = 1'-0"



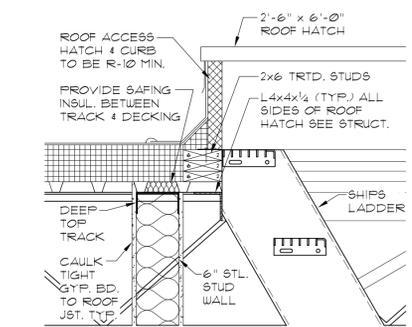
5 DETAIL  
1/2" = 1'-0"



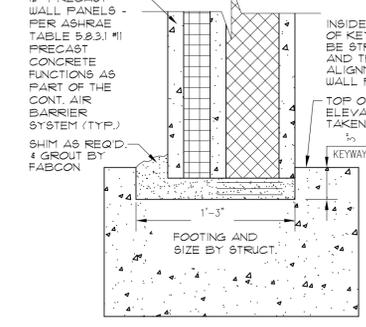
1 DETAIL  
1/2" = 1'-0"



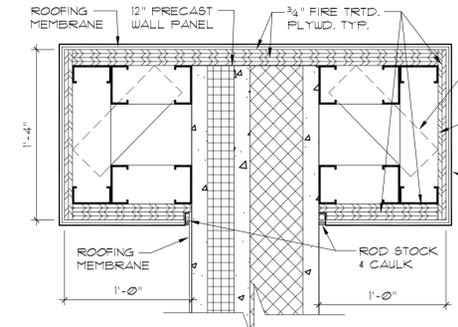
10 DTL. @ ROOF HATCH  
1" = 1'-0"



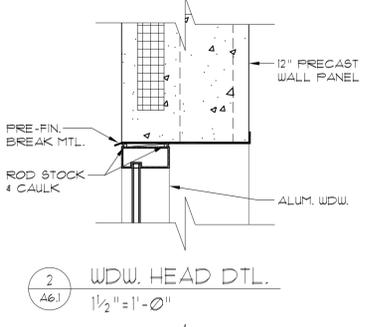
11 DTL. @ ROOF HATCH  
1" = 1'-0"



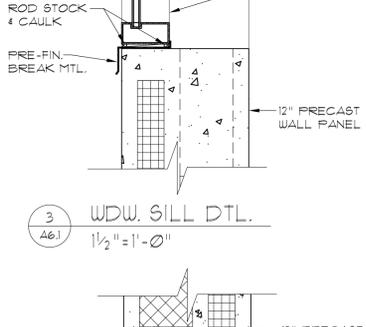
9 FTG. DETAIL  
1/2" = 1'-0"



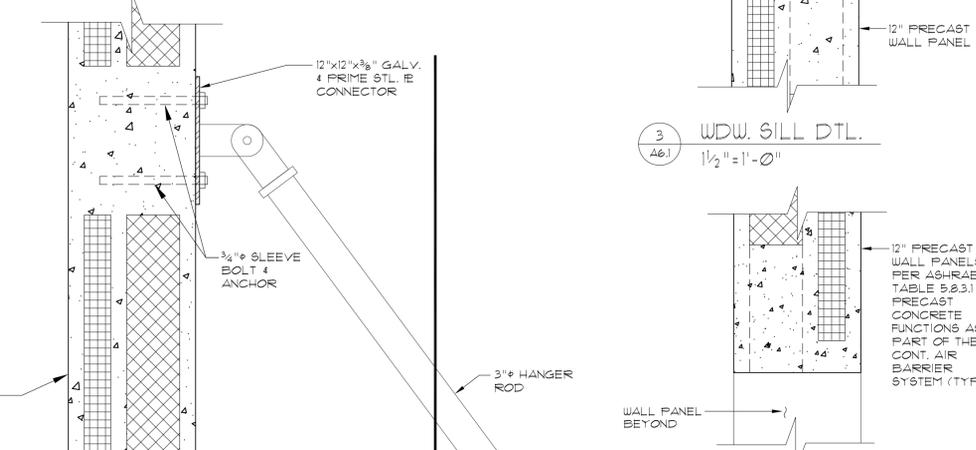
6 DTL. @ MTL. CAP  
1/2" = 1'-0"



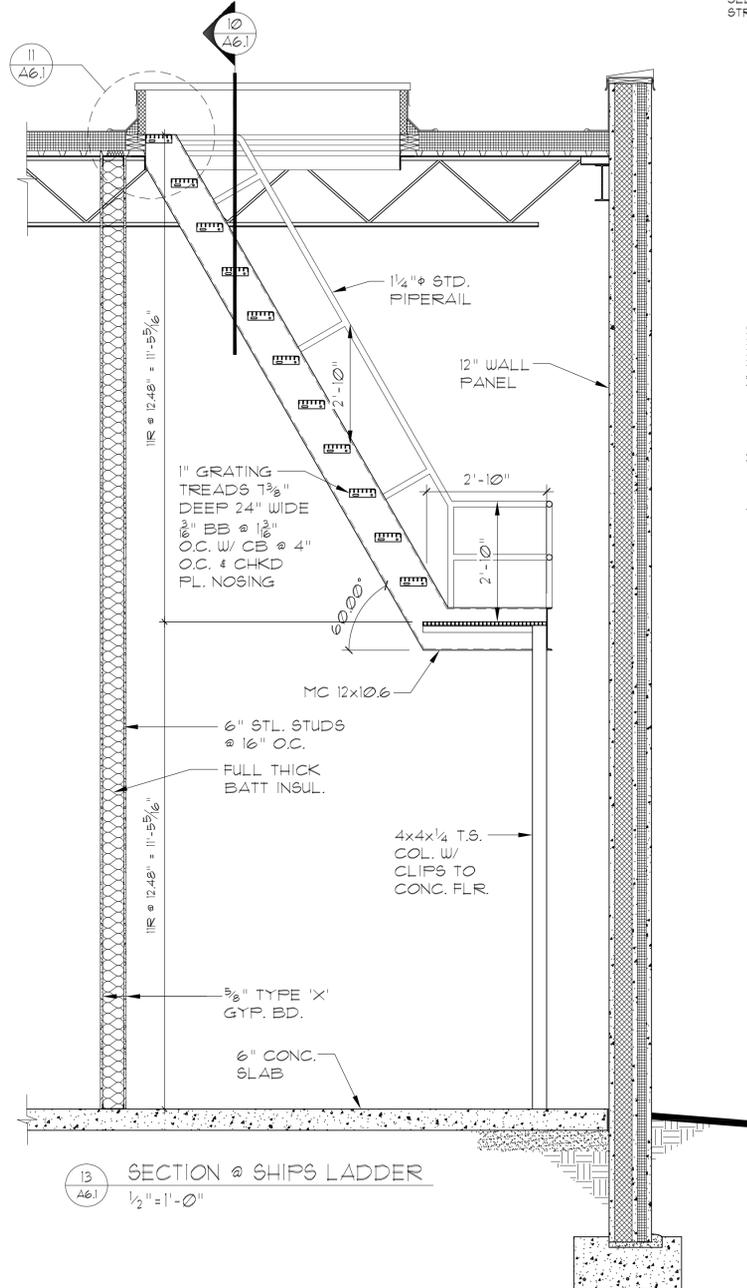
2 WDW. HEAD DTL.  
1/2" = 1'-0"



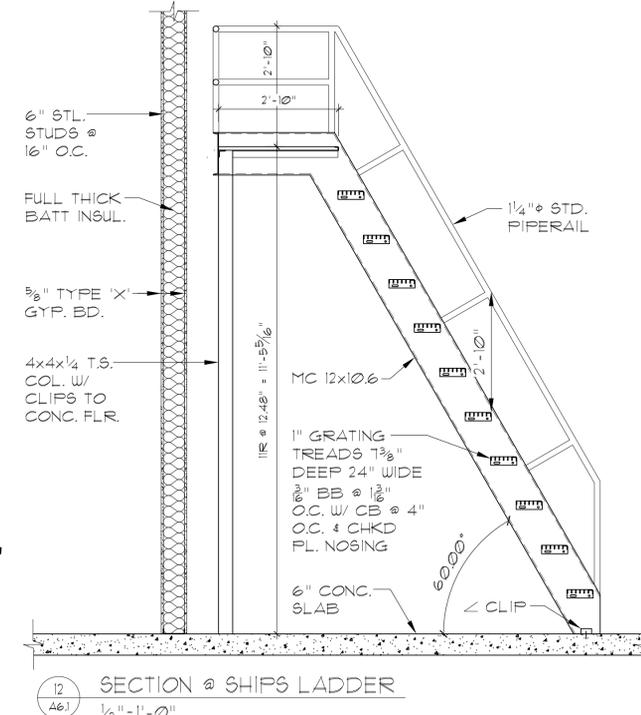
3 WDW. SILL DTL.  
1/2" = 1'-0"



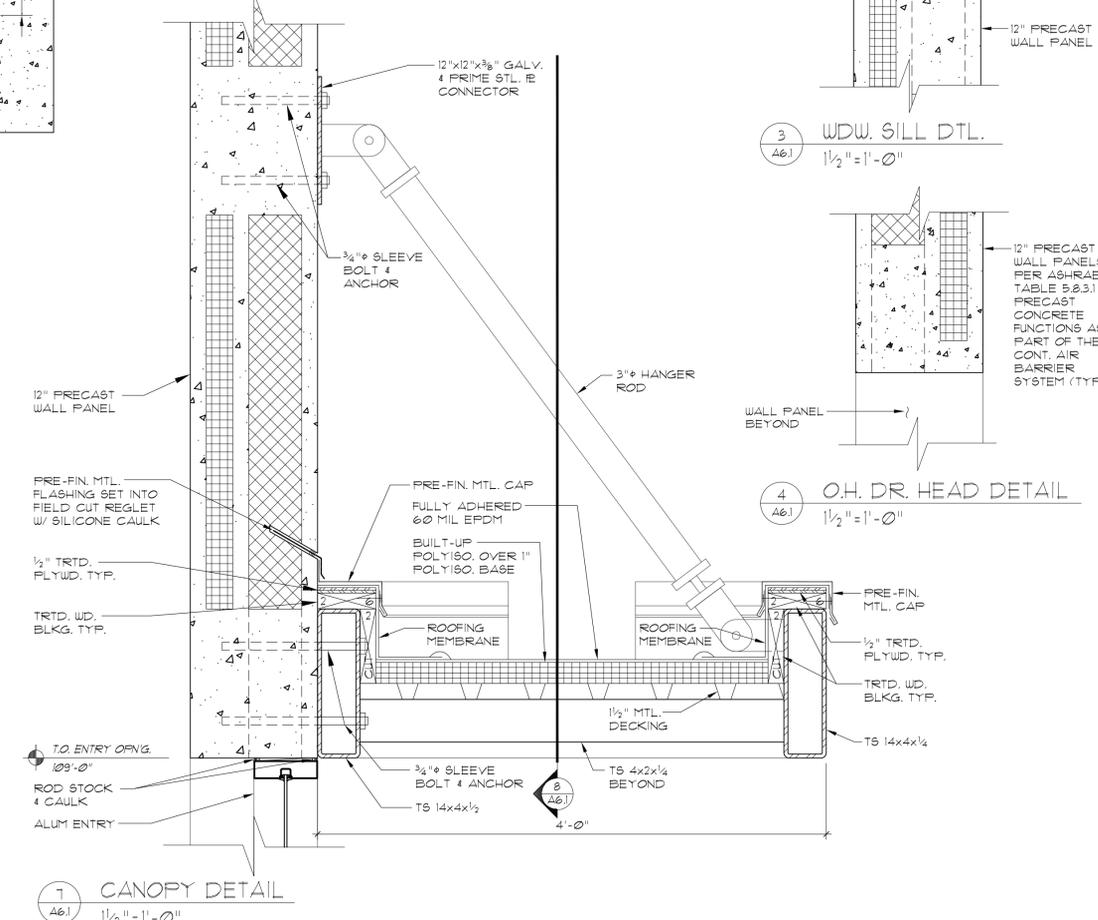
4 O.H. DR. HEAD DETAIL  
1/2" = 1'-0"



13 SECTION @ SHIPS LADDER  
1/2" = 1'-0"



12 SECTION @ SHIPS LADDER  
1/2" = 1'-0"



7 CANOPY DETAIL  
1/2" = 1'-0"

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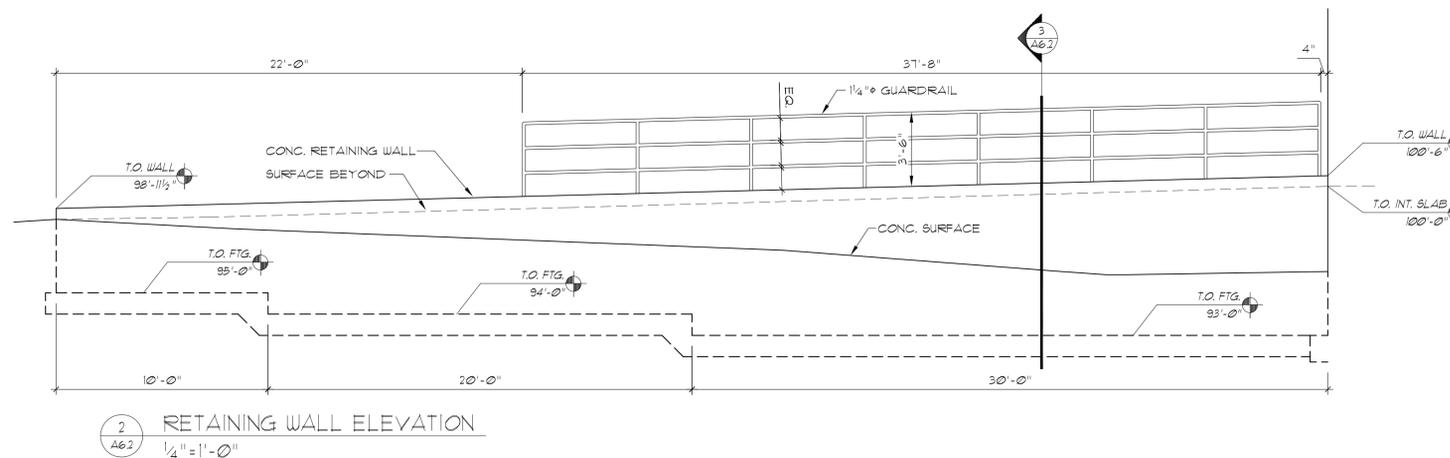
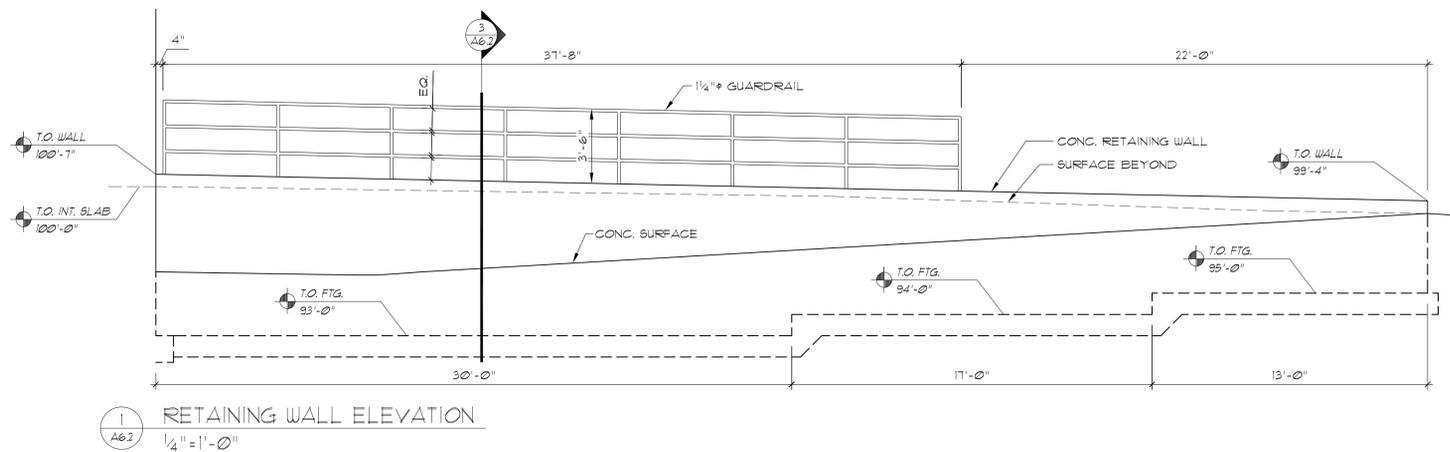
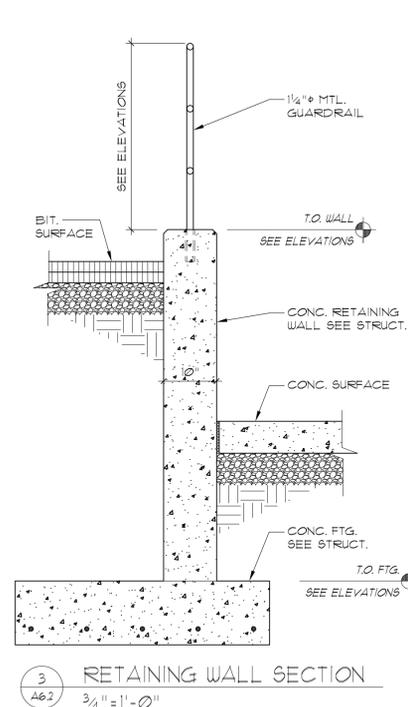
DRAWN BY: KF

CHECKED BY: RR

REVISIONS: \_\_\_\_\_

DETAILS

**A6.2**



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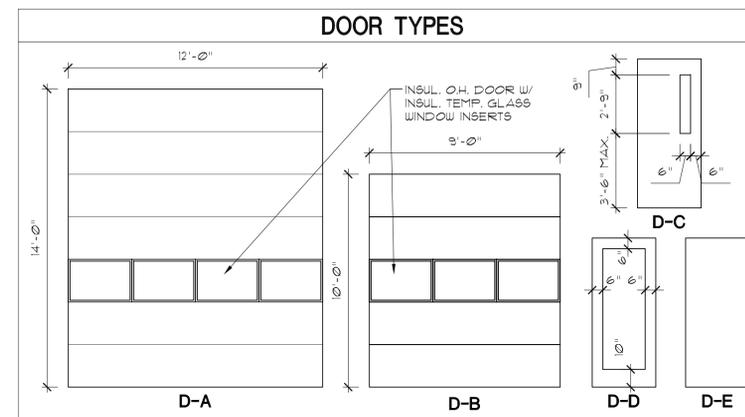
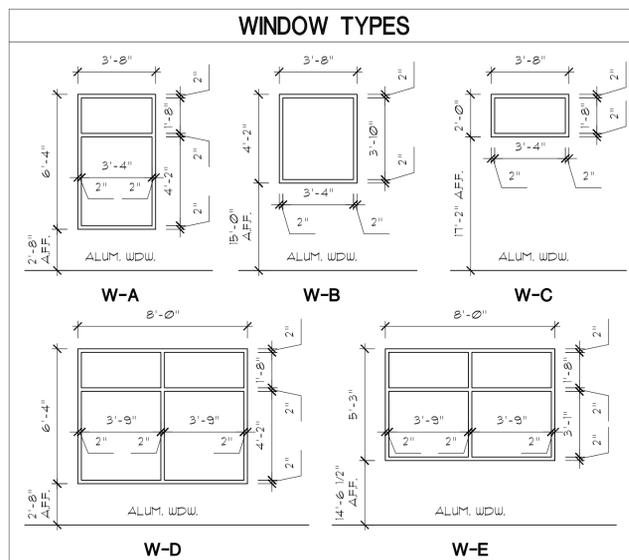
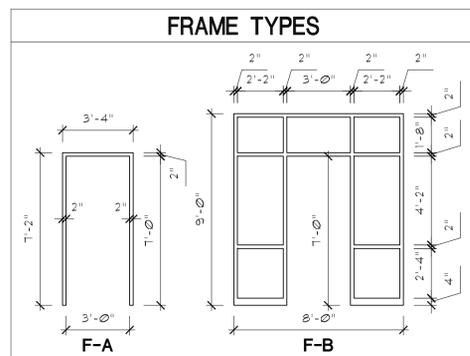
DRAWN BY: JL

CHECKED BY: RR

REVISIONS: \_\_\_\_\_

SCHEDULES

A7.1



GLASS NOTES:  
EXTERIOR GLASS TO BE INSULATED LOW-E SOLAR BAN 60  
SHGC = 0.33  
VT = 0.70  
ASSEMBLY FIXED GLASS U-VALUE = 0.36

REMARKS

R-1 VINYL BASE ONLY ON GYP. BOARD WALLS.

R-2 PAINT ON GYP. BD. WALLS ONLY.

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		BASE	WALL								CEILING			REMARK
		MAT'L	FINISH		NORTH		EAST		SOUTH		WEST		MAT'L	FINISH	HEIGHT	
					MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH				
100	UNIT 100	CONC.	SEALED	-	PRECAST	-	-	-	PRECAST	-	PRECAST	-	EXPOSED	-	VARIES	-
200	UNIT 200	CONC.	SEALED	VINYL	PRECAST/ GYP. BD.	PT.	PRECAST/ GYP. BD.	PT.	PRECAST	-	-	-	EXPOSED	-	VARIES	R-1, R-2
300	MECHANICAL	CONC.	SEALED	VINYL	PRECAST	-	PRECAST	-	GYP. BD.	PT.	GYP. BD.	PT.	EXPOSED	-	VARIES	R-1, R-2

DOOR AND FRAME SCHEDULE

OPENING NUMBER	DOORS					GLASS	DOOR FRAME			HARDWARE GROUP	LABEL MIN.	REMARK
	TYPE	WIDTH	HEIGHT	THICK.	MAT'L		TYPE	MAT'L	WIDTH			
D101	D-D	3'-0"	7'-0"	1 3/4"	ALUM.	1" INSUL. TEMP.	F-B	ALUM.	4 1/2"	HG-1	-	-
D102	D-C	3'-0"	7'-0"	1 3/4"	H.M.	1" INSUL. TEMP.	F-A	H.M.	5 3/4"	HG-1	-	-
D103	D-C	3'-0"	7'-0"	1 3/4"	H.M.	1" INSUL. TEMP.	F-A	H.M.	5 3/4"	HG-1	-	-
D104	D-A	12'-0"	14'-0"	-	INSUL. MTL.	INSUL. TEMP.	-	-	-	HG-2	-	-
D105	D-B	9'-0"	10'-0"	-	INSUL. MTL.	INSUL. TEMP.	-	-	-	HG-2	-	-
D106	D-B	9'-0"	10'-0"	-	INSUL. MTL.	INSUL. TEMP.	-	-	-	HG-2	-	-
D201	D-D	3'-0"	7'-0"	1 3/4"	ALUM.	1" INSUL. TEMP.	F-B	ALUM.	4 1/2"	HG-1	-	-
D202	D-C	3'-0"	7'-0"	1 3/4"	H.M.	1" INSUL. TEMP.	F-A	H.M.	5 3/4"	HG-1	-	-
D203	D-C	3'-0"	7'-0"	1 3/4"	H.M.	1" INSUL. TEMP.	F-A	H.M.	5 3/4"	HG-1	-	-
D204	D-A	12'-0"	14'-0"	-	INSUL. MTL.	INSUL. TEMP.	-	-	-	HG-2	-	-
D205	D-B	9'-0"	10'-0"	-	INSUL. MTL.	INSUL. TEMP.	-	-	-	HG-2	-	-
D206	D-B	9'-0"	10'-0"	-	INSUL. MTL.	INSUL. TEMP.	-	-	-	HG-2	-	-
D300	D-E	3'-0"	7'-0"	1 3/4"	H.M.	-	F-A	H.M.	5 3/4"	HG-1	-	-

HARDWARE GROUPS

GROUP HG-1

- A. BUTTS AS REQUIRED
- B. EXIT DEVICE (DUR # ALUM DOORS)
- C. 2 CYLINDERS AS REQUIRED
- D. 1 PULL 658A (DUR # ALUM DOORS)
- E. 1 CLOSER/STOP (DUR # ALUM DOORS)
- F. 1 THRESHOLD
- G. 1 SWEEP
- H. MANUFACTURER STANDARD WEATHERSTRIPPING

GROUP HG-2

- A. MANUFACTURER STANDARD O.H. DOOR HARDWARE W/ PULL HANDLES, LOCKS, & LATCHES, ETC.
- B. PROVIDE COMMERCIAL GRADE HEAVY DUTY DOOR LIFT KITS, G.C. TO REVIEW AND VERIFY W/ OWNER.

NOTES:

HARDWARE VENDOR TO REVIEW ALL HARDWARE FINISHES W/ OWNER

HARDWARE VENDOR TO REVIEW ALL HARDWARE & KEYING W/ OWNER

INDICATED LOCK FUNCTIONS ARE BASED ON SCHLAGE UNLESS NOTED OTHERWISE

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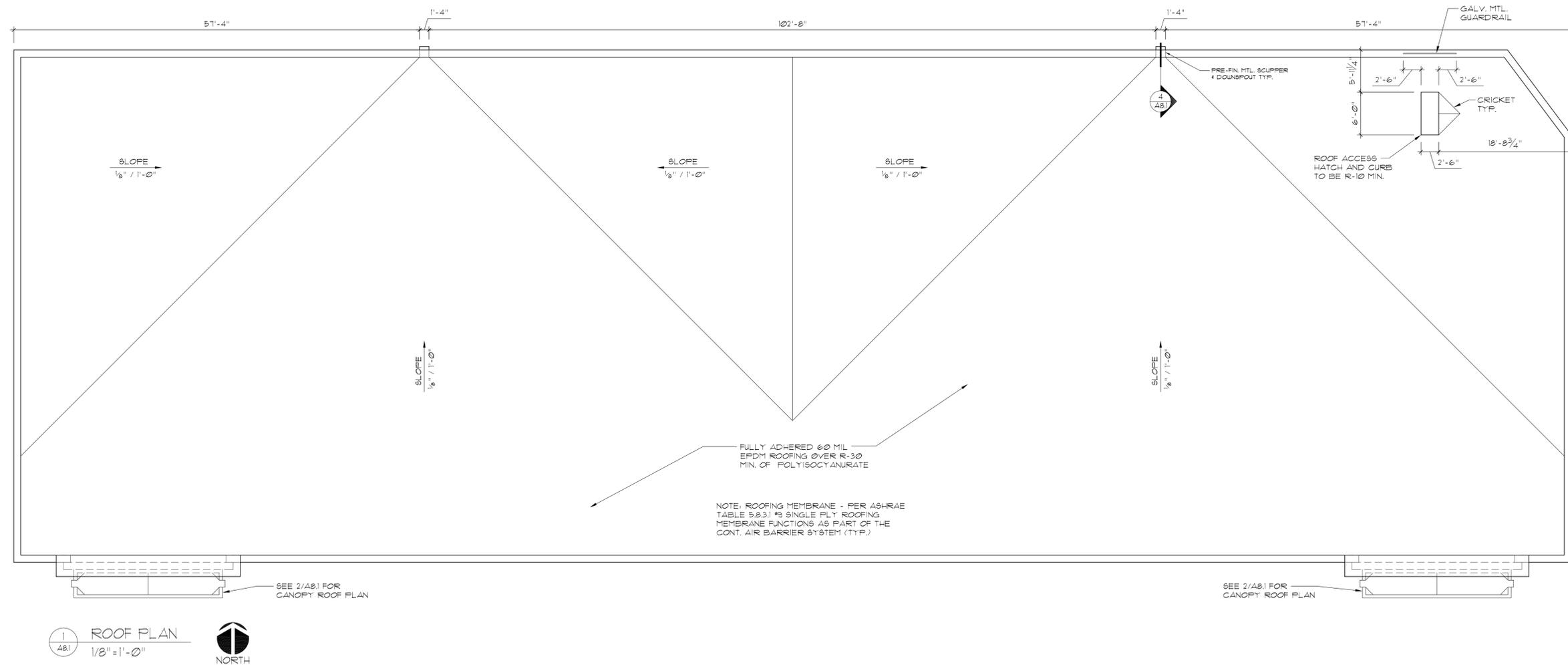
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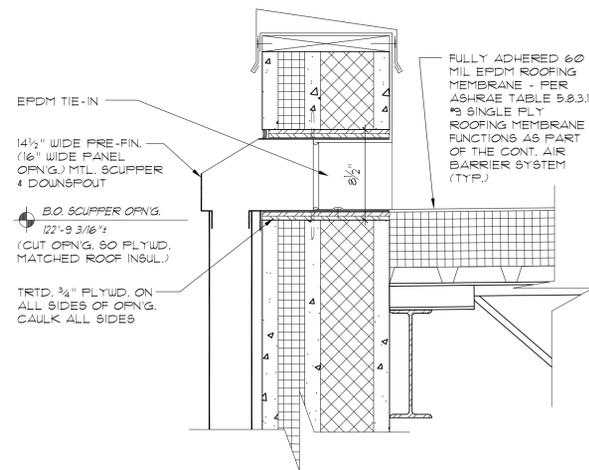
PROJECT NUMBER: 22501  
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REVISIONS: \_\_\_\_\_

ROOF PLAN

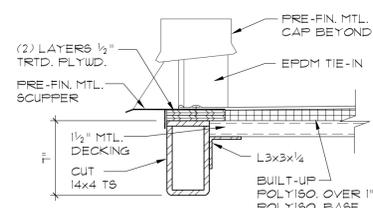
A8.1



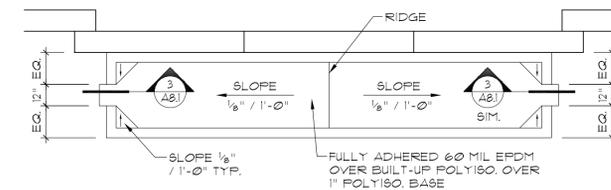
1  
A8.1  
ROOF PLAN  
1/8" = 1'-0"



4  
A8.1  
TYP. SCUPPER & DOWNSPOUT DTL.  
1/2" = 1'-0"



3  
A8.1  
SCUPPER DETAIL  
1/2" = 1'-0"



2  
A8.1  
CANOPY ROOF PLAN  
1/4" = 1'-0"



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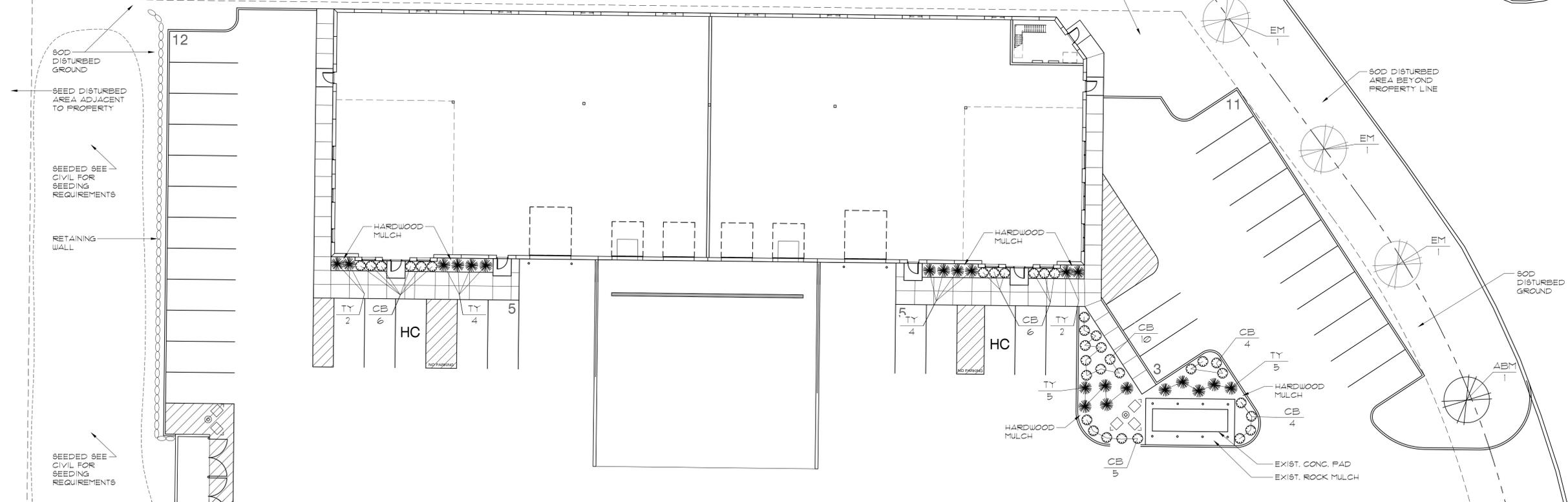
PROJECT NUMBER: 22501  
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**LANDSCAPE PLAN**

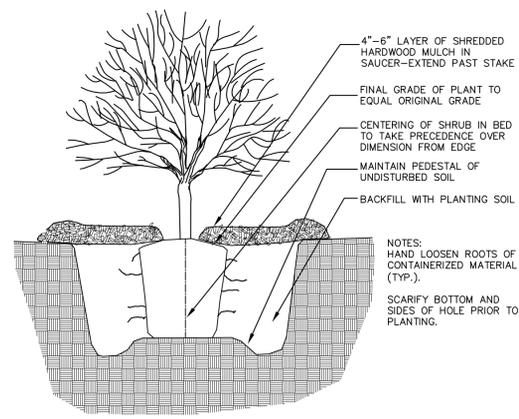
**L1.1**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
<b>TREES</b>				
1	ABM	Acer freemanii	Autumn Blaze Maple	2-1/2" B&B
3	EM	RELOCATED EXISTING MAPLE TREE		
4	EBH	RELOCATED EXISTING BLACK HILLS SPRUCE		
TOTAL 8				
<b>SHRUBS</b>				
22	TY	Taxus x media 'Tauntonii'	Taunton Spreading Yew	5 GAL. Pot
35	CB	Berberis thunbergii atropurpurea 'Moretti Select'	Carbarnet Barberry	2 GAL. Pot
TOTAL 57				

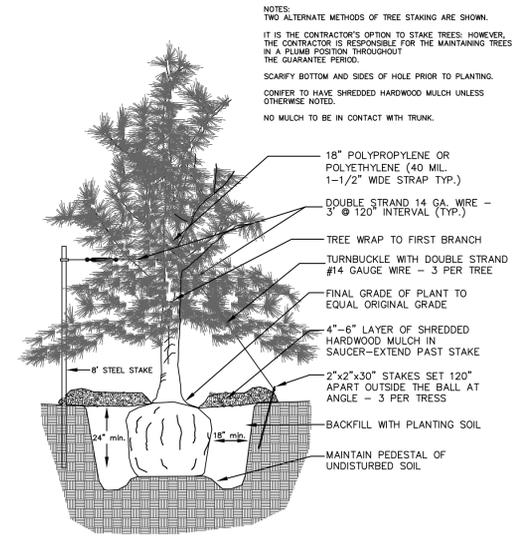
**MINIMUM LANDSCAPING REQUIREMENTS**  
BUILDING ZONED (I) LIGHT INDUSTRIAL  
TOTAL BUILDING FLOOR AREA = 15,256 S.F.  
TREES = 15,256 / 2,000 = 7.6 TREES  
SHRUBS = 15,256 / 300 = 50.9 SHRUBS



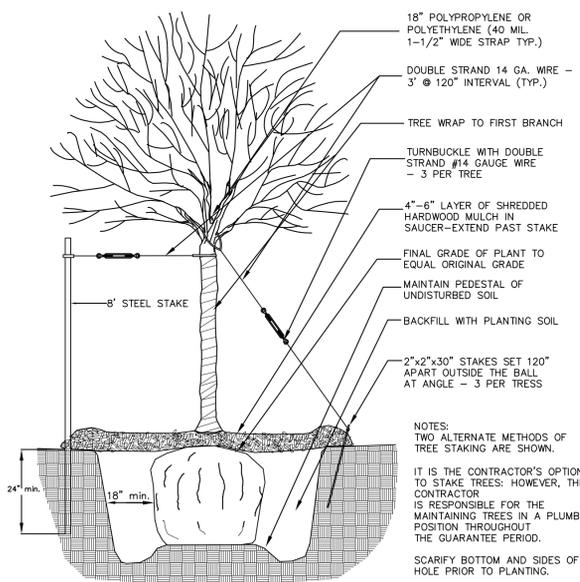
**1 LANDSCAPE PLAN**  
1/16" = 1'-0"  
NORTH



SHRUB PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

**PLANTING NOTES:**

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices. Use minimum 12" loam planting soil on trees and 6" on shrubs. Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be seeded unless otherwise noted.

Planting beds for shrubs shall have 3" - 4" of 1-1/2" washed River rock mulch. No weed barrier fabric to be used. Separation of stone mulch from sod shall be by 4" vertical (commercial grade) black poly edging. Edging shall be placed and staked with smooth curves and straight lines.

All planting beds shall be prepared using Preen or an approved equal weed preventative.

Organic black topsoil shall be spread over site where landscaping or sod to be placed, or as per City code.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Field adjust tree and shrub locations to fit site and avoid utility locations and any changes that may have occurred to the buildings exterior and/or site in general.

Construction and soil types to be determined by the site Engineer.

Contractor to field adjust foundation shrubs to best suit space and building's architecture.

# LAKELAND BUILDING

## TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

### EAST BETHEL, MINNESOTA

#### LEGEND \*

— OHW —	EXISTING OVERHEAD ELECTRIC	— T —	PROPOSED WATER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE	— S —	PROPOSED SANITARY SEWER PIPE
— CBL —	EXISTING UNDERGROUND CABLE	— SS —	PROPOSED STORM SEWER PIPE
□	EXISTING TELEPHONE PEDESTAL	— D —	PROPOSED DRAINTILE AND CLEAN-OUT
□	EXISTING ELECTRICAL PEDESTAL	— ELEC —	PROPOSED ELECTRIC SERVICE *
□	EXISTING CABLE PEDESTAL	— GAS —	PROPOSED GAS SERVICE *
□	EXISTING UTILITY POLE	— TEL —	PROPOSED TELEPHONE SERVICE *
☆	EXISTING LIGHT POLE	⊙	PROPOSED STORM MANHOLE
— S —	EXISTING STORM SEWER	□	PROPOSED CATCH BASIN
— W —	EXISTING WATER MAIN	□	PROPOSED FLARED-END SECTION
— S —	EXISTING SANITARY SEWER	⊗	PROPOSED GATE VALVE
— FM —	EXISTING FORCEMAIN	⊗	PROPOSED HYDRANT
⊙	EXISTING STORM MANHOLE	⊙	PROPOSED SANITARY SEWER MANHOLE
□	EXISTING CATCH BASIN	— 928 —	PROPOSED CONTOUR
◀	EXISTING FLARED-END SECTION	— 930 —	
⊗	EXISTING GATE VALVE	⊗	EXISTING SPOT ELEVATION
⊗	EXISTING HYDRANT	⊗	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)
⊗	EXISTING WELL	⊗	
⊗	EXISTING SANITARY SEWER MANHOLE	⊗	
— 928 —	EXISTING CONTOUR	— 928.60 —	PROPOSED DIRECTION OF DRAINAGE
— 930 —		— 930 —	PROPOSED BITUMINOUS
⊗	EXISTING SPOT ELEVATION	— 928.99 —	PROPOSED FILTRATION MEDIA
⊗	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)	⊗	PROPOSED INLET PROTECTION
⊗		⊗	PROPOSED HEAVY-DUTY PAVEMENT
⊗	EXISTING BITUMINOUS	⊗	PROPOSED ENKAMAT
⊗	EXISTING TREES	⊗	PROPOSED RETAINING WALL
⊗	EXISTING TREE TO BE REMOVED	⊗	BITUMINOUS PAVEMENT REMOVAL
— S —	SURFACE DRAINAGE DIRECTION	⊗	CONCRETE SIDEWALK REMOVAL
— F —	EXISTING FENCE	⊗	PROPOSED CONCRETE SIDEWALK
⊗	EXISTING RETAINING WALL		
⊗	EXISTING WETLAND		

\* NOT ALL SYMBOLS ARE APPLICABLE.

#### GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

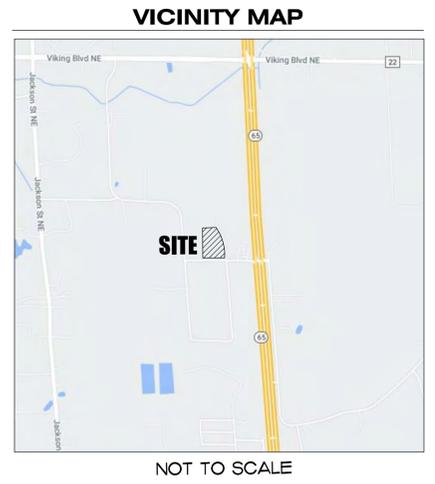
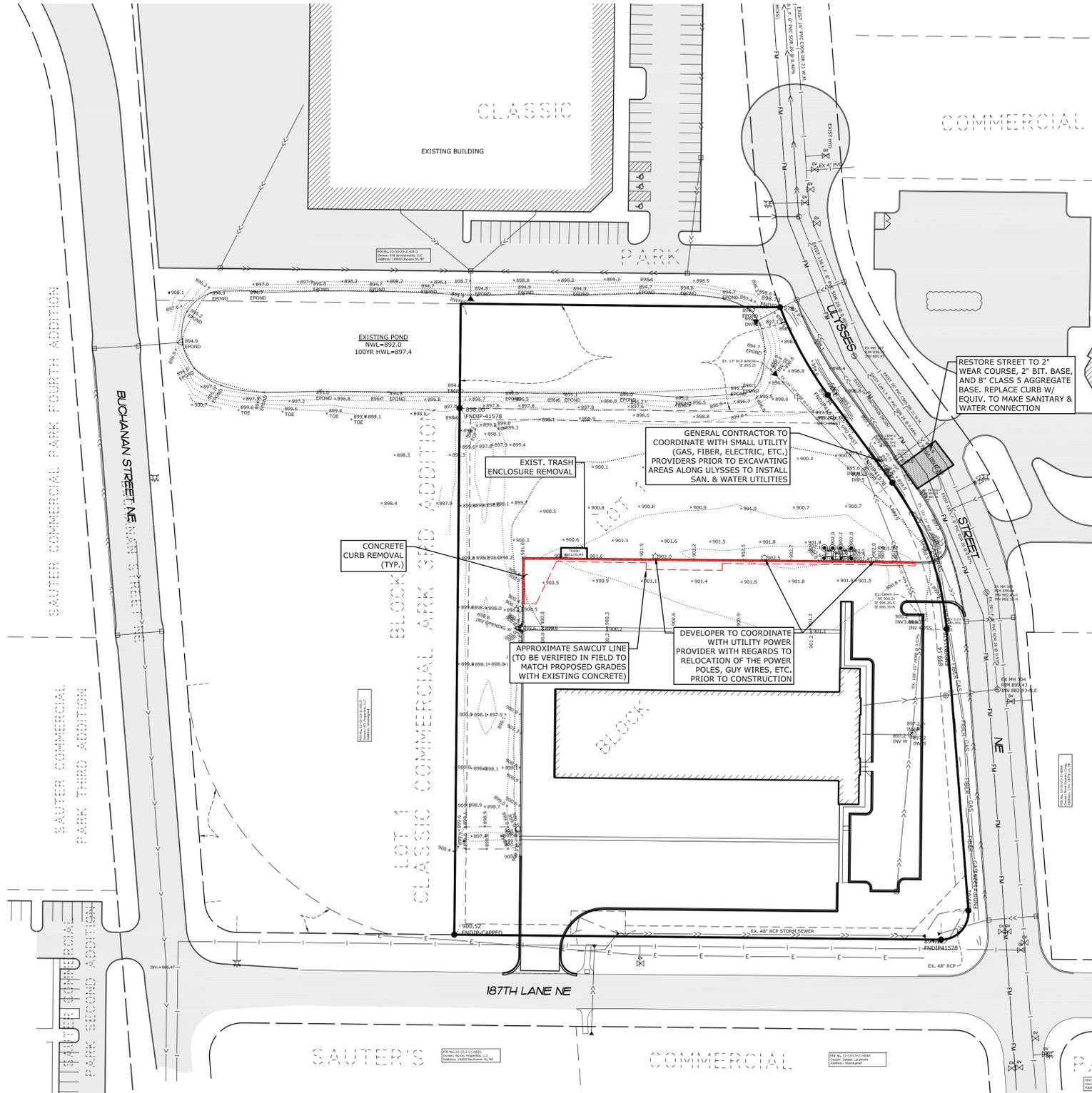
THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



DRAWN BY: M.Q.A.	DESIGN BY: Q.M.A.
CHKD BY: M.Q.A.	PROJ. NO. 24-2183
ORIGINAL DATE: JANUARY 27, 2025	

DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

**QASEM M. ABUGHAZLEH** LIC. NO. 56289  
DATE: 1.27.2025

**LAKELAND BUILDING**  
EAST BETHEL, MINNESOTA  
TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN

PREPARED FOR:  
**CLASSIC CONSTRUCTION**

**PLOWE ENGINEERING, INC.**  
SITE PLANNING & ENGINEERING  
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

#### SHEET INDEX

- C0 TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN
- C1 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C2 UTILITY PLAN
- C3.1 DETAILS
- C3.2 DETAILS
- C3.3 DETAILS
- C3.4 DETAILS
- C4.1 STORM WATER POLLUTION PREVENTION PLAN
- C4.2 STORM WATER POLLUTION PREVENTION PLAN

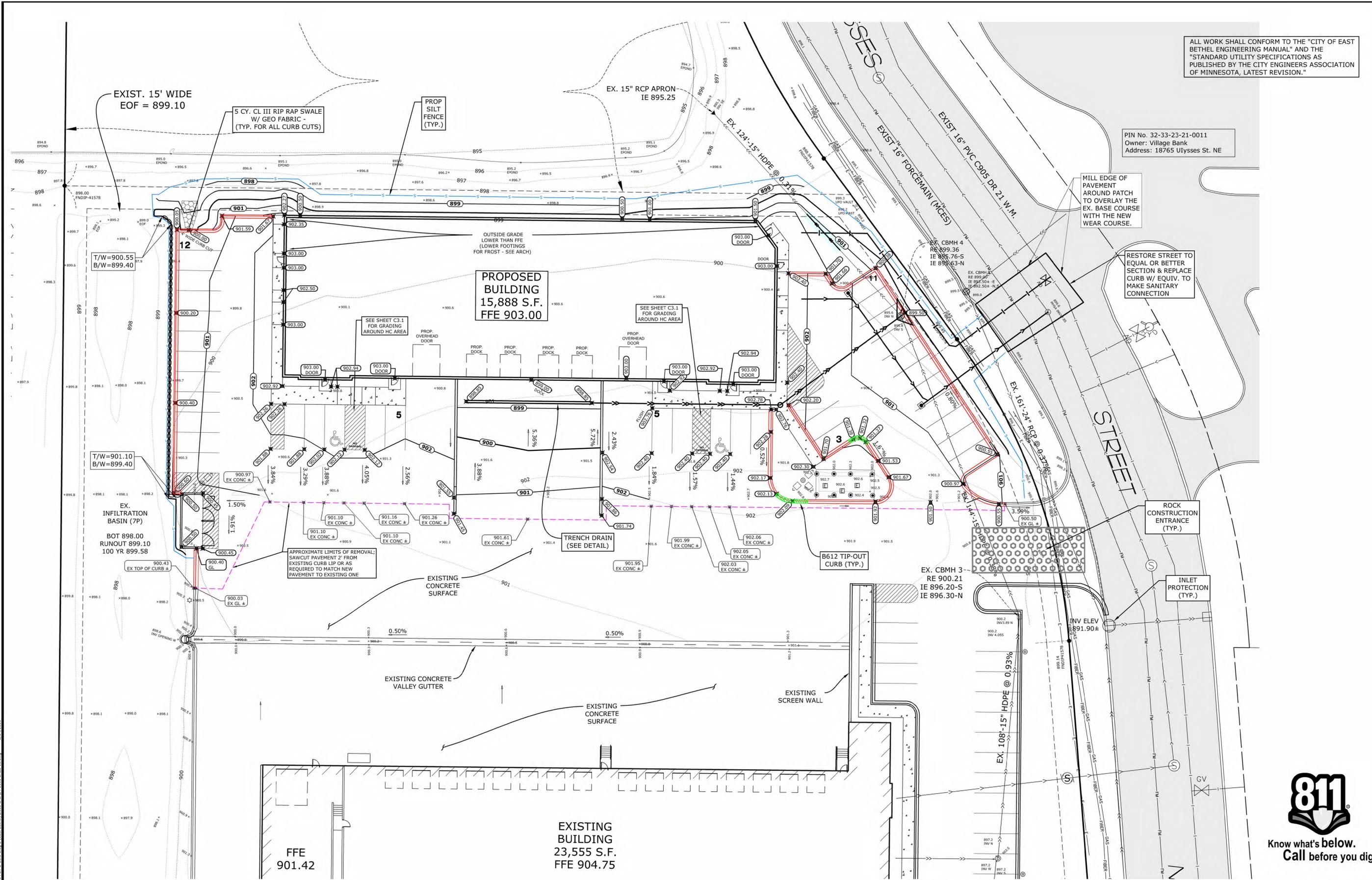
**NORTH**

0 30 60  
1 INCH = 60 FEET

**CO**



## TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN LAKELAND BUILDING



ALL WORK SHALL CONFORM TO THE "CITY OF EAST BETHEL ENGINEERING MANUAL" AND THE "STANDARD UTILITY SPECIFICATIONS AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, LATEST REVISION."

PIN No. 32-33-23-21-0011  
 Owner: Village Bank  
 Address: 18765 Ulysses St. NE

MILL EDGE OF PAVEMENT AROUND PATCH TO OVERLAY THE EX. BASE COURSE WITH THE NEW WEAR COURSE.

RESTORE STREET TO EQUAL OR BETTER SECTION & REPLACE CURB W/ EQUIV. TO MAKE SANITARY CONNECTION

PROPOSED BUILDING  
 15,888 S.F.  
 FFE 903.00

5 CY. CL III RIP RAP SWALE W/ GEO FABRIC (TYP. FOR ALL CURB CUTS)

PROP SILT FENCE (TYP.)

EXIST. 15' WIDE EOF = 899.10

EX. 15" RCP APRON IE 895.25

T/W=901.10  
 B/W=899.40

EX. INFILTRATION BASIN (7P)  
 BOT 898.00  
 RUNOUT 899.10  
 100 YR 899.58

APPROXIMATE LIMITS OF REMOVAL; SAWCUT PAVEMENT 2' FROM EXISTING CURB LIP OR AS REQUIRED TO MATCH NEW PAVEMENT TO EXISTING ONE

EXISTING BUILDING  
 23,555 S.F.  
 FFE 904.75

FFE 901.42

DRAWN BY: M.Q.A.	DESIGN BY: Q.M.A.
CHCKD BY: M.Q.A.	PROJ. NO. 24-2183
ORIGINAL DATE: JANUARY 27, 2025	

DATE	REVISION DESCRIPTION

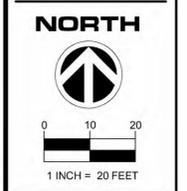
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

**QASEM M. ABUHAZLEH**  
 LIC. NO. 56289  
 DATE: 1.27.2025

**LAKELAND BUILDING**  
**EAST BETHEL, MINNESOTA**  
 GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PREPARED FOR:  
**CLASSIC CONSTRUCTION**

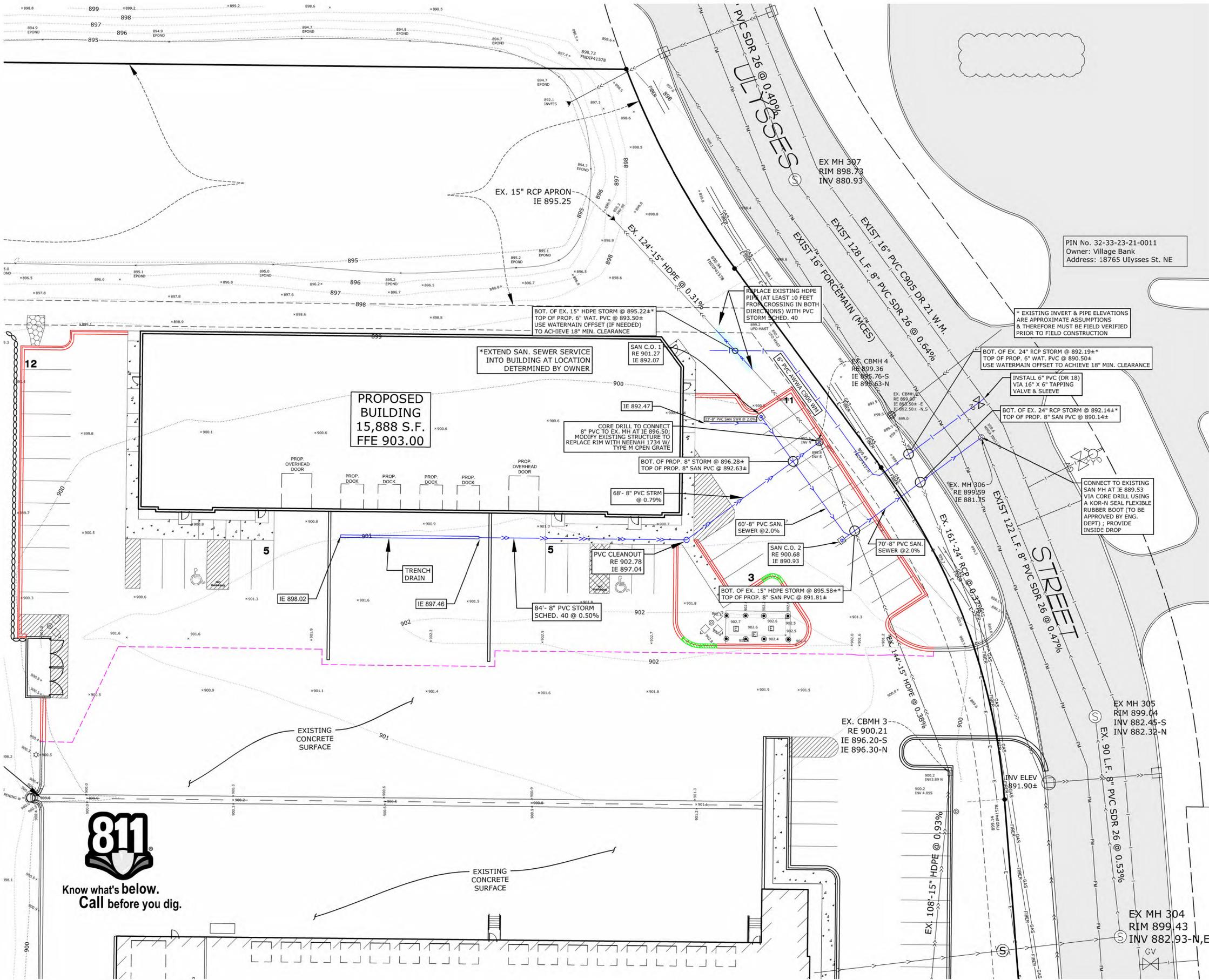
**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701



Know what's below.  
 Call before you dig.

**GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
 LAKELAND BUILDING**

**C1**



**SANITARY SEWER NOTES**

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SERVICES SHALL BE 8" PVC SCHEDULE 40.

ALL SEWER MAINS AND SERVICES THAT DO NOT MEET A MINIMUM BURY OF 7.5 FEET SHALL BE INSULATED.

**STORM SEWER NOTES**

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

STORM SEWER PIPE SHALL BE PVC SCHEDULE 40 MEETING ASTM D1785, D2665, F891, OR F1488 WITH APPROVED FITTINGS (SEE TABLE 701.2). SOLVENT WELDED JOINTS MUST USE ASTM F656 PURPLE PRIMER AND ASTM D2564 CEMENT. THE SEWER MUST BE INSTALLED BY OPEN-TRENCH ON A CONTINUOUS GRANULAR BED PER SECTION 314.4.1. ASTM D2241 PVC IS NOT AN APPROVED MATERIAL FOR BUILDING SEWERS.

STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

**WATER MAIN NOTES**

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE 6" AND 8" PVC AWWA C900 DR 18 (CONFORMING TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS). ALL WATERMAIN FITTINGS SHALL BE DUCTILE IRON, LONG MECHANICAL JOINT, FULL BODY FITTINGS, PER THE CURRENT STANDARDS.

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

ALL FITTINGS AND RETAINING RODS SHALL BE PROTECTED USING SACRIFICIAL ZINC ANODE CAPS SUCH AS 175P190 PROTECTO CAPS AS MANUFACTURED BY EBAA IRON OR AN APPROVED EQUAL. CONTRACTORS SHALL SUPPLY 2 PROTECTO CAPS PER MECHANICAL JOINT GLAND INSTALLED.

ALL FITTING, ETC. SHALL BE SECURED UTILIZING COR-BLUE T-BOLTS AS MANUFACTURED BY NSS INDUSTRIES OR APPROVED EQUAL.

WATERMAIN AND RESTRAINING DEVICES - THE INTERIOR AND EXTERIOR OF ALL WATERMAIN FITTINGS AND RESTRAINING DEVICES SHALL BE COATED WITH A 6-8 MIL NOMINAL THICKNESS, FUSION BONDED EPOXY CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C550 AND C116/A21.16.

TRACER WIRE SHALL BE COPPERHEAD INDUSTRIES, LLC - #12 CCS HIGH STRENGTH SOFT DRAW 380 OR APPROVED EQUAL. JACKET SHALL BE COLOR CODED BLUE FOR WATERMAIN. JACKET SHALL BE COLOR CODED RED FOR MAGNESIUM GROUNDING RODS. THICKNESS: 30 MIL. RATED FOR 30 VOLTS.

CONNECTORS (THREE-WAY LUG): ALLOWS TAP WITHOUT CUTTING THE MAIN LINE. WIRE SIZE: #14-10 SOLID COPPER AND #12 STEEL CORE COPPER-CLAD TRACER WIRE. INCLUDES SILICON SEALANT. DESIGNED FOR DIRECT BURIAL. CONNECTORS SHALL BE COPPERHEAD INDUSTRIES OR APPROVED EQUAL.

MAGNESIUM GROUNDING RODS: EQUIPMENT FROM THE FOLLOWING MANUFACTURERS AND WHICH MEET THESE SPECIFICATIONS WILL BE ACCEPTED. COPPERHEAD INDUSTRIES PART # ANO-1005 (1.5 LBS). MAGNESIUM GROUNDING RODS ARE REQUIRED AT ALL ACCESS BOXES AS SHOWN ON THE PLANS.

CONNECTORS (WIRE NUTS): JOINS UP TO 4 #12 WIRES. WIRE SIZE: #22-8 SOLID COPPER AND #12 STEEL CORE COPPER-CLAD TRACER WIRE. DESIGNED FOR DIRECT BURIAL. CONNECTORS SHALL BE COPPERHEAD INDUSTRIES OR APPROVED EQUAL.

THE NEW WATERMAIN WILL NEED TO BE PRESSURE TESTED PER THE CURRENT STANDARDS.

MAINTAIN MINIMUM 8-FT COVER TO TOP OF ALL WATER MAIN PIPE.

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF EAST BETHEL AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY THE CONTRACTOR.

INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

ALL WORK SHALL CONFORM TO THE "CITY OF EAST BETHEL ENGINEERING MANUAL" AND THE "STANDARD UTILITY SPECIFICATIONS AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, LATEST REVISION."

PIN No. 32-33-23-21-0011  
 Owner: Village Bank  
 Address: 18765 Ulysses St. NE

PROPOSED BUILDING  
 15,888 S.F.  
 FFE 903.00



**UTILITY PLAN  
 LAKELAND BUILDING**

DRAWN BY: M.Q.A.	DESIGN BY: Q.M.A.
CHECKED BY: M.Q.A.	PROJ. NO. 24-2183
ORIGINAL DATE: JANUARY 27, 2025	

DATE	REVISION DESCRIPTION

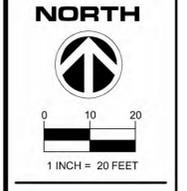
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

**QASEM M. ABUGHAZLEH** LIC. NO. 56259  
 DATE: 1.27.2025

**LAKE LAND BUILDING**  
**EAST BETHEL, MINNESOTA**  
 UTILITY PLAN

PREPARED FOR:  
**CLASSIC CONSTRUCTION**

**PLOWE ENGINEERING, INC.**  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701



**C2**

**SITE SEQUENCING**

• PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.

• THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

\* MOW A MINIMUM OF ONCE PER 2 WEEKS  
 \*\* SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN FOURTEEN (14) DAYS.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.
- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.
- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

**OTHER POLLUTION CONTROL MEASURES**

CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.

HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.

SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.

OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPULIN.

VEHICLE CLEANING - NO ENGINE DEGREASING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.

SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERLY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.

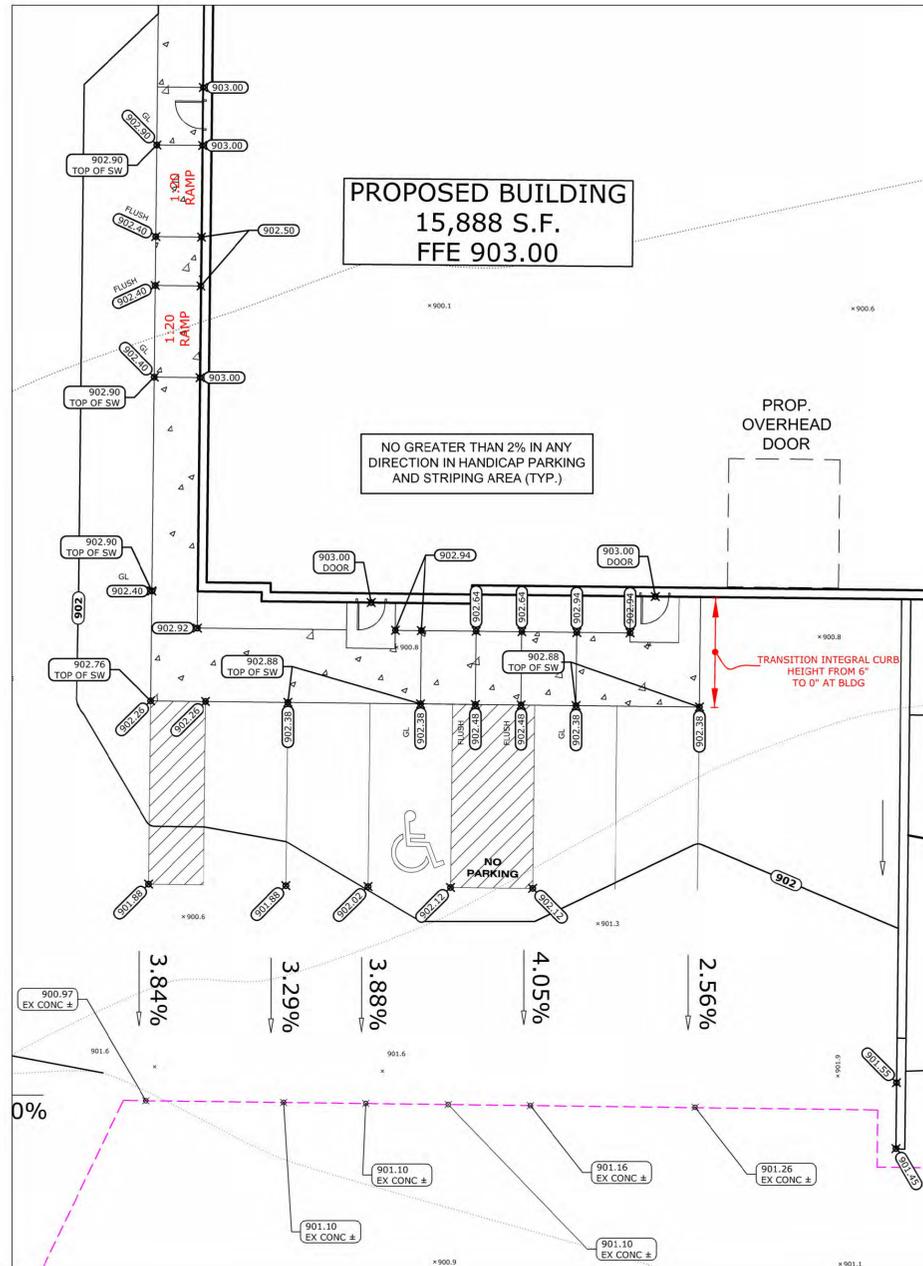
SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARP, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.

PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.

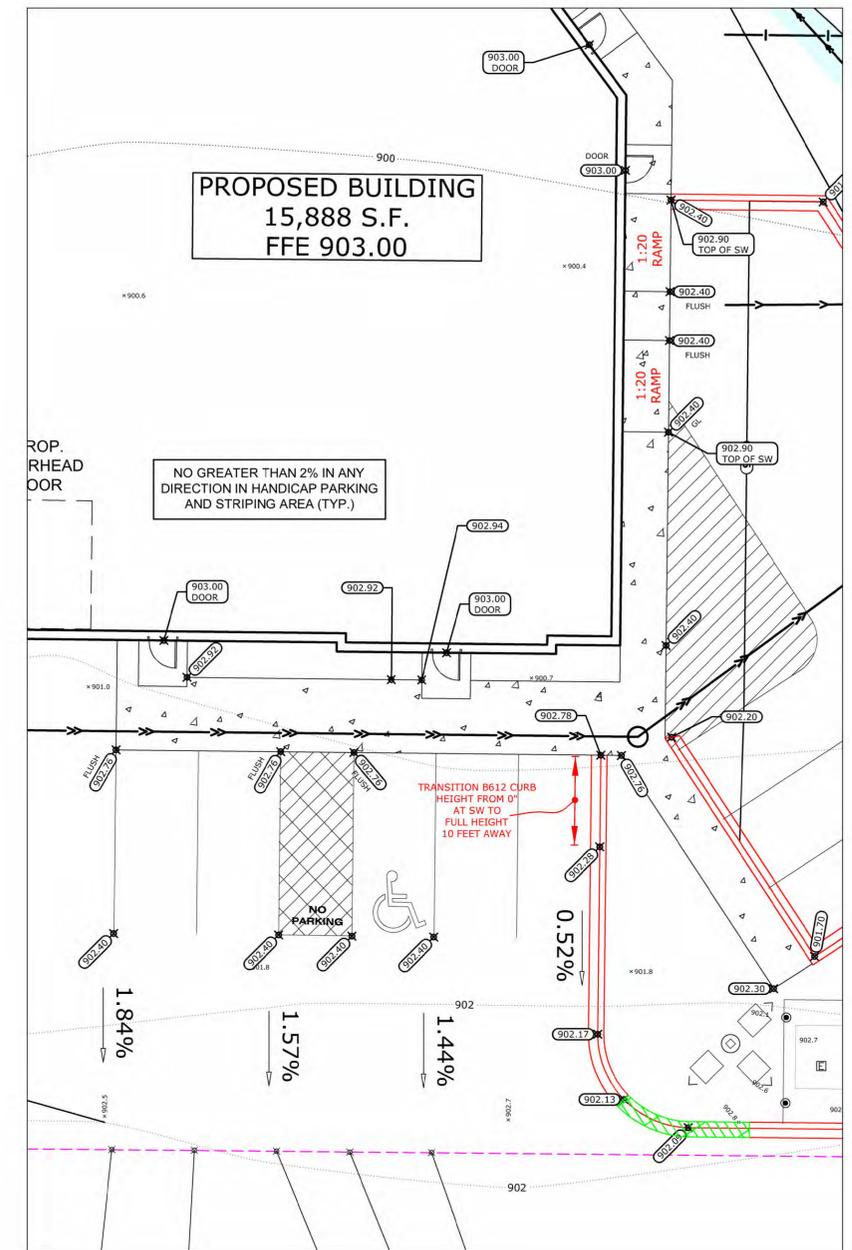
CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAINS, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.

ALL WORK SHALL CONFORM TO THE "CITY OF EAST BETHEL ENGINEERING MANUAL" AND THE "STANDARD UTILITY SPECIFICATIONS AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, LATEST REVISION."



**HC DETAILS (WEST)**



**HC DETAILS (EAST)**

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.  
 CHCKD BY: M.Q.A. PROJ. NO. 24-2183  
 ORIGINAL DATE: JANUARY 27, 2025

REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

QASEM M. ABUGHAZLEH LIC. NO. 56289  
 DATE: 1.27.2025

**LAKELAND BUILDING**  
**EAST BETHEL, MINNESOTA**  
 DETAILS & NOTES

PREPARED FOR:  
**CLASSIC CONSTRUCTION**



SITE PLANNING & ENGINEERING  
**Plowe ENGINEERING, INC.**  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

**NORTH**



0 5 10  
 1 INCH = 10 FEET

**DETAILS & NOTES**  
**LAKELAND BUILDING**

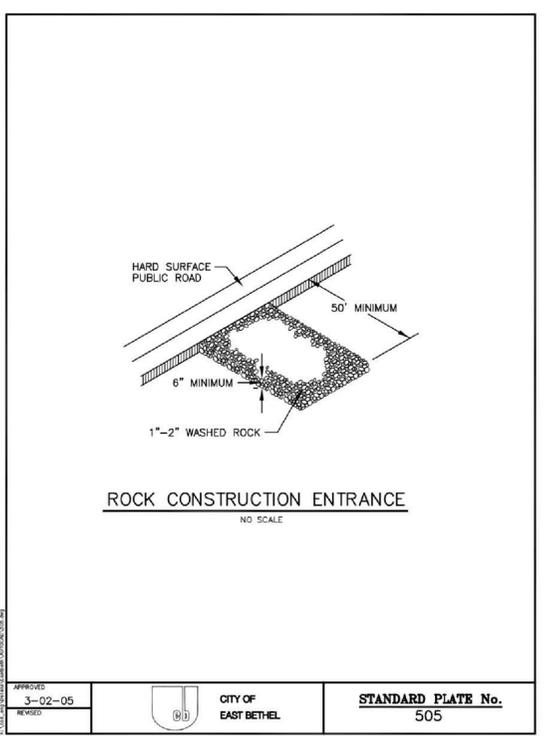
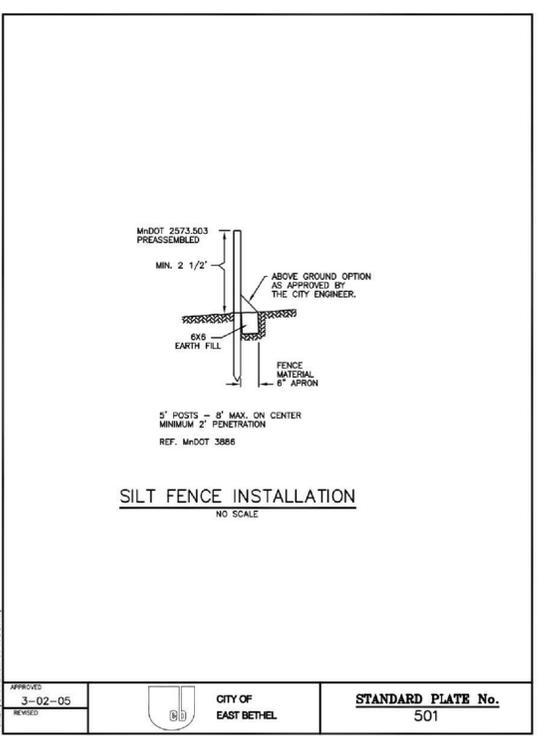
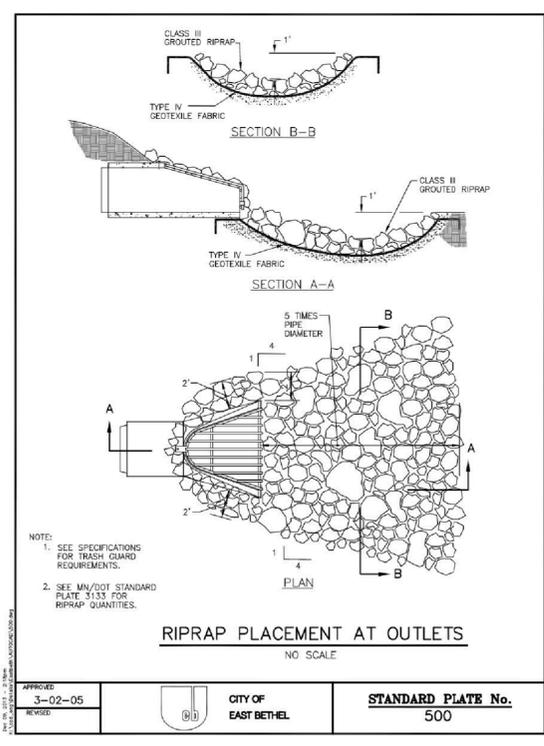
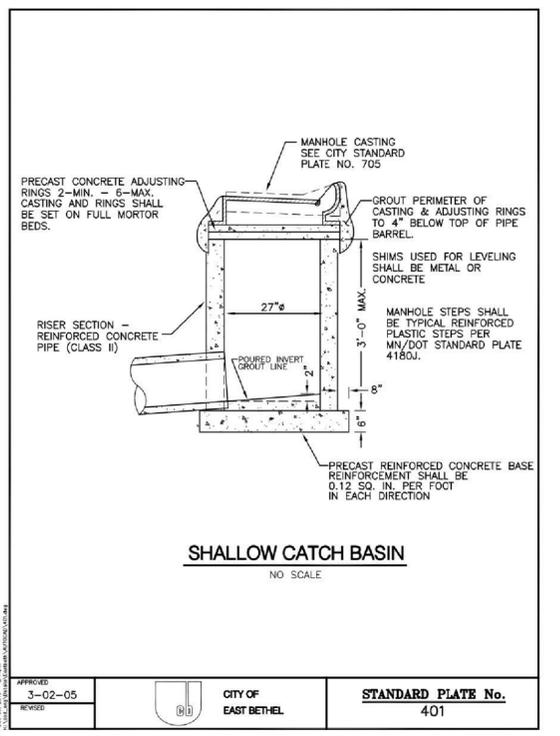
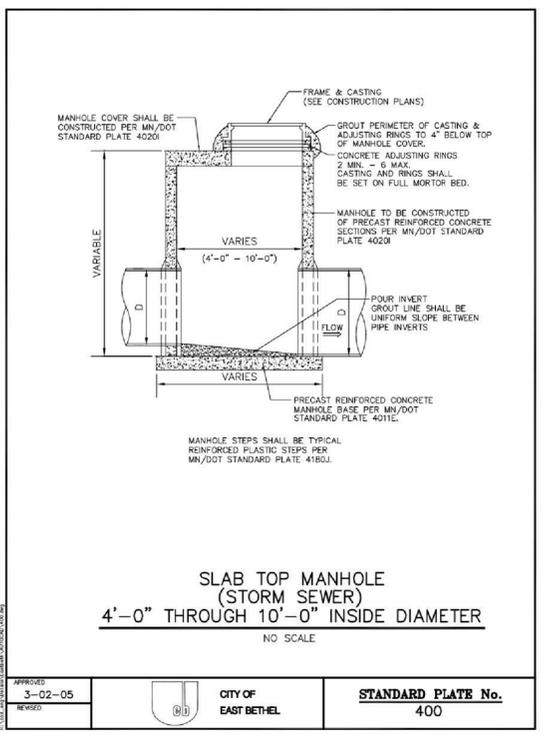
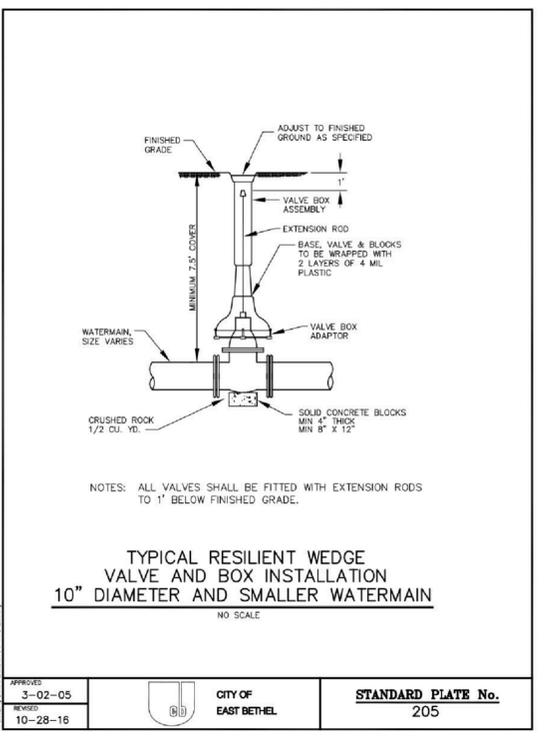
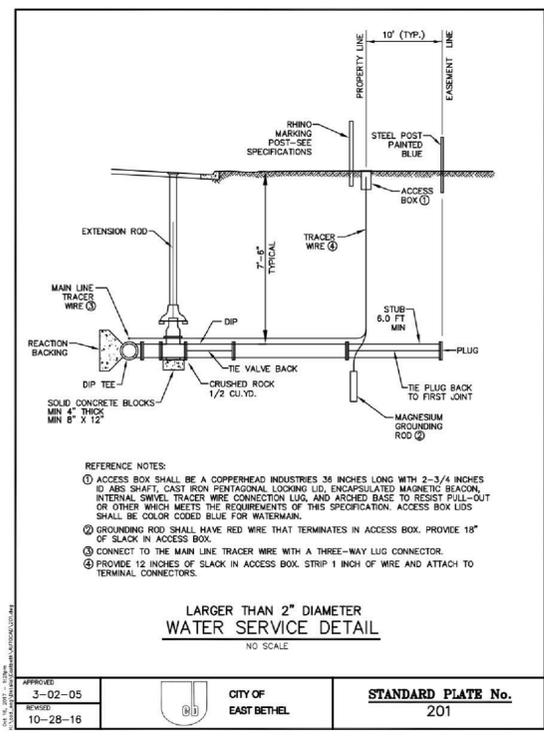
**C3.1**



DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

**CASEM M. ABUGHAZLEH**  
 LIC. NO. 56289  
 DATE: 1.27.2025



**LAKELAND BUILDING**  
**EAST BETHEL, MINNESOTA**  
 DETAILS & NOTES

PREPARED FOR:  
**CLASSIC CONSTRUCTION**

**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210 FAX: (651) 361-8701

REVISION DESCRIPTION

DATE

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**LAKELAND BUILDING**  
**EAST BETHEL, MINNESOTA**

PREPARED FOR:  
**CLASSIC CONSTRUCTION**

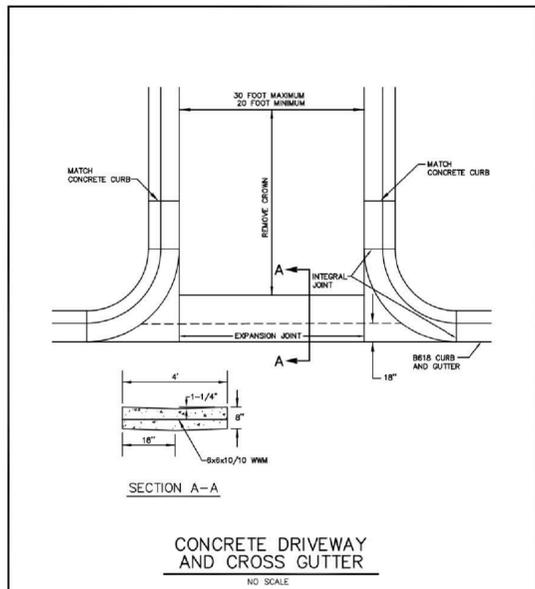


SITE PLANNING & ENGINEERING

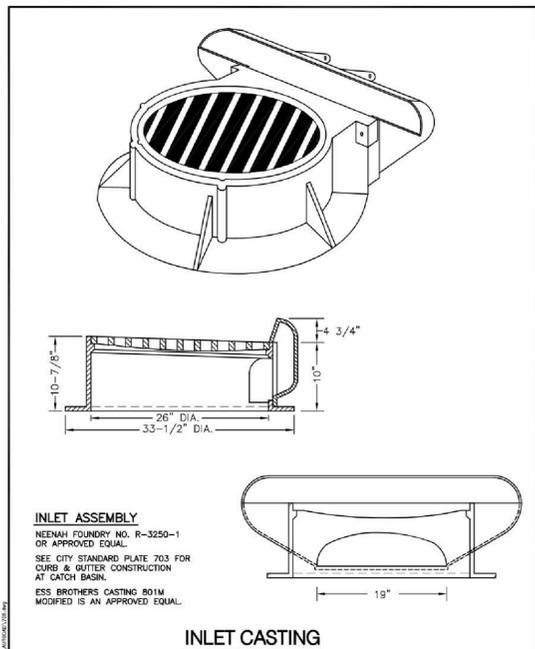
**Plowe Engineering, Inc.**

6776 LAKE DRIVE  
SUITE 110  
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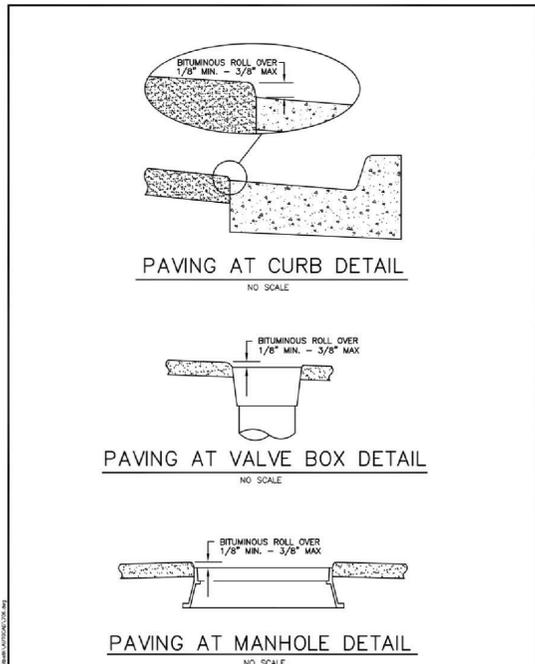
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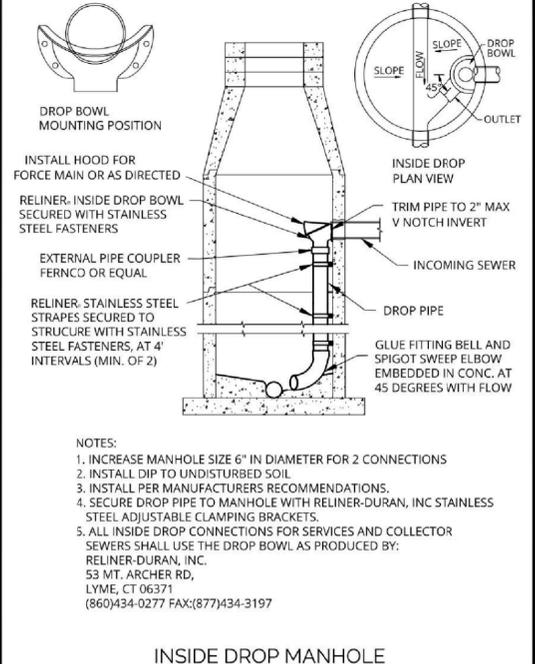
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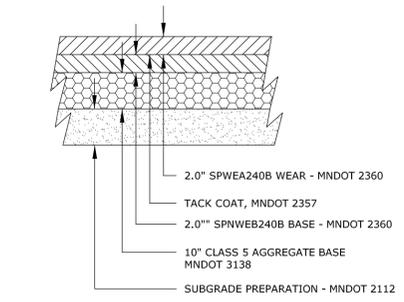
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APPROVED 3-02-05	CITY OF EAST BETHEL	STANDARD PLATE No. 706
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APPROVED 3-02-05	CITY OF EAST BETHEL	STANDARD PLATE No. 706
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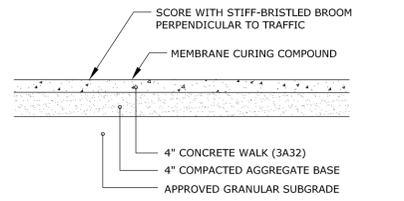


PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.

BITUMINOUS PAVING SECTION SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO ANY INSTALLATIONS. ALSO, SEE GEOTECHNICAL REPORT PREPARED BY HAUGO GEOTECHNICAL SERVICES DATED JANUARY 12, 2021.

**BITUMINOUS - HEAVY DUTY (PARKING LOT)**

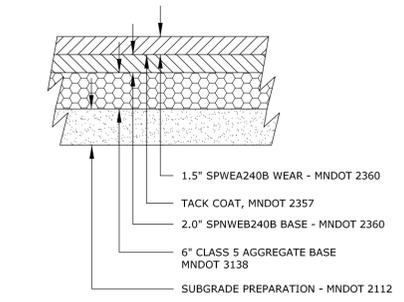
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- NOTES:
- 1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.
  - 2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AND SPACED @ 5'-0" O.C. MAX. U.N.O.
  - 3) EXPANSION JOINTS SHALL BE SPACED AT 20'-0" O.C. MAX. AND SHALL CONSIST OF A 1/2" PRE-FORMED JOINT FILLER.
  - 4) ANTI-SPALLING COMPOUND SHALL BE APPLIED TO CONCRETE SURFACES.

**TYPICAL CONCRETE SIDEWALK**

NOT TO SCALE

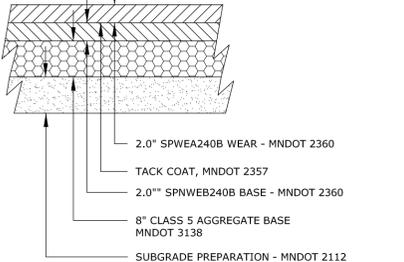


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**BITUMINOUS - LIGHT DUTY (PARKING LOT)**

NOT TO SCALE

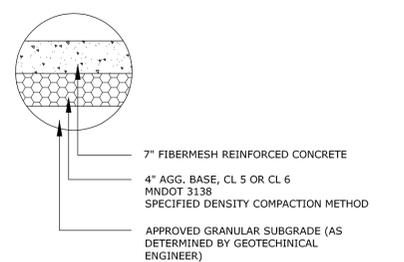


PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.

BITUMINOUS PAVING SECTION SHALL BE REVIEWED AND APPROVED BY CITY OF EAST BETHEL PRIOR TO ANY INSTALLATIONS.

**BITUMINOUS - HEAVY DUTY (ULYSSES ST.)**

NOT TO SCALE

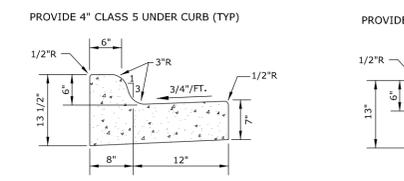


PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.

CONCRETE PAVING SECTION SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO ANY INSTALLATIONS.

**CONCRETE PAVEMENT (PARKING LOT)**

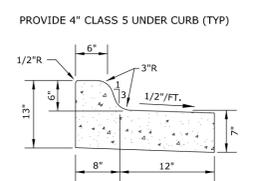
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NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

**B612 CONCRETE CURB & GUTTER**

NOT TO SCALE



NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

**B612 CONCRETE CURB & GUTTER (TIP-OUT)**

NOT TO SCALE

**4.1 TERMINATION OF COVERAGE. [MINN. R. 7090]**

- 4.2 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. [MINN. R. 7090]
- 4.3 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL LEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY, THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT. [MINN. R. 7090]
- 4.4 PERMITTEES MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF THEY MEET ALL OF THE FOLLOWING CONDITIONS:
  - A. CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS; AND
  - B. AT LEAST 90 PERCENT (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS; AND
  - C. ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
  - D. THE SITE COMPLIES WITH ITEM 13.3 THROUGH 13.7.

AFTER PERMIT COVERAGE IS TERMINATED UNDER THIS ITEM, ANY SUBSEQUENT DEVELOPMENT ON THE REMAINING PORTIONS OF THE SITE WILL REQUIRE PERMIT COVERAGE IF THE SUBSEQUENT DEVELOPMENT ITSELF OR AS PART OF THE REMAINING COMMON PLAN OF DEVELOPMENT OR SALE WILL RESULT IN LAND DISTURBING ACTIVITIES OF ONE (1) OR MORE ACRES IN SIZE. [MINN. R. 7090]

4.5 PERMITTEES MAY TERMINATE COVERAGE UPON MPCA APPROVAL AFTER SUBMITTING INFORMATION DOCUMENTING THE OWNER CANCELED THE PROJECT. [MINN. R. 7090]

**5.1 STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CONTENT [MINN. R. 7090]**

- 5.1.3 THE SWPPP MUST INCORPORATE SPECIFIC BEST MANAGEMENT PRACTICES (BMP) USED TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT. [MINN. R. 7090]
- 5.1.4 THE SWPPP MUST INCLUDE A NARRATIVE DESCRIBING THE TIMING FOR INSTALLATION OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND A DESCRIPTION OF THE PERMANENT STORMWATER TREATMENT SYSTEMS. [MINN. R. 7090]
- 5.1.5 THE SWPPP MUST INCLUDE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs ALONG WITH PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMPs AS NECESSARY FOR THE SITE CONDITIONS DURING CONSTRUCTION, STANDARD DETAILS AND/OR SPECIFICATIONS FOR BMPs MUST BE INCLUDED IN THE FINAL PLANS AND SPECIFICATIONS FOR THE PROJECT. [MINN. R. 7090]
- 5.1.6 THE SWPPP MUST INCLUDE THE CALCULATIONS AND OTHER INFORMATION USED FOR THE DESIGN OF TEMPORARY SEDIMENT BASINS AND ANY OF THE PERMANENT STORMWATER TREATMENT SYSTEMS REQUIRED IN SECTION 15. [MINN. R. 7090]
- 5.1.7 THE SWPPP MUST INCLUDE ESTIMATED QUANTITIES ANTICIPATED AT THE START OF THE PROJECT FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (E.G., LINEAR FEET OF SILT FENCE OR SQUARE FEET OF EROSION CONTROL BLANKET). [MINN. R. 7090]
- 5.1.8 THE SWPPP MUST INCLUDE THE NUMBER OF ACRES OF IMPERVIOUS SURFACE FOR BOTH PRE- AND POST-CONSTRUCTION. [MINN. R. 7090]

- 5.1.9 THE SWPPP MUST INCLUDE A SITE MAP WITH EXISTING AND FINAL GRADES, INCLUDING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW AND ALL DISCHARGE POINTS WHERE STORMWATER IS LEAVING THE SITE OR ENTERING A SURFACE WATER. THE SITE MAP MUST INDICATE THE AREAS OF STEEP SLOPES, THE SITE MAP MUST ALSO INCLUDE IMPERVIOUS SURFACES, SOIL TYPES AND LOCATIONS OF POTENTIAL POLLUTANT-GENERATING ACTIVITIES AS IDENTIFIED IN SECTION 12. [MINN. R. 7090]
- 5.1.10 THE SWPPP MUST INCLUDE A MAP OF ALL SURFACE WATERS, EXISTING WETLANDS, AND STORMWATER PONDS OR BASINS THAT CAN BE IDENTIFIED ON MAPS SUCH AS UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAPS, THE NATIONAL WETLAND INVENTORY MAP OR EQUIVALENT MAPS AND ARE WITHIN ONE MILE (AERIAL RADIUS MEASUREMENT) FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER FROM THE CONSTRUCTION SITE, DURING OR AFTER CONSTRUCTION, THE SWPPP MUST IDENTIFY IF THE SURFACE WATERS ARE SPECIAL OR IMPAIRED WATERS. [MINN. R. 7090]
- 5.1.11 THE SWPPP MUST INCLUDE A SITE MAP SHOWING CONSTRUCTION ACTIVITY AREAS THAT ARE ADJACENT TO AND DRAIN TO PUBLIC WATERS FOR WHICH THE DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES. [MINN. R. 7090]
- 5.1.2 PERMITTEES MUST IDENTIFY LOCATIONS OF 50' BUFFER ZONES AS REQUIRED IN ITEM 9.17 AND 100' PERMANENT BUFFER ZONES AS REQUIRED IN ITEM 23.11, ON PLAN SHEETS IN THE SWPPP. [MINN. R. 7090]
- 5.1.3 IF PERMITTEES DETERMINE COMPLIANCE WITH THE FOLLOWING REQUIREMENTS IS INFEASIBLE, THEY MUST DOCUMENT THE DETERMINATION IN THE SWPPP:
  - a. TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14; AND
  - b. FOR LINEAR PROJECTS, IF THE PERMANENT STORMWATER TREATMENT SYSTEM CANNOT BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY, A REASONABLE ATTEMPT MUST BE MADE TO OBTAIN ADDITIONAL RIGHT-OF-WAY (ITEM 15.9); AND
  - c. BUFFER ZONES AS DESCRIBED IN ITEM 9.17 AND ITEM 23.11. [MINN. R. 7090]
- 5.1.4 IF PERMITTEES DETERMINE THAT A TEMPORARY SEDIMENT BASIN IS INFEASIBLE AS DESCRIBED IN ITEM 14.10, THE SWPPP MUST DESCRIBE THE ALTERNATIVE BMPs USED. [MINN. R. 7090]
- 5.1.5 WHERE SYSTEMS CANNOT MEET THE FULL VOLUME REDUCTION REQUIREMENT ON SITE, (E.G., THE SITE HAS INFILTRATION PROHIBITIONS, SEE ITEM 16.14 THROUGH ITEM 16.21) THE PERMITTEE MUST DOCUMENT THE REASONS IN THE SWPPP. [MINN. R. 7090]

- 5.1.6 THE SWPPP MUST INCLUDE ANY STORMWATER MITIGATION MEASURES PROPOSED TO BE PART OF THE FINAL PROJECT IN AN ENVIRONMENTAL REVIEW DOCUMENT, ENDANGERED SPECIES REVIEW, ARCHEOLOGICAL OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW CONDUCTED FOR THE PROJECT, FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. [MINN. R. 7090]
- 5.1.7 THE SWPPP MUST DESCRIBE THE METHODS USED FOR PERMANENT COVER OF ALL EXPOSED SOIL AREAS. [MINN. R. 7090]
- 5.1.8 PERMITTEES MUST IDENTIFY THE LOCATIONS OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE THE DURATION OF EXPOSED SOIL AREAS IN THE SWPPP. [MINN. R. 7090]
- 5.1.9 FOR PROJECTS WITH A DISCHARGE POINT ON THE PROJECT WITHIN ONE (1) MILE (AERIAL RADIUS MEASUREMENT) OF AND WHICH FLOWS TO AN IMPAIRED WATER, PERMITTEES MUST IDENTIFY THE IMPAIRED WATER(S), AND ANY UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA)-APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL) FOR THE POLLUTANT(S) OR STRONGEST WEAKNESSES IDENTIFICATION MUST INCLUDE THOSE TMDLs APPROVED AT ANY TIME PRIOR TO PERMIT APPLICATION SUBMITTAL AND ARE STILL IN EFFECT. [MINN. R. 7090]
- 5.2.0 PERMITTEES MUST DOCUMENT IN THE SWPPP, ALL TRAINED INDIVIDUALS IDENTIFIED IN ITEM 21.2. DOCUMENTATION MUST INCLUDE:
  - a. NAMES OF PERSONNEL REQUIRED TO BE TRAINED; AND
  - b. DATES OF TRAINING AND NAME OF INSTRUCTOR(S) AND ENTITY PROVIDING TRAINING; AND
  - c. CONTENT OF TRAINING COURSE.

- IF PERMITTEES DO NOT KNOW THE NAMES OF THE INDIVIDUALS AT THE TIME OF APPLICATION, THE PERMITTEES MUST ENSURE THEY DOCUMENT TRAINING BEFORE CONSTRUCTION ACTIVITY COMMENCES. [MINN. R. 7090]
- 5.2.1 THE SWPPP MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL COORDINATE WITH ALL CONTRACTORS, SUBCONTRACTORS, AND OPERATORS ON-SITE TO OVERSEE THE IMPLEMENTATION OF THE SWPPP. [MINN. R. 7090]
- 5.2.2 THE SWPPP MUST DESCRIBE ANY SPECIFIC CHEMICALS AND CHEMICAL TREATMENT SYSTEMS USED FOR ENHANCING THE SEDIMENTATION PROCESS AND HOW IT ACHIEVES COMPLIANCE WITH ITEM 9.18. [MINN. R. 7090]
- 5.2.3 THE SWPPP MUST IDENTIFY THE PERSON(S), ORGANIZATIONS, OR ENTITIES RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER TREATMENT SYSTEMS. [MINN. R. 7090]
- 5.2.4 THE SWPPP MUST DESCRIBE METHODS TO MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL, MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES COMPACTION. [MINN. R. 7090]
- 5.2.5 THE SWPPP MUST INCLUDE ANY SITE ASSESSMENTS FOR GROUNDWATER OR SOIL CONTAMINATION REQUIRED IN ITEM 16.15. [MINN. R. 7090]
- 5.2.6 THE SWPPP MUST ACCOUNT FOR THE FOLLOWING FACTORS IN DESIGNING TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs:
  - a. THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION; AND
  - b. THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE, INCLUDING FACTORS SUCH AS EXPECTED FLOW FROM IMPERVIOUS SURFACES, SLOPES, AND SITE DRAINAGE FEATURES; AND
  - c. THE STORMWATER VOLUME, VELOCITY, AND PEAK FLOWRATES TO MINIMIZE DISCHARGE OF POLLUTANTS IN STORMWATER AND TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS; AND
  - d. THE RANGE OF SOIL PARTICLES SIZES EXPECTED TO BE PRESENT. [MINN. R. 7090]

**6.1 SWPPP AMENDMENTS. [MINN. R. 7090]**

- 6.2 ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES, CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS. [MINN. R. 7090]
- 6.3 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. [MINN. R. 7090]
- 6.4 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL. [MINN. R. 7050.0210]

**7.1 BMP SELECTION AND INSTALLATION. [MINN. R. 7090]**

7.2 PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPs IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES. [MINN. R. 7090]

**8.1 EROSION PREVENTION PRACTICES. [MINN. R. 7090]**

- 8.2 BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED. [MINN. R. 7090]
- 8.3 PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES, WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING). [MINN. R. 7090]
- 8.4 PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES, STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE WHICH WILL NOT BE RE-ENTERED WITHIN 7 CALENDAR DAYS, STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED, STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES, STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. [MINN. R. 7090]
- 8.5 FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD. [MINN. R. 7090]
- 8.6 PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE, PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 7 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES. [MINN. R. 7090]
- 8.7 TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED, PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES. [MINN. R. 7090]
- 8.8 PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT. [MINN. R. 7090]
- 8.9 PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]
- 8.10 PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11. [MINN. R. 7090]

**9.1 SEDIMENT CONTROL PRACTICES. [MINN. R. 7090]**

- 9.2 PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPs ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS, PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES, PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES TO PREVENT DISTURBING OF SOILS, PERMITTEES MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER. [MINN. R. 7090]
- 9.3 IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.2. [MINN. R. 7090]
- 9.4 TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. [MINN. R. 7090]
- 9.5 A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY IS COMPLETED, PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PERMITTER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER. [MINN. R. 7090]
- 9.6 PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED, PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE. [MINN. R. 7090]
- 9.7 PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPs DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET. [MINN. R. 7090]
- 9.8 PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER), PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP. [MINN. R. 7090]
- 9.9 PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER. [MINN. R. 7090]
- 9.10 PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE SITE. [MINN. R. 7090]
- 9.11 PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE. [MINN. R. 7090]
- 9.12 PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET. [MINN. R. 7090]
- 9.13 PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14. [MINN. R. 7090]
- 9.14 IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION. [MINN. R. 7090]
- 9.15 PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE. [MINN. R. 7090]
- 9.16 PERMITTEES MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS UNLESS INFEASIBLE. [MINN. R. 7090]
- 9.17 PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE TEMPORARY SEDIMENT CONTROL PRACTICES TO PREVENT DISTURBANCE OF SOILS, PERMITTEES MUST PRESERVE THE PROJECTS EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER, PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE, NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAINAGE SYSTEMS, OR OTHER STRUCTURES THAT ARE NOT SUBJECT TO EROSION. PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP, SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER. [MINN. R. 7090]
- 9.18 PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER, THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE. [MINN. R. 7090]

**10.1 DEWATERING AND BASIN DRAINING. [MINN. R. 7090]**

- 10.2 PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE, PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE, IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES. [MINN. R. 7050.0210]
- 10.3 IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENT PADS) PRIOR TO DISCHARGE. [MINN. R. 7090]
- 10.4 PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR OCCUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR NUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND. [MINN. R. 7090]
- 10.5 IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. [MINN. R. 7090]

**11.1 INSPECTIONS AND MAINTENANCE. [MINN. R. 7090]**

- 11.2 PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS. [MINN. R. 7090]
- 11.3 PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs. [MINN. R. 7090]
- 11.4 PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS, PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NON-FUNCTIONAL OR DEFICIENT PORTIONS OF THE NEXT PRECIPITATION EVENT, PERMITTEES MUST INSPECT AND MAINTAIN ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6, PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA. [MINN. R. 7090]
- 11.5 DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION, PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITION FROM SURFACES INCLUDING DRAINAGEWAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL, PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY OF EVIDENCE OF EROSION OR SEDIMENT DEPOSITION, IF NECESSARY, PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS TO THE AREA FOR INSPECTION AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS, PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090]
- 11.6 PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES, PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS. [MINN. R. 7090]

- 11.7 PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. [MINN. R. 7090]
- 11.8 PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. [MINN. R. 7090]
- 11.9 PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B. [MINN. R. 7090]
- 11.10 PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
  - A. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
  - B. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES, THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WOULD CAUSE EROSION OR SEDIMENTATION; AND
  - C. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED, INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. [MINN. R. 7090]
- 11.11 PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
  - A. DATE AND TIME OF INSPECTIONS; AND
  - B. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
  - C. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
  - D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
  - E. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT, PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
  - F. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL, SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
  - G. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS. [MINN. R. 7090]

**12.1 POLLUTION PREVENTION MANAGEMENT MEASURES. [MINN. R. 7090]**

- 12.2 PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER, PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER. [MINN. R. 7090]
- 12.3 PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. [MINN. R. 7090]
- 12.4 PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE, STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE. [MINN. R. 7090]
- 12.5 PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035. [MINN. R. 7035]
- 12.6 PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER, PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041. [MINN. R. 7041]
- 12.7 PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENT CONCRESS INFEASIBLE, PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS, PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE. [MINN. STAT. 115.061]
- 12.8 PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE, PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY, PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS. [MINN. R. 7090]
- 12.9 PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., OPERATIONS (E.G., CONCRETE, STUCCO, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY, PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS, PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES, PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY. [MINN. R. 7035, MINN. R. 7090]

**13.1 PERMIT TERMINATION CONDITIONS. [MINN. R. 7090]**

- 13.2 PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE SWPPP, PERMANENT COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH, VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER. [MINN. R. 7090]
- 13.3 PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED. [MINN. R. 7090]
- 13.4 PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT. [MINN. R. 7090]
- 13.5 PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs PRIOR TO SUBMITTING THE NOT, PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE. [MINN. R. 7090]
- 13.6 FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER. [MINN. R. 7090]
- 13.7 FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT. [MINN. R. 7090]

**14.1 TEMPORARY SEDIMENT BASINS. [MINN. R. 7090]**

- 14.2 WHERE FIVE (5) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN TO PROVIDE TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS, PERMITTEES MAY CONVERT A TEMPORARY SEDIMENT BASIN TO A PERMANENT BASIN AFTER CONSTRUCTION IS COMPLETE, THE TEMPORARY BASIN IS NO LONGER REQUIRED WHEN PERMANENT COVER HAS REDUCED THE ACREAGE OF DISTURBED SOIL TO LESS THAN FIVE (5) ACRES DRAINING TO A COMMON LOCATION, [PROVISIONS TO MINN. R. 7090]
- 14.3 THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. [MINN. R. 7090]
- 14.4 WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,000 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASIN'S DRAINAGE AREA. [MINN. R. 7090]
- 14.5 PERMITTEES MUST DESIGN BASIN OUTLETS TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. [MINN. R. 7090]
- 14.6 PERMITTEES MUST DESIGN THE OUTLET STRUCTURE TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS, PERMITTEES MAY TEMPORARILY SUSPEND THE USE OF A SURFACE WITHDRAWAL MECHANISM DURING FROZEN CONDITIONS, THE BASIN MUST INCLUDE A STABILIZED EMERGENCY OVEFLOW TO PREVENT FAILURE OF POND INTEGRITY. [MINN. R. 7090]
- 14.7 PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER. [MINN. R. 7090]
- 14.8 PERMITTEES MUST LOCATE TEMPORARY BASINS OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONE REQUIRED IN ITEM 23.11. [MINN. R. 7090]
- 14.9 PERMITTEES MUST CONSTRUCT THE TEMPORARY BASINS PRIOR TO DISTURBING 10 OR MORE ACRES OF SOIL DRAINING TO A COMMON LOCATION. [MINN. R. 7090]
- 14.10 WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF ITEM 14.3 THROUGH 14.9 IS INFEASIBLE, PERMITTEES MUST INSTALL EFFECTIVE CONTROLS SUCH AS SMALLER BMPs TO PREVENT EROSION AND SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES AS DICTATED BY INDIVIDUAL SITE CONDITIONS, IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS INFEASIBLE, PERMITTEES MUST CONSIDER PUBLIC SAFETY AND MUST CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON-SITE, PERMITTEES MUST DOCUMENT THIS DETERMINATION OF INFEASIBILITY IN THE SWPPP. [MINN. R. 7090]

**15.1 PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090]**

- 15.2 PERMITTEES MUST DESIGN THE PROJECT SO ALL STORMWATER DISCHARGED FROM THE PROJECT DURING AND AFTER CONSTRUCTION ACTIVITIES DOES NOT CAUSE A VIOLATION OF STATE WATER QUALITY STANDARDS, INCLUDING NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWNSTREAM PROPERTIES, OR A SIGNIFICANT ADVERSE IMPACT TO WETLANDS CAUSED BY INUNDATION OR DECREASE OF FLOW. [MINN. R. 7090]
- 15.3 PERMITTEES MUST DESIGN AND CONSTRUCT A PERMANENT STORMWATER TREATMENT SYSTEM TO TREAT THE WATER QUALITY VOLUME IF THE PROJECT'S ULTIMATE DEVELOPMENT REPLACES VEGETATION AND/OR OTHER PERVIOUS SURFACES CREATING A NET INCREASE OF ONE (1) OR MORE ACRES OF CUMULATIVE IMPERVIOUS SURFACE. [MINN. R. 7090]
- 15.4 PERMITTEES MUST CALCULATE THE WATER QUALITY VOLUME AS ONE (1) INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES CREATED BY THE PROJECT. [MINN. R. 7090]
- 15.5 PERMITTEES MUST FIRST CONSIDER VOLUME REDUCTION PRACTICES ON-SITE (E.G., INFILTRATION OR OTHER) WHEN DESIGNING THE PERMANENT STORMWATER TREATMENT SYSTEM, IF THIS PERMIT PROHIBITS INFILTRATION AS DESCRIBED IN ITEM 16.14 THROUGH ITEM 16.21, PERMITTEES MAY CONSIDER A WET SEDIMENTATION BASIN, FILTRATION BASIN OR REGIONAL POND, THIS PERMIT DOES NOT CONSIDER WET SEDIMENTATION BASINS AND FILTRATION SYSTEMS TO BE VOLUME REDUCTION PRACTICES. [MINN. R. 7090]

- 15.6 PERMITTEES MUST FIRST CONSIDER VOLUME REDUCTION PRACTICES ON-SITE (E.G., INFILTRATION OR OTHER) WHEN DESIGNING THE PERMANENT STORMWATER TREATMENT SYSTEM, IF THIS PERMIT PROHIBITS INFILTRATION AS DESCRIBED IN ITEM 16.14 THROUGH ITEM 16.21, PERMITTE

**18.1 WET SEDIMENTATION BASIN. [MINN. R. 7090]**

18.2 PERMITTEES USING A WET SEDIMENTATION BASIN TO MEET THE PERMANENT STORMWATER TREATMENT REQUIREMENTS OF THIS PERMIT MUST INCORPORATE THE DESIGN PARAMETERS IN ITEM 18.3 THROUGH 18.10. [MINN. R. 7090]
18.3 PERMITTEES MUST DESIGN THE BASIN TO HAVE A PERMANENT VOLUME OF 1,800 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE FOR EACH ACRE THAT DRAINS TO THE BASIN. THE BASIN'S PERMANENT VOLUME MUST REACH A MINIMUM DEPTH OF AT LEAST THREE (3) FEET AND MUST HAVE NO DEPTH GREATER THAN 10 FEET. PERMITTEES MUST CONFIGURE THE BASIN TO MINIMIZE SCOUR OR RESUSPENSION OF SOLIDS. [MINN. R. 7090]
18.4 PERMITTEES MUST DESIGN THE BASIN TO PROVIDE LIVE STORAGE FOR A WATER QUALITY VOLUME (CALCULATED AS AN INSTANTANEOUS VOLUME) OF ONE (1) INCH OF RUNOFF, OR ONE (1) INCH MINUS THE VOLUME OF STORMWATER TREATED BY ANOTHER SYSTEM ON THE SITE, FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT. [MINN. R. 7090]
18.5 PERMITTEES MUST DESIGN BASIN OUTLETS SO THE WATER QUALITY VOLUME DISCHARGES AT NO MORE THAN 5.66 CUBIC FEET PER SECOND (CFS) PER ACRE OF SURFACE AREA OF THE BASIN. [MINN. R. 7090]
18.6 PERMITTEES MUST DESIGN BASIN OUTLETS TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. BASIN OUTLETS MUST HAVE ENERGY DISSIPATION. [MINN. R. 7090]
18.7 PERMITTEES MUST DESIGN THE BASIN TO INCLUDE A STABILIZED EMERGENCY OVERFLOW TO ACCOMMODATE STORM EVENTS IN EXCESS OF THE BASIN'S HYDRAULIC DESIGN. [MINN. R. 7090]
18.8 PERMITTEES MUST DESIGN A MAINTENANCE ACCESS, TYPICALLY EIGHT (8) FEET WIDE, FOR THE BASIN. [MINN. R. 7090]
18.9 PERMITTEES MUST LOCATE BASINS OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONE REQUIRED IN ITEM 23.1. PERMITTEES MUST DESIGN BASINS TO AVOID DRAINING WATER FROM WETLANDS UNLESS THE IMPACT TO THE WETLAND COMPLIES WITH THE REQUIREMENTS OF SECTION 22. [MINN. R. 7090]
18.10 PERMITTEES MUST DESIGN BASINS USING AN IMPERMEABLE LINER IF LOCATED WITHIN ACTIVE KARST TERRAIN. [MINN. R. 7090]

**19.1 REGIONAL WET SEDIMENTATION BASINS. [MINN. R. 7090]**

19.2 WHEN THE ENTIRE WATER QUALITY VOLUME CANNOT BE RETAINED ONSITE, PERMITTEES CAN USE OR CREATE REGIONAL WET SEDIMENTATION BASINS PROVIDED THEY ARE CONSTRUCTED AS REGIONAL WETLANDS OR WATER BODY. (WETLANDS USED AS REGIONAL BASINS MUST BE MITIGATED FOR. SEE SECTION 22). THE OWNER MUST ENSURE THE REGIONAL BASIN CONFORMS TO ALL REQUIREMENTS FOR A WET SEDIMENTATION BASIN AS DESCRIBED IN ITEMS 18.3 THROUGH 18.10 AND MUST BE LARGE ENOUGH TO ACCOUNT FOR THE ENTIRE AREA THAT DRAINS TO THE REGIONAL BASIN. PERMITTEES MUST VERIFY THAT THE REGIONAL BASIN WILL DISCHARGE AT NO MORE THAN 5.66 CFS PER ACRE OF SURFACE AREA OF THE BASIN AND MUST PROVIDE A LIVE STORAGE VOLUME OF ONE INCH TIMES ALL THE IMPERVIOUS AREA DRAINING TO THE BASIN. PERMITTEES CANNOT SIGNIFICANTLY DEGRADE WATERWAYS BETWEEN THE PROJECT AND THE REGIONAL BASIN. THE OWNER MUST OBTAIN WRITTEN AUTHORIZATION FROM THE APPLICABLE LGU OR PRIVATE ENTITY THAT OWNS AND MAINTAINS THE REGIONAL BASIN. [MINN. R. 7090]

**20.1 SWPPP AVAILABILITY. [MINN. R. 7090]**

20.2 PERMITTEES MUST KEEP THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS AT THE SITE DURING NORMAL WORKING HOURS BY PERMITTEES WHO HAVE OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. [MINN. R. 7090]

**21.1 TRAINING REQUIREMENTS. [MINN. R. 7090]**

21.2 PERMITTEES MUST ENSURE ALL OF THE FOLLOWING INDIVIDUALS RECEIVE TRAINING AND THE CONTENT AND EXTENT OF THE TRAINING IS COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES WITH REGARD TO ACTIVITIES COVERED UNDER THIS PERMIT:
A. INDIVIDUALS PREPARING THE SWPPP FOR THE PROJECT.
B. INDIVIDUALS OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.
C. INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. [MINN. R. 7090]
21.3 PERMITTEES MUST ENSURE INDIVIDUALS IDENTIFIED IN SECTION 21.2 RECEIVE TRAINING FROM LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER TREATMENT, AND TREATMENT OF WATER CROSSING OR OTHER ENCROACHMENT IS NECESSARY TO COMPLETE THE PROJECT. PERMITTEES MUST FULLY DOCUMENT THE CIRCUMSTANCE AND REASONS THE BUFFER ENCROACHMENT IS NECESSARY IN THE SWPPP AND INCLUDE RESTORATION ACTIVITIES. THIS PERMIT ALLOWS REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER. PERMITTEES MUST MINIMIZE ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS BY THE USE OF ADDITIONAL OR REDUNDANT (DOUBLE) BMPS AND MUST DOCUMENT THIS IN THE SWPPP FOR THE PROJECT. [MINN. R. 7090]

**23.1 ADDITIONAL REQUIREMENTS FOR DISCHARGES TO SPECIAL (PROHIBITED, RESTRICTED, OTHER) AND IMPAIRED WATERS. [MINN. R. 7090]**

23.6 DISCHARGES TO THE TROUT STREAMS (OTHER SPECIAL WATER) LISTED IN MINN. R. 6264.0050, SUBP. 4 MUST INCORPORATE THE BMPS OUTLINED IN ITEMS 23.9, 23.10, 23.11, AND 23.12. [MINN.R.6264.0050, SUBP. 4]
23.9 PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES. [MINN. R. 7090]
23.10 PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME. [MINN.R. 7090]
23.11 PERMITTEES MUST INCLUDE AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM A SPECIAL WATER (NOT INCLUDING TRIBUTARIES) AND MUST MAINTAIN THIS BUFFER ZONE AT ALL TIMES, BOTH DURING CONSTRUCTION AND AFTER PERMANENT STORMWATER TREATMENT IS COMPLETED. EXCEPT WHERE A WATER CROSSING OR OTHER ENCROACHMENT IS NECESSARY TO COMPLETE THE PROJECT, PERMITTEES MUST FULLY DOCUMENT THE CIRCUMSTANCE AND REASONS THE BUFFER ENCROACHMENT IS NECESSARY IN THE SWPPP AND INCLUDE RESTORATION ACTIVITIES. THIS PERMIT ALLOWS REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER. PERMITTEES MUST MINIMIZE ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS BY THE USE OF ADDITIONAL OR REDUNDANT (DOUBLE) BMPS AND MUST DOCUMENT THIS IN THE SWPPP FOR THE PROJECT. [MINN. R. 7090]
23.12 PERMITTEES MUST DESIGN THE PERMANENT STORMWATER TREATMENT SYSTEM SO THE DISCHARGE FROM THE PROJECT MINIMIZES ANY INCREASE IN THE TEMPERATURE OF TROUT STREAMS RESULTING FROM THE ONE (1) AND TWO (2) YEAR 24-HOUR PRECIPITATION EVENTS. THIS INCLUDES ALL TRIBUTARIES OF DESIGNATED TROUT STREAMS LOCATED WITHIN THE SAME PUBLIC LAND SURVEY SYSTEM (PLSS) SECTION. PERMITTEES MUST INCORPORATE ONE OR MORE OF THE FOLLOWING MEASURES, IN ORDER OF PREFERENCE:
a. PROVIDE STORMWATER INFILTRATION OR OTHER VOLUME REDUCTION PRACTICES AS DESCRIBED IN ITEM 15.4 AND 15.5, TO REDUCE RUNOFF. INFILTRATION SYSTEMS MUST DISCHARGE ALL STORMWATER ROUTED TO THE SYSTEM WITHIN 24 HOURS.
b. PROVIDE STORMWATER FILTRATION AS DESCRIBED IN SECTION 17. FILTRATION SYSTEMS MUST DISCHARGE ALL STORMWATER ROUTED TO THE SYSTEM WITHIN 24 HOURS.
c. MINIMIZE THE DISCHARGE FROM CONNECTED IMPERVIOUS SURFACES BY DISCHARGING TO VEGETATED AREAS, OR GRASS SWALES, AND THROUGH THE USE OF NON-STRUCTURAL CONTROLS.
d. IF PONDING IS USED, THE DESIGN MUST INCLUDE AN APPROPRIATE COMBINATION OF MEASURES SUCH AS SHADING, VEGETATED SWALE DISCHARGES, OR CONSTRUCTED WETLAND TREATMENT CELLS THAT LIMIT TEMPERATURE INCREASES. THE POND MUST BE DESIGNED AS A DRY POND AND SHOULD DRAW DOWN IN 24 HOURS OR LESS.
e. OTHER METHODS THAT MINIMIZE ANY INCREASE IN THE TEMPERATURE OF THE TROUT STREAM, [MINN. R. 7090]

**24.1 GENERAL PROVISIONS. [MINN. R. 7090]**

24.2 IF THE MPCA DETERMINES THAT AN INDIVIDUAL PERMIT WOULD MORE APPROPRIATELY REGULATE THE CONSTRUCTION ACTIVITY, THE MPCA MAY REQUIRE AN INDIVIDUAL PERMIT TO CONTINUE THE CONSTRUCTION ACTIVITY. COVERAGE UNDER THIS GENERAL PERMIT WILL REMAIN IN EFFECT UNTIL THE MPCA ISSUES AN INDIVIDUAL PERMIT. [MINN. R. 7001.0210, SUBP. 6]
24.3 IF THE PERMITTEE CANNOT MEET THE TERMS AND CONDITIONS OF THIS GENERAL PERMIT, AN OWNER MAY REQUEST AN INDIVIDUAL PERMIT, IN ACCORDANCE WITH MINN. R. 7001.0210 SUBP. 6. [MINN. R. 7001.0210, SUBP. 6]
24.4 ANY INTERESTED PERSON MAY PETITION THE MPCA TO REQUIRE AN INDIVIDUAL NPDES/SDS PERMIT IN ACCORDANCE WITH 40 CFR 122.20(b)(3), 140 CFR 122.200(b)(3)
24.5 PERMITTEES MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOT. [MINN. R. 7090]
24.6 PERMITTEES MAY NOT ASSIGN OR TRANSFER THIS PERMIT EXCEPT WHEN THE TRANSFER OCCURS IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ITEM 3.7 AND 3.8. [MINN. R. 7090]
24.7 NOTHING IN THIS PERMIT MUST BE CONSTRUED TO RELIEVE THE PERMITTEES FROM CIVIL OR CRIMINAL PENALTIES FOR NONCOMPLIANCE WITH THE TERMS AND CONDITIONS PROVIDED HEREIN. NOTHING IN THIS PERMIT MUST BE CONSTRUED TO PRECLUDE THE INITIATION OF ANY LEGAL ACTION OR RELIEVE THE PERMITTEES FROM ANY RESPONSIBILITIES, LIABILITIES, OR PENALTIES TO WHICH THE PERMITTEES IS/ARE OR MAY BE SUBJECT TO UNDER SECTION 311 OF THE CLEAN WATER ACT AND MINN. STAT. SECT. 115 AND 116. AS AMENDED, PERMITTEES ARE NOT LIABLE FOR PERMIT REQUIREMENTS FOR ACTIVITIES OCCURRING ON THOSE PORTIONS OF A SITE WHERE THE PERMIT HAS BEEN TRANSFERRED TO ANOTHER PARTY AS REQUIRED IN ITEM 3.7 OR THE PERMITTEES HAVE SUBMITTED THE NOT AS REQUIRED IN SECTION 4. [MINN. R. 7090]
24.8 THE PROVISIONS OF THIS PERMIT ARE SEVERABLE. IF ANY PROVISION OF THIS PERMIT OR THE APPLICATION OF ANY PROVISION OF THIS PERMIT TO ANY CIRCUMSTANCES IS HELD INVALID, THE APPLICATION OF SUCH PROVISION TO OTHER CIRCUMSTANCES, AND THE REMAINDER OF THIS PERMIT MUST NOT BE AFFECTED THEREBY. [MINN. R. 7090]
24.9 THE PERMITTEES MUST COMPLY WITH THE PROVISIONS OF MINN. R. 7001.0150, SUBP. 3 AND MINN. R. 7001.1090, SUBP. 1(A), 1(B), 1(C), 1(H), 1(I), 1(J), 1(K), AND 1(L). [MINN. R. 7090]
24.10 THE PERMITTEES MUST ALLOW ACCESS AS PROVIDED IN 40 CFR 122.41(i) AND MINN. STAT. SECT. 115.04. THE PERMITTEES MUST ALLOW REPRESENTATIVES OF THE MPCA OR ANY MEMBER, EMPLOYEE OR AGENT THEREOF, WHEN AUTHORIZED BY IT, UPON PRESENTATION OF CREDENTIALS, TO ENTER UPON ANY PROPERTY, PUBLIC OR PRIVATE, FOR THE PURPOSE OF OBTAINING INFORMATION OR EXAMINATION OF RECORDS OR CONDUCTING SURVEYS OR INVESTIGATIONS. [40 CFR 122.41(i)]
24.11 FOR THE PURPOSES OF MINN. R. 7090 AND OTHER DOCUMENTS THAT REFERENCE SPECIFIC SECTIONS OF THIS PERMIT, "STORMWATER DISCHARGE DESIGN REQUIREMENTS" CORRESPONDS TO SECTIONS 5, 6 AND 14 THROUGH 21; "CONSTRUCTION ACTIVITY REQUIREMENTS" CORRESPONDS TO SECTIONS 7 THROUGH 13; AND "APPENDIX A" CORRESPONDS TO SECTIONS 22 AND 23. [MINN. R. 7090]

**DOCUMENTATION OF TRAINED INDIVIDUALS**

A. INDIVIDUAL WHO PREPARED THE SWPPP:
NAME: OASEM ABUHAZELH
COMPANY: PLOWE ENGINEERING, INC.
ADDRESS 1: 6776 LAKE DRIVE
ADDRESS 2: LINO LAKES MN 55014
PHONE: (651) 361-8233
EMAIL: qosem@plowe.com
B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. [MINN. R. 7090]
NAME: \_\_\_\_\_
COMPANY: \_\_\_\_\_
ADDRESS 1: \_\_\_\_\_
ADDRESS 2: \_\_\_\_\_
PHONE: \_\_\_\_\_
EMAIL: \_\_\_\_\_
C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. [MINN. R. 7090]
NAME: \_\_\_\_\_
COMPANY: \_\_\_\_\_
ADDRESS 1: \_\_\_\_\_
ADDRESS 2: \_\_\_\_\_
PHONE: \_\_\_\_\_
EMAIL: \_\_\_\_\_

**PROJECT NAME**

LAKELAND BUILDING

**PROJECT LOCATION**

ADDRESS: 18750 ULYSSES STREET NE, EAST BETHEL, MN 55011

LATITUDE: 45.311
LONGITUDE: -93.239

**DEVELOPER**

CLASSIC CONSTRUCTION
18542 ULYSSES ST, NE
EAST BETHEL, MN 55011

CONTACT NAME: KYLE STRANDLUND
CONTACT PHONE: 763-434-8970
CONTACT E-MAIL: KYLE@CLASSICCONSTRUCTIONINC.COM

**NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS**

THE PROJECT CONSISTS THE CONSTRUCTION ONE COMMERCIAL BUILDING AND THE USE OF AN EXISTING STORMWATER INFILTRATION BASIN FOR STORMWATER TREATMENT (PERVIOUSLY SIZED FOR THIS PROJECT).

PERMANENT STORMWATER MANAGEMENT TREATMENT SYSTEMS PER MPCA RULES AND CITY OF EAST BETHEL ARE REQUIRED FOR THIS PROJECT.

**SITE IMPERVIOUS AREAS**

Table with 3 columns: Category, Before Construction, After Construction. Rows include Total Site Area, Total Estimated Impervious, and Total Estimated Pervious.

**TOTAL DISTURBED AREA**

5.10 ACRES

**SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS**

SEE "STORMWATER DRAINAGE REPORT" FOR EXISTING AND PROPOSED AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

**RECEIVING WATERS WITHIN ONE MILE**

Table with 4 columns: Name of Water Body, Type of Water Body, Special Water, Impaired Water. Rows include Crooked Brook, On-site NURP Basin, and On-site Infiltration Basin.

**BUFFER TO SURFACE WATER**

IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?
NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

**TEMPORARY SEDIMENTATION BASINS**

IF FIVE (5) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

**INFILTRATION FEASIBILITY**

ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.214 THROUGH 16.217)

**ADDITIONAL STORMWATER MITIGATION MEASURES**

ARE THERE ANY STORMWATER MITIGATION MEASURES PER:
- ENVIRONMENTAL REVIEW DOCUMENT?
- ENDANGERED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?
- OTHER LOCAL, STATE OR FEDERAL REVIEW?
IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES, FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. [MINN. R. 7090]

**LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES**

THE PERMANENT STORMWATER MANAGEMENT FACILITIES ARE PRIVATELY OWNED AND THE LONG-TERM OPERATIONS AND MAINTENANCE WILL BE PROVIDED BY THE OWNER. THE CITY OF EAST BETHEL SHALL NOT BE RESPONSIBLE FOR LONG-TERM OPERATIONS AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES.

**REVEGETATION SPECIFICATIONS**

Table with 3 columns: Item, MNDOT Specification/Notes. Rows include Sod, Seed, Turf Establishment, Temporary Cover, Mulch, Fertilizer, and Wood Fiber Blanket.

\* MOW A MINIMUM OF: RESIDENTIAL TURF - ONCE PER 2 WEEKS, COMMERCIAL TURF - ONCE PER 4 WEEKS
\*\* SEEDING AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

**QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES**

Table with 3 columns: Type, Qty, Unit. Rows include Silt Fence, Rip-rap, Turf Reinforcement Mat, Seed & Mulch, Rock Construction Entrance, Sod, Erosion Control Blanket, and Inlet Protection.

**NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES**

- 1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
2. CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN.
2.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
2.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
2.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
3. CONTRACTOR SHALL INSTALL THE ROCK CONSTRUCTION ENTRANCE WHEREVER CONSTRUCTION TRAFFIC ENTERS ONTO EXISTING PAVED SURFACES.
4. CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS APPLICABLE
5. CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
5.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
6. CONTRACTOR TO PROTECT PERMANENT STORMWATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF.
6.1. INFILTRATION SYSTEMS MUST NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.
7. CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INFLUENCE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTY LINES.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.
9. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUIPMENT FOR ANY SLOPES THAT APPEAR TO BE FAILING.
10. CONTRACTOR TO STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
11. CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
12. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.
13. COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, GAS, ETC.) AFTER CURB & GUTTER INSTALLATION.

**LIST OF IMPAIRED WATERS:**

CROOKED BROOK: THIS CREEK HAS AN EPA-APPROVED IMPAIRMENT FOR DISSOLVED OXYGEN. THESE IMPAIRMENTS ARE CONSIDERED TO BE CONSTRUCTION RELATED PARAMETERS AND REQUIRE THE ADDITIONAL BEST MANAGEMENT PRACTICES FOUND IN ITEMS 23.9 & 23.10.

"BEST MANAGEMENT PRACTICES (BMPS)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF TO CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION-PHASING, MINIMIZING THE LENGTH OF TIME SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES, [MINN. R. 7090]
"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE, PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. [MINN. R. 7090]
"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. [MINN. R. 7090]
"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. [MINN. R. 7090]
"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT DESCRIBED IN THE FINAL PLANS AND SPECIFICATIONS, WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR. THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR MANAGING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE OWNER IS THE GENERAL CONTRACTOR. IN THESE CASES, THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITTEE. [MINN. R. 7090]
"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER UNDER CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. [MINN. R. 7090]
"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITTEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. [MINN. R. 7090]
"INFEASIBLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. [MINN. R. 7090]
"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE. IF THE PERMITTEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.9 APPLIES, PERMITTEES CAN INITIATE STABILIZATION BY:
A. PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
B. APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
C. SEEDING OR PLANTING THE EXPOSED AREA; OR
D. STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR
E. FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE

DEADLINE FOR COMPLETING STABILIZATION. [MINN. R. 7090]
"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS, BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. [MINN. R. 7090]
"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 450). [MINN. R. 7090]
"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITHIN WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. [MINN. R. 7090]
"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. [MINN. R. 7090]

"OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [MINN. R. 7090]
"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER, OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. [MINN. R. 7090]
"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSION CONDITIONS, EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPS SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. [MINN. R. 7090]
"PERMITTEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. [MINN. R. 7090]
"PROJECT(S)" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. [MINN. R. 7090]
"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.05 SUBP. 15. [MINN. R. 7090]
"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). [MINN. R. 7090]
"STABILIZE," "STABILIZED," "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOIL, RIPRAP, EROSION CONTROL, BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING, GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TON/ACRE). [MINN. R. 7090]
"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. [MINN. R. 7090]
"STEEP SLOPES" MEANS SLOPES THAT ARE 1:3 (V:H) (33.3 PERCENT) OR STEEPER IN GRADE. [MINN. R. 7090]
"STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER IN SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL AND WASTE CONTROL BMPS AND PERMANENT STORMWATER TREATMENT SYSTEMS. [MINN. R. 7090]
"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND BRICKLATE SYSTEMS WHETHER NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM UPLAND. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. [MINN. R. 7090]
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THE STATE OR ANY PORTION THEREOF. [MINN. STAT. 115.01, SUBP. 22]
"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). [MINN. R. 7090]
"WETLANDS" (AS DEFINED IN MINN. R. 7050.0186, SUBP. 1A.B.) MEANS THOSE AREAS THAT ARE INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT, AND UNDER NORMAL CIRCUMSTANCES DO SUPPORT, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPY MARSHES, BOGS, AND SIMILAR AREAS. CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:
1. A PREDOMINANCE OF HYDRIC SOILS; AND
2. INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHYTIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
3. UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. [MINN. R. 7050.0186, SUBP. 1A.B]

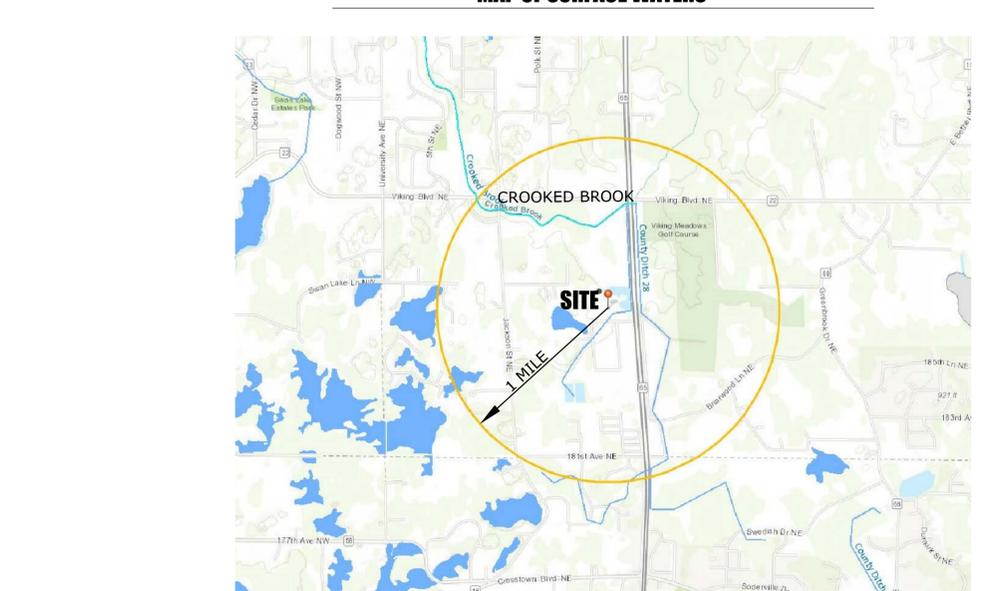
DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHECKED BY: M.Q.A. PROJ. NO. 24-2183
ORIGINAL DATE: JANUARY 27, 2025

Table with 2 columns: Date, Revision Description. Multiple rows for revisions.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
DATE: 1.27.2025 LIC. NO. 56289

PREPARED FOR: CLASSIC CONSTRUCTION
SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014
PHONE: (651) 361-8210 FAX: (651) 361-8701

**MAP OF SURFACE WATERS**



**STORM WATER POLLUTION PREVENTION PLAN LAKELAND BUILDING**

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHECKED BY: M.Q.A. PROJ. NO. 24-2183
ORIGINAL DATE: JANUARY 27, 2025

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**MAP OF SURFACE WATERS**



**STORM WATER POLLUTION PREVENTION PLAN LAKELAND BUILDING**

April 2, 2025

Kendra Lindahl, AICP  
Landform  
105 5th Avenue South, Ste. 513  
Minneapolis, MN 55401

RE: Site Plan Review – Lakeland Building

Dear Kendra:

As requested, we have reviewed the above referenced application. The site is located on Lot 1, Block 1 of Classic Commercial Park Fourth Addition. This project consists of a new building and parking lot construction. The following information has been submitted for review:

1. Preliminary Civil Site Plans C0, C1, C1.2, C2, C3.1, C3.2, C3.3, C3.4, C4.1, and C4.2 by Plowe Engineering, Inc., dated January 27, 2025.
2. Site Plan A1.1 by Rosa Architectural Group, Inc., dated February 24, 2025.

We have the following comments:

1. Provide 10-year stormwater calculations for the storm sewer. On the grading plan add the 100-year elevation. Revise the calculations and elevations as needed per the comments below. The Drainage Report is not signed.
2. The Contractor will need to obtain an NPDES construction permit from the Minnesota Pollution Control Agency and a DNR Water Appropriations permit prior to the start of construction.
3. Remove the word “Preliminary” from the signature block.
4. Add a note to the plans that all concrete curb and pavement that will be removed needs to be sawcut full depth.
5. Add details for the inlet protection proposed for the catch basins on Ulysses Street and for the parking lot casting that will be reconstructed.
6. Provide 4 inches of polystyrene insulation between the 24” RCP and the new sewer and water service and where the new water services crosses the 15” HDPE storm sewer.
7. Per the detail the cleanouts will be encased in 4 inches of concrete. Is that thickness adequate in the parking lot?
8. The project will need to be reviewed by the City Fire Chief to ensure additional hydrants are not needed within the site for fire protection.
9. How will disturbed runoff area be controlled at the north pavement removal limits. This area will drain to the existing infiltration basin.

10. An escrow or letter of credit will need to be established for the improvements required in the City right of way and for security of the landscaping. The Owner needs to provide an estimate from the contractor for these items for review and approval.
11. Submit shop drawing information for the sewer and water service construction.
12. The infiltration volume required for this site must include all the volume of runoff from the new impervious area from both phase 1 and phase 2 whether the entire area is directed to the infiltration basin or not. Per the original calculations dated August 11, 2020 the required infiltration volume was 14,060 cubic feet and the proposed infiltration pond volume was 20,952 cu ft (see attached). It appears that the overflow for the infiltration basin was constructed to low. Update the calculations and revise the infiltration basin as needed to provide the required infiltration volume.
13. Provide traffic control plans for the sewer and water tie-ins including provisions to keep the road open for the existing businesses to the north.
14. Add City Standard Plate No. 202 for the Thrust Blocking required at the connection to the City's watermain.
15. There are leaders in the north pond area with no label?
16. Direct the stormwater from the north west corner of the parking lot to the infiltration basin not the pond. Provide pretreatment.
17. Provide a detail for the retaining wall.

If you have any questions, please call me at 763-852-0485.

Sincerely, Hakanson Anderson



Craig J. Jochum, City Engineer

# PAN O GOLD

## Site Drainage Narrative and Calculations

Date: August 11, 2020

This project proposes the construction of a commercial building South of the existing Aggressive Hydraulics building at 18800 Ulysses Street NE in East Bethel, MN in the Classic Commercial Park that was constructed in 2012. In addition to the commercial building with docks and a parking lot, an infiltration basin is proposed to treat the new impervious surface.

### Existing Conditions

The site consists of undeveloped, vegetated surface. Site drainage is directed to an existing large regional pond along the south side of the site.

### Proposed Conditions

The proposed development includes the construction of a commercial building and an additional bituminous & concrete area for the truck dock area. Two entrances, one from existing 187<sup>th</sup> Lane NE and one from Ulysses Street, are proposed. The area was maximized to collect runoff into a proposed infiltration basin near the Western side of the Pan O Gold site. The remaining drainage from the new addition and bituminous area will drain to the existing regional pond North of the site, consistent with the original drainage plan prepared for the current building and parking lot. The proposed infiltration basin assists with rate control and provides water quality volume.

The drainage calculations for the proposed new addition and future development south of the existing regional pond are based on 5.9" rainfall for the 100 yr. rainfall event to be consistent with the rainfall data used in the August 14, 2017 drainage calculations completed by the city of East Bethel to include the new Buchanan Street drainage to the existing pond.

#### Infiltration Basin, 7P

Volume Required = 75,894 (to basin) + 77,488 (additional impervious not directed to basin) sq. ft. imp. X 1.1/12 = 14,060 cu. ft.	
Volume Provided (898 – 899.4)	= 20,952 cf
Surface Area of Basin	= 16,264 sf
Equivalent height	= 20,952 / 16,264 = 1.29 ft.
Infiltration Rate	= 0.45 in/hr = .0375 ft. / hr.
<b>Drawdown Time</b>	<b>= 34 hours &lt; 48 hours</b>

Proposed outflow rate from the existing pond adjacent to the south side of Aggressive Hydraulics for the 100-yr. event: 12.88 cfs in the attached drainage report  
16.02 cfs (August 14, 2017 drainage report – Hakanson Anderson)

Prepared by:  
Charles w. Plowe, PE  
PLOWE ENGINEERING, INC.

**PLANT LIST: Site Plantings**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	REMARKS
<b>TREES (EXISTING &amp; NEW)</b>					
4	EBM	Acer freemanii	Autumn Blaze Maple	EXISTING	EXISTING, TO REMAIN AS SHOWN
9	EAE	Ulmus americana 'Princeton'	Princeton American Elm	EXISTING	EXISTING, TO REMAIN AS SHOWN
6	EBH	Picea glauca 'Densata'	Black Hills Spruce	EXISTING	EXISTING, TO REMAIN AS SHOWN
7	ECS	Picea pungens	Colorado Spruce	EXISTING	EXISTING, TO REMAIN AS SHOWN
1	NAE	Ulmus americana 'Princeton'	Princeton American Elm	2-1/2" B&B	NEW, SEE PLAN FOR LOCATIONS
13	NPA	Thuja occidentalis 'Art Boe'	North Pole Arborvitae	6" B&B	NEW, SEE PLAN FOR LOCATIONS
1	RBM	Acer freemanii	Autumn Blaze Maple	EXISTING	EXISTING, RELOCATED, SEE PLAN FOR LOCATIONS
2	RAE	Ulmus americana 'Princeton'	Princeton American Elm	EXISTING	EXISTING, RELOCATED, SEE PLAN FOR LOCATIONS
3	RBH	Picea glauca 'Densata'	Black Hills Spruce	EXISTING	EXISTING, RELOCATED, SEE PLAN FOR LOCATIONS
2	RCS	Picea pungens	Colorado Spruce	EXISTING	EXISTING, RELOCATED, SEE PLAN FOR LOCATIONS
TOTAL = 26 EXISTING + 8 RELOCATED + 14 NEW = 48 TOTAL					

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	REMARKS
<b>SHRUBS (EXISTING &amp; NEW)</b>					
5	EID	Cornus sericea 'Isanti'	Isanti Dogwood	EXISTING	EXISTING, TO REMAIN AS SHOWN
16	ETY	Taxus x media 'Tauntonii'	Taunton Spreading Yew	EXISTING	EXISTING, TO REMAIN AS SHOWN
19	ECB	Berberis thunbergii atropurpurea 'Moretti Select'	Carnet Barberry	EXISTING	EXISTING, TO REMAIN AS SHOWN
40	NTY	Taxus x media 'Tauntonii'	Taunton Spreading Yew	5 GAL. Pot	NEW, SEE PLAN FOR LOCATIONS
46	NCB	Berberis thunbergii atropurpurea 'Moretti Select'	Carnet Barberry	2 GAL. Pot	NEW, SEE PLAN FOR LOCATIONS
TOTAL = 40 EXISTING + 86 NEW = 126 TOTAL					

**TREES (EXISTING TO BE RELOCATED - SCHEDULE FOR REFERENCE ONLY, ALREADY INCLUDED IN PLANTING COUNT ABOVE)**

1	XBM	Acer freemanii	Autumn Blaze Maple	EXISTING	EXISTING, RELOCATED, SEE PLAN FOR LOCATIONS
2	XAE	Ulmus americana 'Princeton'	Princeton American Elm	EXISTING	EXISTING, RELOCATED, SEE PLAN FOR LOCATIONS
3	XBH	Picea glauca 'Densata'	Black Hills Spruce	EXISTING	EXISTING, RELOCATED, SEE PLAN FOR LOCATIONS
2	XCS	Picea pungens	Colorado Spruce	EXISTING	EXISTING, RELOCATED, SEE PLAN FOR LOCATIONS

**MINIMUM LANDSCAPING REQUIREMENTS**  
BUILDING ZONED (I) LIGHT INDUSTRIAL

**ORIGINAL PROJECT (2021)**  
TOTAL BUILDING FLOOR AREA = 22,256 S.F.  
TREES REQUIRED = 22,256 / 2000 = 11.1 (12)  
SHRUBS REQUIRED = 22,256 / 300 = 74.2 (75)

**NEW PROJECT (2025)**  
TOTAL BUILDING FLOOR AREA = 15,256 S.F.  
TREES REQUIRED = 15,256 / 2000 = 7.6 (8)  
SHRUBS REQUIRED = 15,256 / 300 = 50.9 (51)

TREES REQUIRED = 11.1 + 7.6 = 18.7 (19)  
SHRUBS REQUIRED = 74.2 + 50.9 = 125.1 (126)

**EXISTING LANDSCAPING PROVIDED**  
ORIGINAL PROJECT (2021)

TREES PROVIDED = 34 TOTAL TREES  
AUTUMN MAPLE: 5  
AMERICAN ELM: 11  
BLACK HILLS SPRUCE: 9  
COLORADO SPRUCE: 9

SHRUBS PROVIDED = 40 TOTAL SHRUBS  
ISANTI DOGWOOD: 5  
TAUNTON YEW: 16  
BARBERRY: 19

**PLANTING NOTES:**

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices. Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be seeded unless otherwise noted.

Planting beds for shrubs shall have 3" - 4" of 1-1/2" washed River rock mulch. No weed barrier fabric to be used. Separation of stone mulch from sod shall be by 4" vertical (commercial grade) black poly edging. Edging shall be placed and staked with smooth curves and straight lines.

All planting beds shall be prepared using Preen or an approved equal weed preventative.

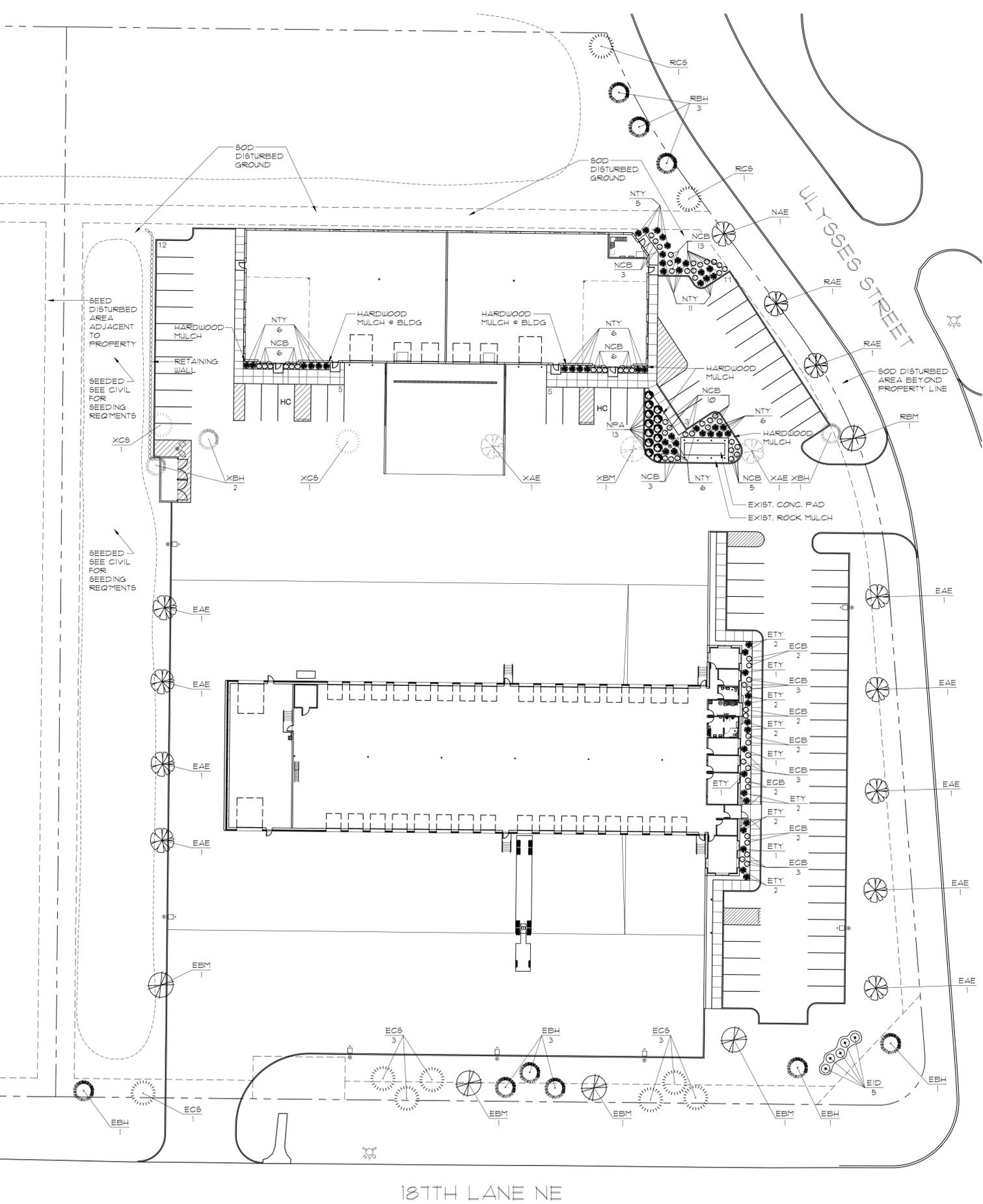
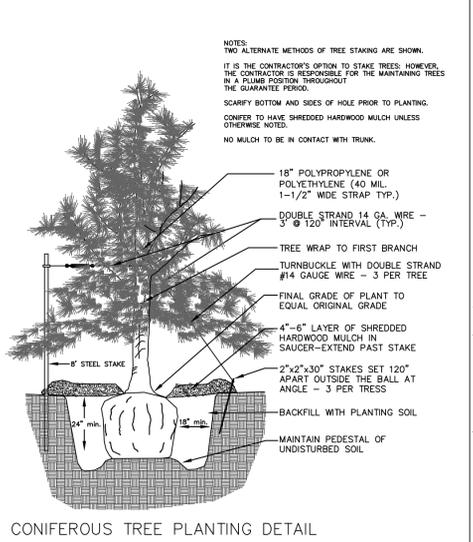
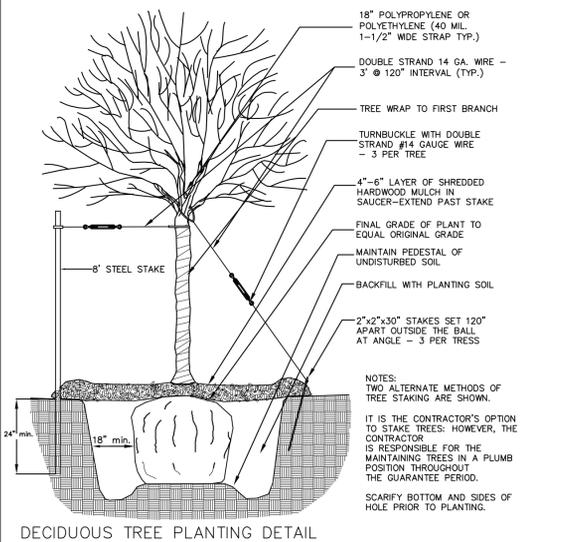
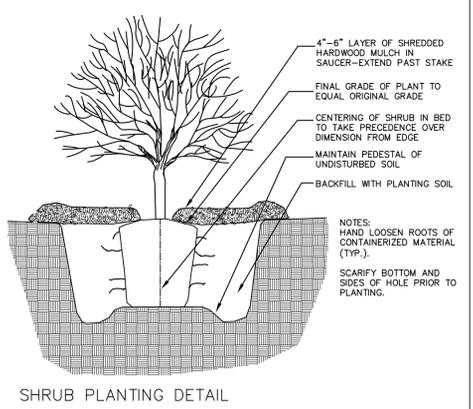
Organic black topsoil shall be spread over site where landscaping or sod to be placed, or as per City code.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Field adjust tree and shrub locations to fit site and avoid utility locations and any changes that may have occurred to the buildings exterior and/or site in general.

Construction and soil types to be determined by the site Engineer.

Contractor to field adjust foundation shrubs to best suit space and building's architecture.



LANDSCAPE PLAN  
1" = 30'-0"



**City of East Bethel  
City Council Meeting  
Agenda Item Information**



**Date:** April 14, 2025

**Agenda Item Number:** 7.A.1.

**Request:** A Site Plan and Conditional Use Permit (CUP) for a second building on one lot located at 18750 Ulysses St. NE (city file 25-004)

**Review Deadline:** April 25, 2025

**Background Information/Context**

On June 14, 2021, the City Council approved Resolution 2021-33 that approved the site plan for the warehouse/distribution center that is currently located on the south portion of the lot located at 18750 Ulysses St NE. The approved site plan showed a concept plan with a second building of similar size and location to the current application.

The City received an application for a Site Plan and Conditional Use permit for a second building on one lot on January 30, 2025, located at 18750 Ulysses St NE. The lot is 5.6 acres and currently has one industrial building that is 23,585 sq. ft. in size. The proposal for the second building is similar to the concept plan reviewed in 2021.

The parcel is guided Light Industrial and zoned I- Light Industrial. The properties to the north, west, and south, this parcel are all guided and zoned the same. The parcels to the east are guided Commercial and zoned B-3- Highway Business.

**Planning Commission Review**

The Planning Commission reviewed the item and held a public hearing at the March 25, 2025, meeting. The applicant was present and no other members of the public spoke at the meeting. The Planning Commission voted 4-0 to recommend approving the CUP request.

During the meeting, there was significant discussion about the screening requirements in Section 23-1 of the City Code. The applicant did provide the required screening for the existing building but did not show the required screening for the new building. Following the Planning Commission meeting, the applicant provided revised plans to address this ordinance requirement.

**Analysis**

When reviewing a Site Plan and a Conditional Use Permit (CUP), the City's discretion is limited to whether the proposed site plan and CUP meets the standards outlined in the City's subdivision and zoning ordinance. If it meets the standards, the City must approve the site plan and the CUP. However, both items should be reviewed independently.

The applicant intends to build a second building on an existing lot of record, and this will require a CUP. The site plan is for the second building and Section 48 (Light Industrial District) requires a CUP for "Two or more

buildings on same lot provided such buildings relate to the permitted use and meeting the requirements of the Minnesota State Building Code”.

The City Council should evaluate the request for compliance with the general CUP ordinance standards in Section 4, Subd. 9. (D) of the Zoning Ordinance as noted below:

*1) The planning commission shall consider if the proposed use is consistent with the general purpose and intent of this chapter and the comprehensive plan. Its judgment shall be based upon, but not limited to, the following:*

*a) The impact of the proposed use on the health, safety, and general welfare of the occupants of the surrounding lands;*

The CUP will not impact health, safety and welfare of the occupants on surrounding land. The warehousing and office use expected for this property will have minimal day-to-day impacts to the existing intensity and use of surrounding properties and the neighborhood.

*b) Existing and anticipated traffic conditions, including parking facilities on adjacent streets and lands;*

Additional parking is provided for this property, as well as expanded maneuvering space for loading docks on the existing and proposed buildings. The use will be similar to that of the existing building and is a warehousing and storage use with normal traffic expected for shipping and distribution.

*c) The effect of the proposed use on public utilities;*

The new building will make new connections to the utilities provided on Ulyssess Street. The impact of these is not expected to exceed the capacity currently found on these utilities. The existing stormwater facilities were also developed with this plan in place for a second building and additional parking surfaces. The concept plan showed a smaller building and different parking alignment, which means stormwater will need to be reevaluated. This was noted in the City engineer’s memo and has been included as a condition of approval. The site plan is not expected to have significant impact on existing utilities.

*d) The effect of the proposed use on property values;*

The second building is not expected to have a negative impact on surrounding property values.

*e) The effect of the proposed use on the comprehensive plan;*

None, as this property is guided and zoned Light Industrial. The use is compatible with the land use anticipated in this district.

*f) The ability of the proposed use to meet the standards of this chapter;*

The proposal meets the site plan standards in the Zoning Ordinance as noted below.

*g) The results of a market feasibility study, if requested by the city, when the purpose for which the conditional use is being requested relies on a business market for its success;*

N/A

*h) The effects of the proposed use on groundwater, surface water, and air quality;*

The impact of this second building was anticipated when the existing building was developed, and stormwater and drainage was designed as such. However, the layout of the building, size, parking and access have changed. The applicant’s plans will need to demonstrate that no change is expected on the existing effect on ground water, surface water and air quality.

*i) The proposed use is allowed with a CUP or IUP in the zoning district in which it is proposed;  
and*

This is a use (two buildings on one lot) allowed by a CUP in the I district.

*j) The effect of the proposed use on natural resources.*

The use is not expected to have an impact outside of stormwater considerations on natural resources on the site.

The City Council should evaluate the request for compliance with the Site Plan ordinance standards in Section 4, Subd. 12. (E.6) of the Zoning Ordinance as noted below:

*6) In evaluating its recommendation and approval, the planning and commission and city council shall take into consideration the following:*

*a) Consistency with the city comprehensive plan;*

This property is guided and zoned Light Industrial. The use is compatible with the land use anticipated in this district and consistent with the future land uses planned for this area in the Comprehensive Plan.

*b) Compliance with this ordinance;*

This site is located in the I- Light Industrial District. This site is also located within 1,320 ft. from Highway 65, which adds additional design and architecture requirements. The following requirements are met:

#### Setbacks and Coverage

The second building meets the required setbacks and does not change the setbacks for the existing building on the lot.

The existing building is 23,585 sq. ft. and the proposed building is 15,888 sq. ft. equaling to 39,473 sq. ft. total for the lot. This would be 16.18% building coverage and total lot coverage of 64.6%, which is below the allowed 80%.

#### Parking and Access

The parking and loading area of the proposed building will be combined with the existing building. This will allow for better maneuverability for trucks getting into and out of the loading docks for both buildings. Additionally, they will share the existing access onto Ulysess Street to the east.

The existing site has 38 parking stalls shown, which is 14 more than required. No changes are planned for these existing parking stalls. The proposed building, using a similar calculation method, would require 33 parking stalls. The plans show 36 parking stalls.

#### Architecture

This site is located within 1,320 feet of the centerline of the ROW of Highway 65 and required to follow a certain set of architectural design in the Light Industrial district. These are found in Section 28 subd. 3. (B). The exterior elevations provided and renderings of the building show compliance with these standards. This includes an approved mix of allowed materials, and a minimum of 20% glass on the façade facing the street on the east side of the building.

During the Planning Commission meeting, the applicant discussed the issue with screening of the loading docks, as required by Section 23-12 subd. (g). They indicated that such screening would affect the aesthetics of the building and also limit their ability to have two tenants because the visibility of the western tenant would be limited. Staff noted that this is a requirement of the City Code and not an area where the City has discretion to simply waive the requirement.

Section 23-1 subd. (g) reads:

*G. Loading docks shall be screened from all lot lines and public roads.*

Screening is defined as:

**Screening:** *Screening includes earth mounds, berms, or ground forms, fences and walls, or landscaping (plant materials) or landscaped fixtures (such as timbers), used in combination or singularly so as to block direct visual access to an object throughout the year.*

The applicant has since submitted updated landscape plans that show screening of the loading docks with trees. Staff finds that this screening type would meet the requirements of the city code.

### Landscaping

The applicant has submitted a new landscape plan for the entire lot, including what exists today and what is required for the new building since the Planning Commission. The new plan provided demonstrates that the screening requirements are meant, and that the minimum number of trees and shrubs on the lot are provided.

While the plans show enough trees overall, the applicant is using existing trees to meet the requirements for landscaping on the new building. The existing trees are in excess of what was required, and the Council should determine if this would meet the intent of the ordinance. Deciduous trees must be a minimum 2 ½ caliper inches and coniferous trees must be a minimum of 6 feet in height and no more than 50% of the trees may be of one species.

### Lighting and Utilities

The existing lighting on the lot and the proposed lighting generally meets the standards found in Section 26 of the Zoning Ordinance. However, the light poles shown on the plans need to be revised to be less than 30 ft tall as required by Section 26 of the zoning ordinance. This has been added as a condition of approval.

### Stormwater Management

The applicant needs to provide a Stormwater Management Plan that is certified by a licensed Minnesota professional engineer.

*c) The preservation of the site in its natural state, to the extent practicable, by minimizing tree loss, soil removal, and grading;*

The new building will require minimal grading and will preserve existing trees that were planted as part of the original site development. The site was graded flat with the expectations of this development when the first building was built.

*d) The harmonious relationships between buildings, open spaces, natural site features, architectural details, and vehicular and pedestrian circulation;*

The second building will match the character and nature of the existing one and will allow for better access and use of the site for the loading docks and vehicles accessing them. Also, the site preserves existing natural features by moving trees rather than removing them and maintaining the existing infiltration basin and stormwater pond. There are no changes to the existing pedestrian access or vehicle access to the site. The architectural design of the building is cohesive with the other building on the lot and those in the surrounding neighborhood.

*e) The protection of adjacent and neighboring properties.*

The development is in the middle of an industrial business park and will fit into the existing development of the neighborhood. The use of the existing building is compatible with the planned building and matches the general neighborhood use and intensity.

## **Engineering**

The City Engineer has reviewed the plans and provided written comments. Compliance with the City Engineer's comments has been added as a condition of approval.

## **Summary**

The Site Plan and Conditional Use Permit for a second building on one lot requests meet the standards in the code and is generally consistent with the concept plan previously reviewed by the city.

## **City Council Recommendation**

Move to adopt Resolution 2025-xx for the approval of the request for a site plan and conditional use permit for the construction of a second building for the lot located at 18750 Ulysses St NE, as recommended by the Planning Commission.

## **Attachments:**

1. Draft Resolution approving the Site Plan and Conditional Use Permit
2. Location Map
3. Applicant Response letter dated February 25, 2025
4. Architectural Plans
5. Civil Plans
6. City Engineer's memo dated April 2, 2025
7. Updated landscape plan dated March 28, 2025
8. Screening Rendering

## **City Council Action:**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

**CITY OF EAST BETHEL  
COUNTY OF ANOKA  
STATE OF MINNESOTA**

**ORDINANCE NO. 2025-XX**

**AN ORDINANCE AMENDING THE TEXT OF APPENDIX A (ZONING) OF THE EAST  
BETHEL CITY CODE (CITY FILE 25-006)**

**THE CITY OF EAST BETHEL ORDAINS:**

**SECTION 1.** Amendment of the City Code. The text of Appendix A (Zoning) of the East Bethel City Code is hereby amended by deleting the stricken material and adding the underlined material as follows:

SECTION 1 SUBD. 9 (Definitions):

*Accessory structure ~~or facility~~:* Any building or improvement clearly subordinate to a principal use such as garages, sheds, or storage buildings located on the same parcel as the principal structure, including detached and attached buildings.

and

*Barndominium:* A single-family detached principal residential structure dwelling with attached shops or storage areas and usually built using a post frame method of construction with a continuous perimeter foundation.

and

*Home occupation:* An occupation carried on in a dwelling unit or detached accessory building by the resident, which is clearly secondary to the principal use.

**SECTION 2.** Amendment of the City Code. The text of Appendix A (Zoning), SECTION 10 SUBD. 32 (Residential accessory buildings greater than 1,000 square feet) of the East Bethel City Code is hereby amended by deleting the stricken material and adding the underlined material as follows:

A. The structure shall not be used for commercial or industrial activities, unless the City Council approves a home occupation permit for an accessory building.

**SECTION 3.** Amendment of the City Code. The text of Appendix A (Zoning), SECTION 13 SUBD. 1 (B) (General Building Standards, Single-family dwellings) of the East Bethel City Code is hereby amended by deleting the stricken material and adding the underlined material as follows:

B. Single-family dwellings.

1) Sixty percent of a residential structure shall have a minimum width or depth of 20 feet. Width measurement shall not take into account overhangs or other projections. Such width requirements shall be in addition to the minimum area per dwelling requirements established within this ordinance.

- 2) Single-family dwellings shall have at least a four/twelve (4/12) roof pitch and shall be covered with shingles or tiles or a standing seam metal roof.
- 3) The exterior walls of all single-family residences shall be similar in appearance to normal wood, vinyl siding, or masonry residential construction.
- 4) Metal siding may be used if it complies with the following standards
  - a. The panels have been treated with a factory applied color coating system to prevent against any fading or degradation.
  - b. Have concealed fasteners
  - c. Standing seams are not allowed.
  - d. For Barndominiums using metal siding they must:
    - i. Combine the metal siding with complementary materials, such as brick, wood, or stone, covering at least 20% of the building's front façade. Metal siding of a different style (such as using lap siding and shake panels) may be used to meet this requirement.
- 5) Heating, air conditioning, and ventilation equipment must be located within four feet of the foundation wall.

**SECTION 4. Amendment of the City Code.** The text of Appendix A (Zoning), SECTION 14 (Detached Accessory Structures) of the East Bethel City Code is hereby amended by deleting the stricken material and adding the underlined material as follows:

SECTION 14 (~~Detached~~ Accessory Structures):

These standards have been established to preserve the character of the principal structure, promote building compatibility, and provide for minimal adverse impacts to surrounding property through the implementation of height, size, location, and architectural regulations.

### **1. Permit regulations.**

All accessory buildings ~~and/or structures~~ over 200 square feet in size require a building permit prior to construction, unless specifically exempt under this ordinance. Accessory structures 200 square feet or less shall not require a building permit unless otherwise required by any other ordinance or state requirement. Accessory structures 200 square feet or less shall comply with all provisions of this section and zoning district regulations.

### **2. General regulations.**

A. No accessory building or structure shall be constructed on any lot prior to construction of the principal structure without prior approval of the city council.

B. Accessory structures located on lots that are subsequently subdivided shall be considered legal non-conforming structures.

C. Every exterior wall, foundation, and roof of accessory ~~structure~~ building(s) shall be reasonably watertight, weather tight, and rodent proof, and shall be kept in a good state of maintenance and repair. Exterior walls shall be maintained free from extensive dilapidation due to cracks, tears, or breaks of deteriorated plaster, stucco, brick, wood, or other material.

D. All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and from decay by painting or other protective covering or treatment. A protective surface

of an accessory ~~structure~~ building(s) shall be deemed to be out of compliance if more than 25 percent of the exterior surface area is unpainted or paint is blistered or flaking. If 25 percent or more of the exterior surface of the pointing of any brick, block, or stone wall is loose or has fallen out, the surface shall be repaired.

E. [Reserved.]

F. No accessory building or ~~detached private garage~~ shall be located nearer the front lot line than the principal building except when the lot is three acres or greater and the existing principal building is located a minimum of 200 feet from the front lot line. Then the accessory building or ~~detached private garage~~ may be located closer to the front lot line than the principal dwelling, but not closer than 50 percent of the principal dwelling's setback. In the case of a corner lot, the front lot line shall be located on the side on which the principal building is addressed. The remaining lot side with street frontage shall meet the minimum front yard setback.

G. The area of a lean-to shall be included in the allowable square footage of detached accessory ~~structures~~ buildings and will be subject to the square footage restrictions for a lot.

H. Accessory structures on lakeshore lots may be placed between the principal building and the lakeshore or the right-of-way, and are subject to all setbacks and lot coverage.

I. Barndominiums are permitted in the A and RR zones only. ~~[Reserved.]~~

J. The accessory structure building must not be designed or used for human habitation.

K. No cellar, garage, tent, or accessory building shall be at any time be used as a residentially occupied space, independent residence or dwelling unit, either temporarily or permanently.

L. For purposes of accessing storage, accessory ~~structures~~ buildings may have exterior stairs to a second story in a side or rear yard.

M. Engineered drawings are required for the permitting of all pole building over 2,000 square feet.

N. Storage containers shall be placed on a foundation (minimum of a one inch in depth gravel base) to allow for surface drainage and prevent rust or deterioration of container floor.

### **3. Detached accessory building ~~A~~ architectural and design requirements.**

Detached accessory structures over 200 square feet shall comply with the following:

- A. Shall incorporate a finished design and color scheme that is coordinated and compatible with the color and design of the principal structure;
- B. Shall include a minimum 12 inch overhang and corner trim elements;
- C. Shall include two architectural features on sides directly adjacent to and visible from a public right-of-way; such as windows, doors, material/color variations, soffits, gables, dormers, and decorative lighting.
- D. Storage containers shall be exempt from architectural feature requirements.

### **4. Size and number of accessory structures buildings.**

- A. Size of attached accessory ~~structure~~ building:
  - 1) Attached accessory buildings, including garages, with a footprint of less than 1,000 square feet shall not be considered as part of the maximum footprint for purposes of the detached accessory structure calculations. However, attached accessory building

space in excess of the initial 1,000 square feet shall be counted towards the maximum allowable detached accessory building footprint.

B. Size of detached accessory building:

- 1) All accessory ~~structures~~ buildings greater than 200 square feet must comply with the following regulations (one shed of 200 sq. ft. or less is allowed on all properties and is not included in the calculation for accessory ~~structures~~buildings).

Parcel Size	Maximum Square Feet (square footage is inclusive for all allowable <del>structures</del> <u>buildings</u> )	Maximum No. of Detached Accessory <del>Structures</del> <u>Buildings</u>	Maximum Sidewall Height Maximum Sidewall Height A, RR, R-1, R-2 & CL Districts*
Less than ½ acres	580 square feet	1	14 feet
½ acres	960 square feet	1	14 feet
¾ acres	1,100 square feet	1	14 feet
1 acres	1,240 square feet	1	14 feet
1¼ acres	1,380 square feet	1	14 feet
1½ acre	1,520 square feet	1	14 feet
1¾ acres	1,660 square feet	1	14 feet
2 acres	1,800 square feet	2	14 feet
2¼ acres	1,950 square feet	2	14 feet
2½ acres	2,100 square feet	2	14 feet
2¾ acres	2,250 square feet	2	14 feet
3 acres	2,400 square feet	2	14 feet
3¼ acres	2,475 square feet	2	14 feet
3½ acres	2,550 square feet	2	14 feet
3¾ acres	2,625 square feet	2	14 feet
4 acres	2,700 square feet	2	14 feet
4¼ acres	2,775 square feet	2	14 feet
4½ acres	2,850 square feet	2	14 feet
4¾ acres	2,925 square feet	2	14 feet
5.0 or more acres	3,000 sq. ft., plus an additional 240 sq. ft., or increment thereof, for each additional acre	4	14 feet
Viking Preserve	200	1	8 feet

\* If utilizing the 14 foot sidewall height, refer to Chapter 6: Wall bracing of the International Building Code, as your project may require engineered drawings for building permits to be issued.

- a) Roof pitch shall be no less than the minimum required by the International Building Code and shall not be the focal point of the property.
- b) Accessory ~~structures~~ buildings shall be of similar design and building materials as the principal building. Pole buildings shall match the design of the principal structure as practical as possible.
- c) Accessory ~~structures~~ buildings less than 200 square feet in all districts shall be limited to a sidewall height no greater than eight feet.

- 2) Storage containers shall not be calculated as allowable accessory ~~structure~~ building square footage or number.
- 3) One storage container, up to 320 square feet, is allowed on properties of one acre to four acres. An additional 80 square feet is allowed for each acre thereafter.

CB. Fire escapes, landing places, open terraces, outside stairways, cornices, canopies, eaves, window protrusions, and other similar architectural features that extend no more than two feet into the required front, side, and rear yard setback are exempt from the detached accessory-~~structure~~ building square footage calculation.

**SECTION 6.** Amendment of the City Code. The text of Appendix A (Zoning), SECTION 41 SUBD. 2 (Agricultural District (A) of the East Bethel City Code is hereby amended by deleting the stricken material and adding the underlined material as follows:

**2. Permitted uses.**

I. Barndominium.

**SECTION 7.** Amendment of the City Code. The text of Appendix A (Zoning), SECTION 42 SUBD. 2 (Rural Residential (RR) District) of the East Bethel City Code is hereby amended by deleting the stricken material and adding the underlined material as follows:

**2. Permitted uses.**

F. Barndominium.

**SECTION 8.** Effective Date. This Ordinance shall be in full force and effect upon its adoption.

Adopted this XX<sup>th</sup> day of XXXX, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

\_\_\_\_\_  
Ardie Anderson, Mayor

\_\_\_\_\_  
Matt Look, City Administrator

# BARNDOMINIUMS/SHOUSES and the 2020 MINNESOTA RESIDENTIAL CODE

Minnesota Department of Labor and Industry

## What are barndominiums and shouses?

“Barndominium” and “shouse” are terms used to describe dwellings with attached shops or storage areas and usually built using a post frame method of construction.

These structures often have metal panel roofing and siding that is associated with barns and storage buildings. Unlike conventional “stick-built” homes that require a foundation and footing around the entire perimeter of the home, post frame structures often require a post and footing placed every six to eight feet.



*Example of a barndominium/shouse.*

## Are barndominiums and shouses required to comply with the 2020 Minnesota Residential Code?

Yes. Barndominiums and shouses are considered single-family dwellings and classified as an IRC-1 occupancy group. These structures must be designed and constructed in accordance with the 2020 Minnesota Residential Code (2020 MNRC) provisions. [R300.1, R301.1]

## Do barndominium and shouse requirements apply for all of Minnesota?

Yes. The Minnesota State Building Code is the standard of construction for the entire state of Minnesota, whether local code enforcement exists or not. The 2020 MNRC adopts the 2018 International Residential Code (IRC) with amendments. [Minnesota Statutes, section 326B.121, Minnesota Rules 1309]

For the purposes of this fact sheet, "code" means the Minnesota State Building Code adopted under Minnesota Statutes, section 326B.106, subdivision 1, and includes the chapters identified in Minnesota Rules, chapter part 1300.0020. The 2020 MNRC can be viewed at <https://codes.iccsafe.org/content/MNRC2020P1>.

## Are building permits required for all barndominiums and shouses?

Yes. Although barndominiums and shouses are constructed with the appearance of an agricultural building, their intended use is a dwelling and building permits are required for inspections and to verify code compliance.

## Is a Minnesota residential building contractor license required to build a barndominium or shouse?

Yes. A Minnesota residential building contractor license is required for the construction of a barndominium or shouse because they are residential dwellings. Licensed contractors and homeowners should confirm with the local jurisdiction requirements for permits, inspections, zoning, and other relevant regulations before construction. [Minn. Stat. 326B.805 and 326B.802 subd. 13]

## Are barndominium and shouse setbacks from property lines regulated by the code?

No. The 2020 MNRC does not address minimum property line setback requirements for a barndominium or shouse. Local zoning ordinances may regulate property line setbacks and land use for all dwellings, including barndominiums and shouses. Local zoning ordinances may also limit the use of metal exterior finishes and should be verified.

## Does the code have requirements for exterior walls and eave projections near property lines?

Yes. Barndominiums and shouses must comply with code requirements for exterior walls. Barndominium or shouse exterior walls that are less than five feet from the property line are required to be one-hour fire-resistive rated. Roof eave

projections that are two feet or more and less than five feet from the property line must also be one-hour fire-resistive rated. (See illustration at right.) [R302.1, Table R302.1(1), Minn. R. 1300.0120 Subp. 4]

**Does the 2020 MNRC provide design requirements for post/frame construction?**

No. The 2020 MNRC provides the minimum prescriptive requirements for conventional light frame construction. A post frame structure could be accepted as an alternate method of construction if approved by the building official. Documentation must be submitted to the building official to demonstrate that the alternate method complies with the intent of the code. [R301.1.2, R301.1.3, Minn. R. 1300.0110 subp. 13]

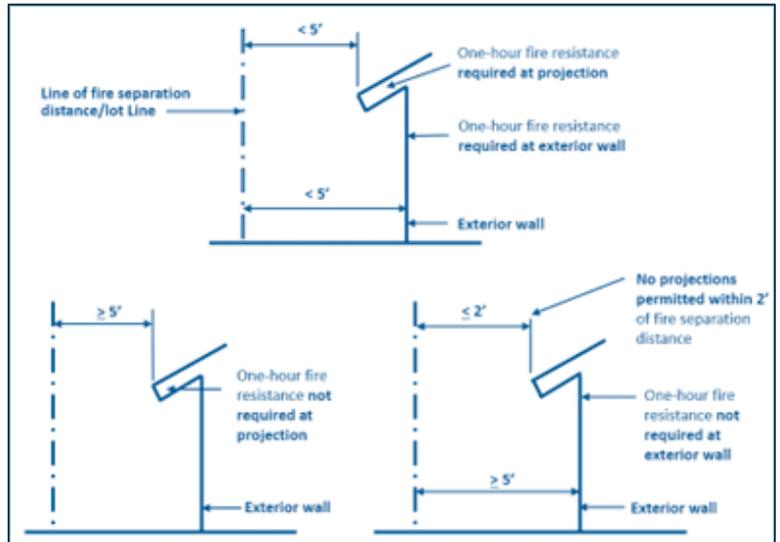


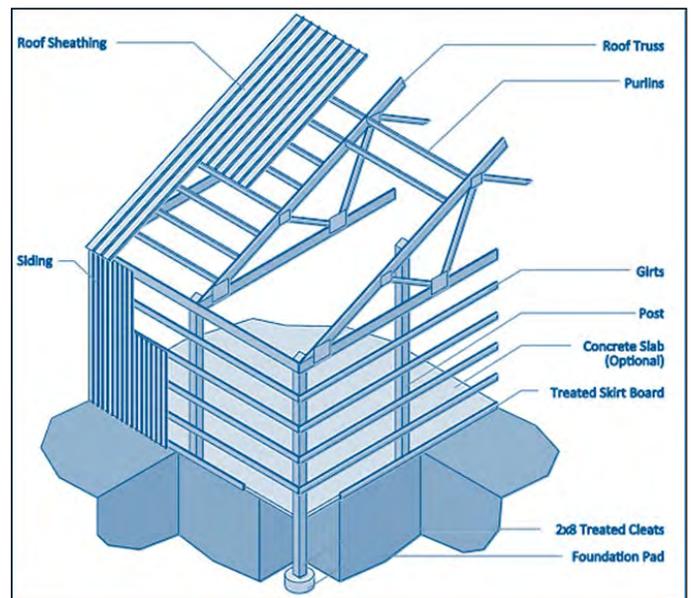
Table R302.1(1) – Exterior walls (without fire sprinklers)

**Is a structural engineer required to design a barndominiums and shouses?**

Yes. Design by a structural engineer is required for any structural elements (design, foundation system, method of anchorage) of a dwelling that do not comply with the 2020 MNRC requirements for conventional light frame construction. Barndominiums and shouses are generally post frame construction which is not considered light frame construction or addressed by the code so a structural engineer must certify the design as compliant with the code. [R301.1.3]

**Are barndominiums and shouses required to have footings and foundations complying with the code?**

Yes. A foundation system of post and footings, slab-on-grade, or another foundation type must be capable of supporting all imposed loads regulated by the code. This is necessary because all structures must be constructed to support the loads (i.e., dead loads, live loads, roof loads, snow loads, wind loads ...) as prescribed by the code, which results in a system providing a complete load path to transfer loads from their point of origin through the foundation to the supporting soils. [R301.1, R401.2]



Typical post/frame components.

**Do barndominiums and shouses require frost depth footings?**

The footings of all dwellings must be frost protected in accordance with the code. Barndominiums and shouse often include posts with footings, slab-on-grade, or conventional foundation methods of construction The 2020 MNRC permits five options for frost footings, including compliance with Minn. R. 1303.1600. Minn. R. 1303.1600 provides the minimum footing depths for frost protection in Minnesota counties and requirements for slab on grade structures. The minimum frost protection depths are 42 inches in southern counties or 60 inches in northern ones. [R403.1.4.1, Minn. R. 1303.1600]

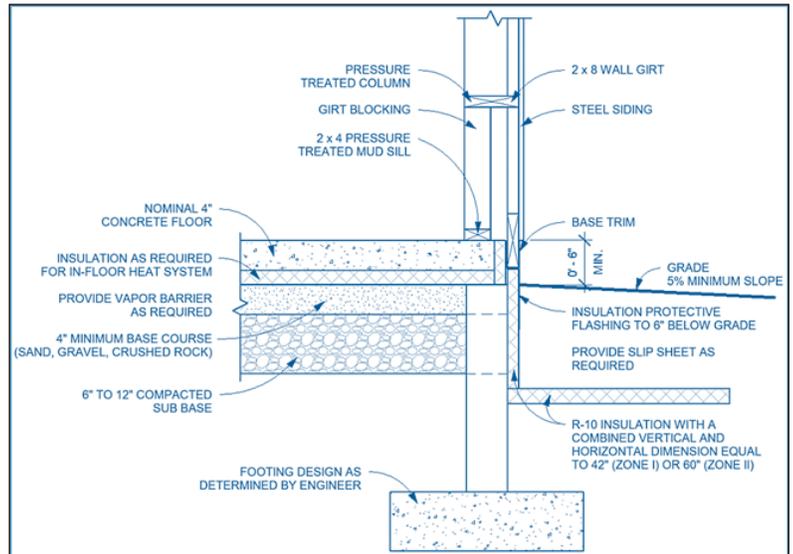
**Are barndominiums and shouses required to comply with energy code requirements like other dwellings?**

Yes. Barndominiums and shouses must comply with the minimum requirements of the Minnesota Residential Energy Code (MNREC) because they are considered single-family dwellings. Construction plans and documents for

a barndominium or house must include the information required by the MNREC and other information as requested by the building official to verify compliance with the MNREC. [Minn. R. 1322, 1322.0103, 1300.0130]

### Are there requirements for the slab-on-grade portion of a barndominium or house?

Yes. Slab-on-grade construction must comply with the MNRC and MNREC. Slab-on-grade insulation must meet the MNREC requirements for minimum R-values and requirements for the climate zone (6A or 7) where the structure will be located. The slab-on-grade required insulation depth can be a total of the combined vertical and horizontal insulation dimensions. (See illustration) [MNRC R403, Minn. R. 1322, MNREC R402.2.9 and MNREC Table R402.1.1]



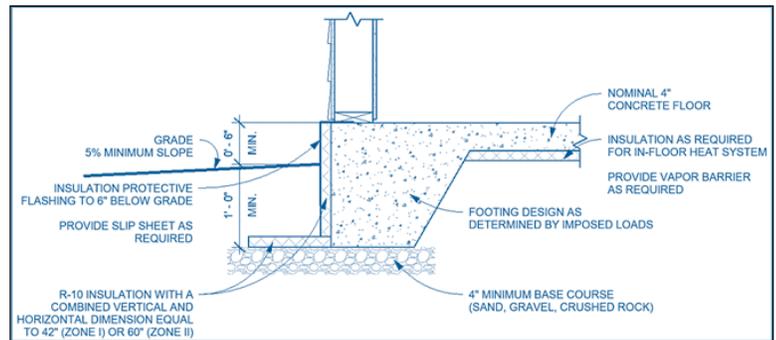
Example of slab-on-grade insulation for post frame.

### Do post frame barndominiums and shouses require radon control systems?

Yes. A radon control system that complies with Minn. R. 1303.2400 is required for residential dwellings with floor systems in contact with the earth such as slab-on-grade floors. The radon control system is only required for the dwelling area and not the attached garage, shop or storage area.

### Is a fire separation required barndominium or house between the dwelling and garage, shop or storage areas?

Yes. The code requires ½-inch gypsum board at the common wall between the house and garage of conventional dwelling construction. The same requirement applies to barndominiums and shouses with attached garages or attached storage and shop areas with overhead garage doors for vehicle access that could be used as a garage. Code requirements for openings in the common wall for fire separation also apply. [R302.5, R302.6]



Example of slab-on-grade insulation.

### Can metal siding panels be used as the required fire separation between the dwelling and garage or shop?

Unlikely. The code requires ½-inch gypsum board at the common wall between the house and garage of conventional dwelling construction. The metal siding could be used if installed over the 1/2-inch gypsum board that provides fire protection. The metal siding could be approved as an alternate method of construction if it is proven to meet the intent of the code and provides fire protection equivalent to ½-inch gypsum board. Metal panel siding may be noncombustible but does not function the same as gypsum board in a fire event. [R302.5, R302.6]

### Are there requirements for doors, openings and penetrations between the dwelling portion and garage, shop?

Yes. There are several requirements. Openings between the garage or shop directly into a room used for sleeping purposes is prohibited. Other openings between the garage or shop and dwelling shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors. Other penetrations or openings shall be protected as required by the code. [R302.5, R302.5.1]

### **Can a second floor or loft in the dwelling have doors or windows overlooking the garage or shop area?**

Window openings between the garage or shop and dwelling are prohibited. Other penetrations or openings, such as doors, between the garage or shop and dwelling must be protected as discussed above. [R302.5, R302.5.1]

### **Is the exterior siding or other cladding required to have 6 inches of clearance above the ground?**

Exterior siding or other cladding must comply with the MNRC. Wood siding, wood sheathing and wall framing on the exterior of the structure must have a minimum of 6 inches of clearance to grade or decay protected by use of naturally durable or preservative treated wood. Metal panel siding must comply with the manufacturer's installation instructions and may require 6-inch to 8-inch clearance to grade to protect it from rusting. [R317.1, R317.1.2]



*Example of a barndominium/shouse.*

### **Does a post frame structure with metal panel siding require diagonal wall bracing for lateral building support?**

Metal panel siding products may provide a structure with sufficient lateral support to meet wind load design requirements. The structure engineer is responsible for the designing the entire structure and certifying that the design is compliant with the code. [R301.1.3, R601.2]

### **Are barndominiums and shouses required to have a water-resistive barrier (WRB) at exterior wall assemblies?**

Yes. The code requires all heated and unheated structures with exterior wall sheathing to have WRB. The WRB is placed over the exterior wall sheathing prior to installation of the exterior cladding (siding) to prevent water accumulation within the wall assembly. Post frame construction is required to have a WRB or be provided with a secondary drainage plane to drain any moisture to the structure's exterior. Alternative methods for a secondary drainage plane that demonstrate compliance with the intent of the code are permitted with the approval of the building official of the jurisdiction. [R703.2, R703.1.1, Minn. R. 1300.0110 subp. 13]

### **Are barndominiums and shouses required to have an ice barrier installed for roof covering materials?**

Barndominiums and shouses are single-family dwellings and must comply with code requirements for those structures. Ice barriers are required as specified in the code for each type of roof covering material and the manufacturer's installation instructions. [R905.1, R905.1.2]

### **Instead of buying wood trusses for a barndominiums and shouses, can an individual fabricate their own?**

Wood trusses are engineered components of the roof and ceiling assembly and must be designed by a Minnesota-licensed engineer to accepted engineering standards. The 2020 MNRC permits the use of wood trusses or the hand framing of a structurally compliant roof and ceiling assembly in accordance with prescriptive requirements for ridge boards, rafters and ceiling joists. The engineer is responsible for the entire structural design including the foundation system, roof system, and wall framing for all imposed load requirements. [R802.10 R802.3, R802.4, R802.5]



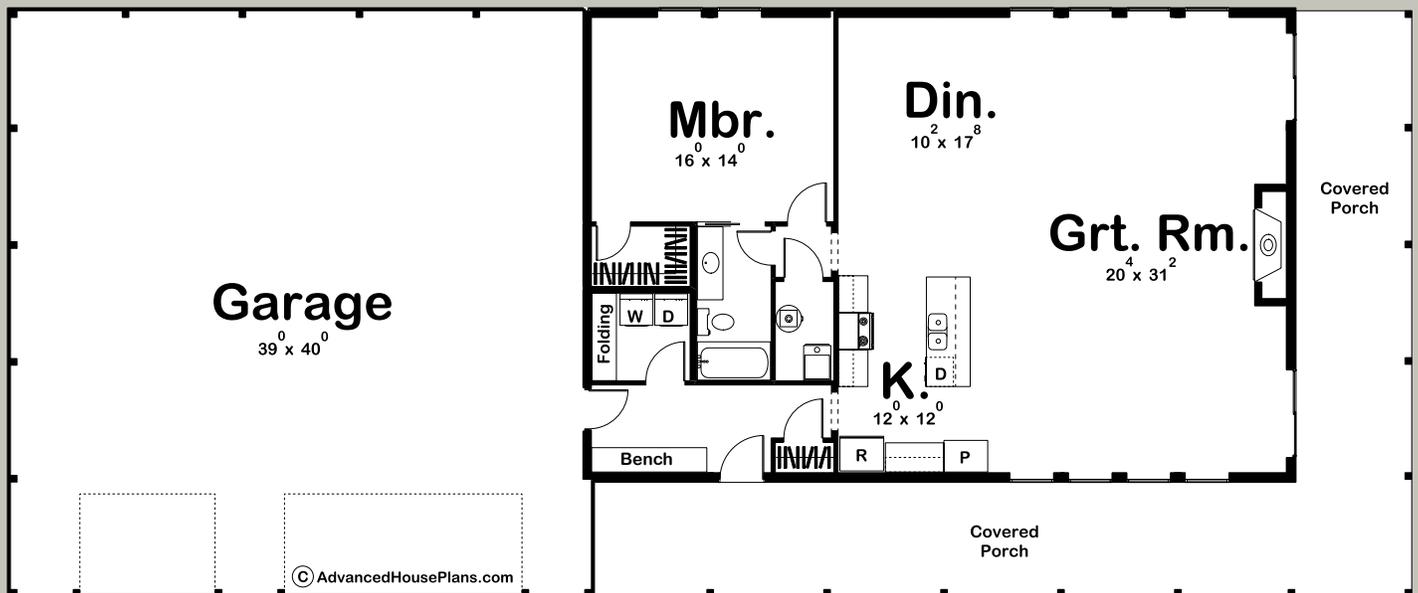
29668

# Northwood

1 BED | 1 BATH | POST FRAME

MAIN LEVEL: 1570 SQ FT  
 GARAGE: 1595 SQ FT  
 TOTAL FINISHED: 1570 SQ FT

DIMENSIONS  
 96' 0" WIDE  
 40' 4" DEEP





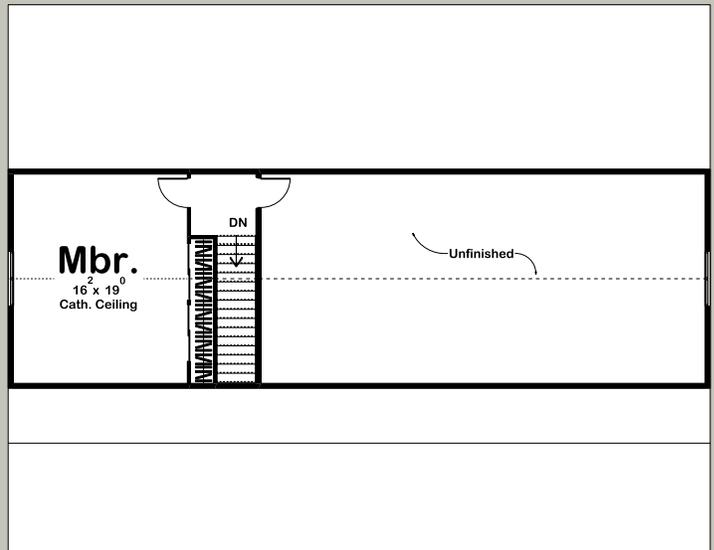
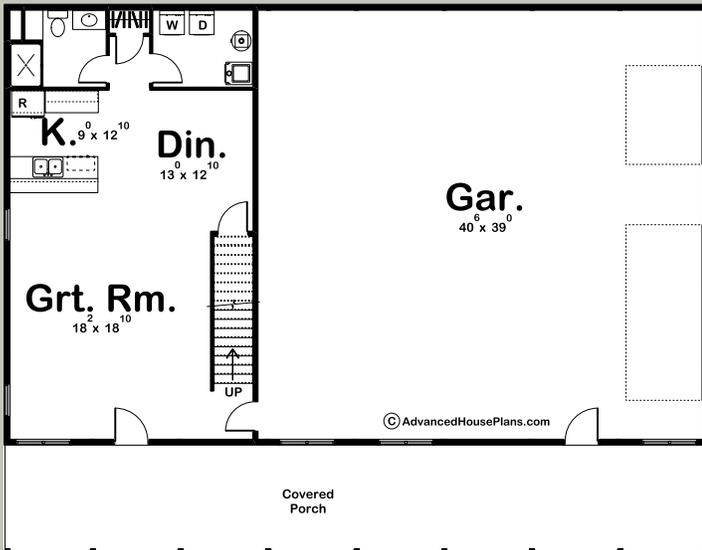
29674

# Westminster

1 BED | 1 BATH | POST FRAME

MAIN LEVEL: 938 SQ FT  
 LOFT: 404 SQ FT  
 GARAGE: 1653 SQ FT  
 TOTAL FINISHED: 1342 SQ FT

**DIMENSIONS**  
 64' 0" WIDE  
 50' 0" DEEP



29768



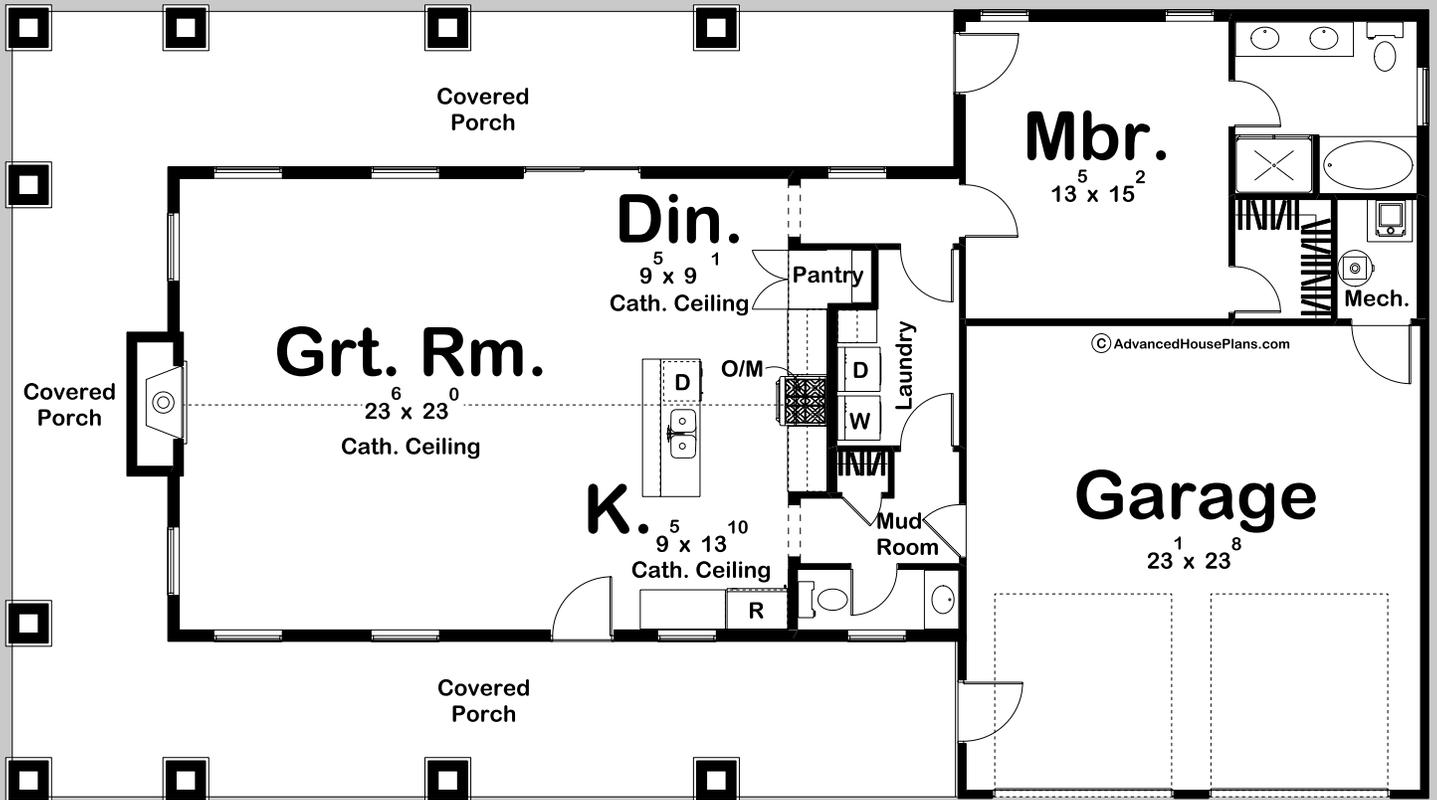
TRADITIONAL STYLE POSTFRAME HOUSE

# BOZEMAN

1 BEDROOM, 2 BATHROOM, 2 CAR GARAGE

MAIN FLOOR: 1358 SQ FT  
GARAGE: 570 SQ FT

EXTERIOR DIMENSIONS  
72' - 4" WIDE  
40' - 8" DEEP

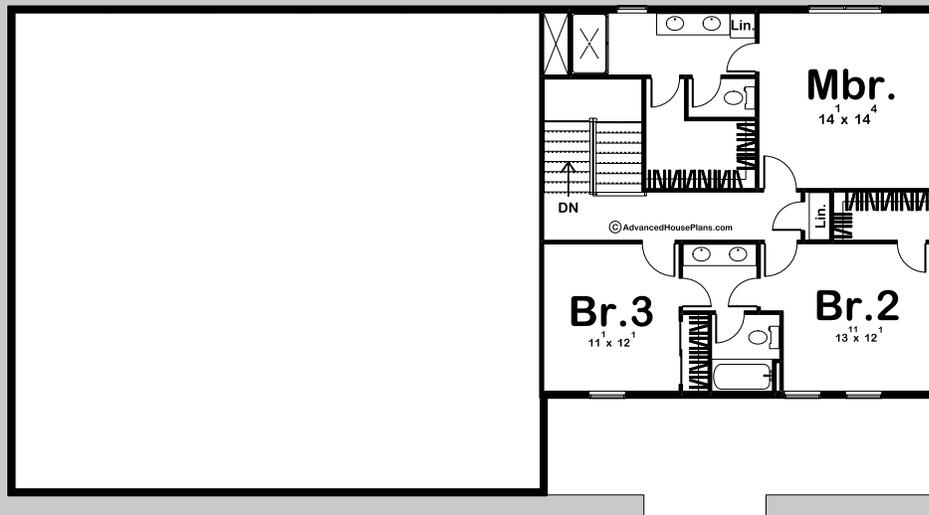
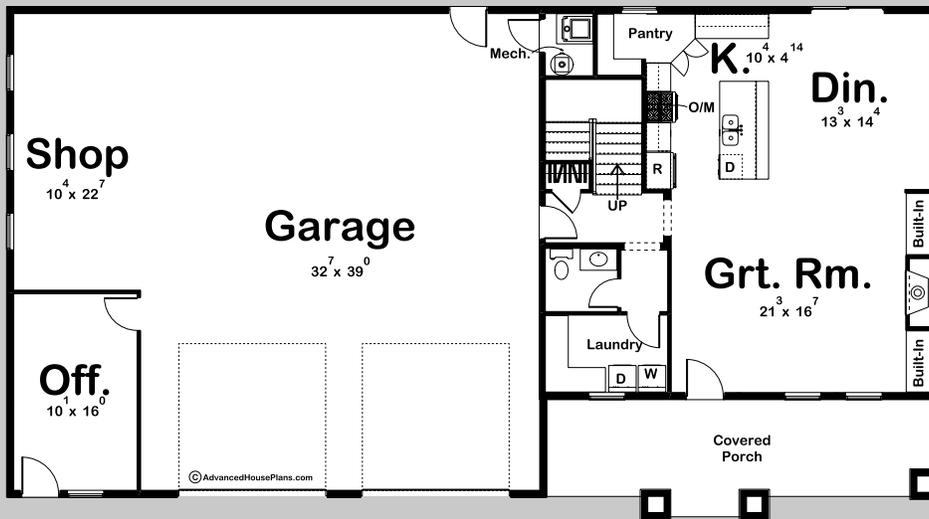




TRADITIONAL STYLE  
**HELENA**  
 3 BEDROOM, 3 BATHROOM, 2 CAR GARAGE

MAIN FLOOR: 1037 SQ FT  
 SECOND LEVEL: 957 SQ FT  
 TOTAL FINISHED: 1994 SQ FT

EXTERIOR DIMENSIONS  
 76' - 0" WIDE  
 41' - 0" DEEP



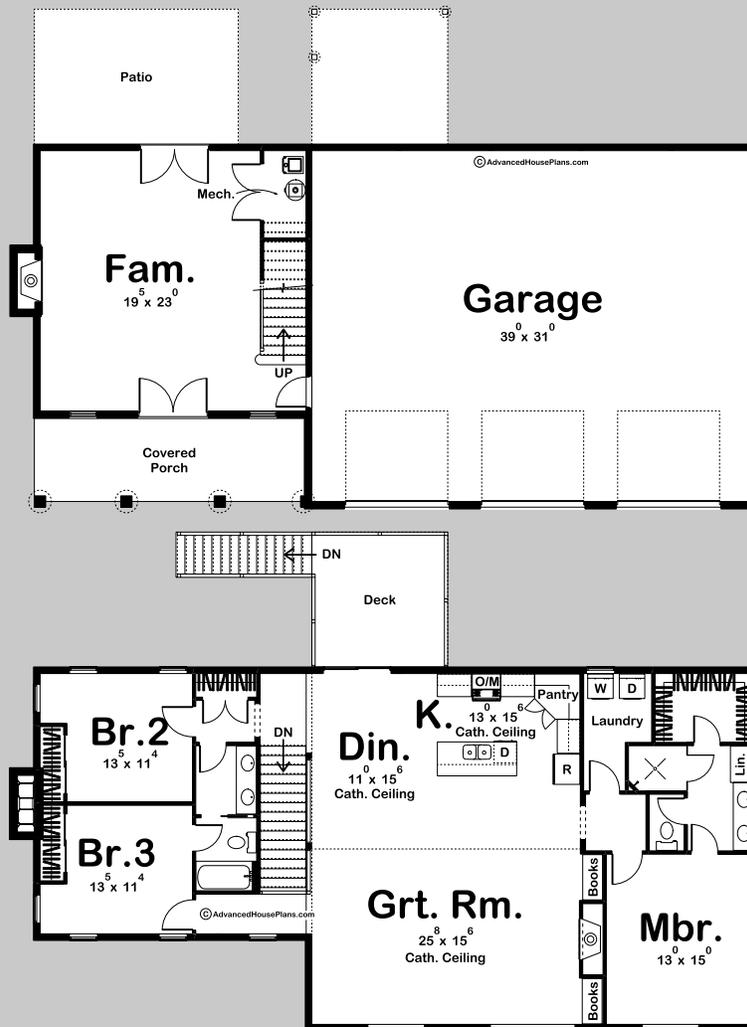
29774



TRADITIONAL POSTFRAME HOUSE  
**GREAT FALLS**  
3 BEDROOM, 2 BATHROOM, 3 CAR GARAGE

MAIN FLOOR: 575 SQ FT  
SECOND FLOOR: 1800 SQ FT  
GARAGE: 1269 SQ FT

EXTERIOR DIMENSIONS  
66' - 0" WIDE  
32' - 0" DEEP



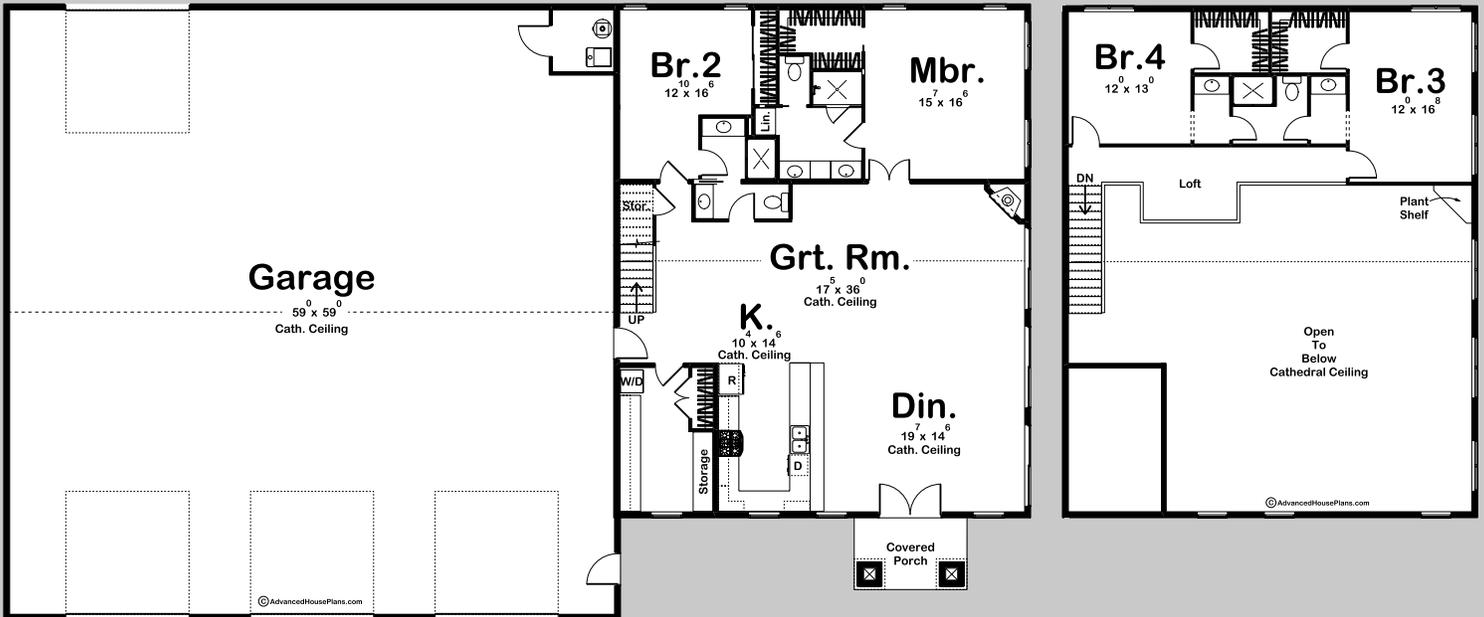
20947



# TABLE ROCK

4 BED, 3 BATH, 4 CAR GARAGE

MAIN LEVEL:	2025 SQ FT	EXTERIOR DIMENSIONS
SECOND LEVEL:	751 SQ FT	100' - 0" WIDE
TOTAL FINISHED:	2776 SQ FT	60' - 0" DEEP

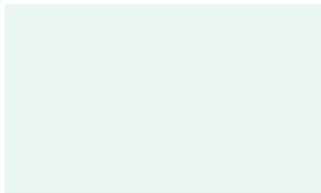


TO ORDER THIS PLAN VISIT [WWW.MENARDS.COM](http://WWW.MENARDS.COM)  
City Council Packet, Page 92

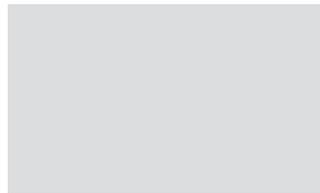
Residential

# STEEL SIDING

Limited Lifetime Warranty



**BRITE WHITE**



**WHITE**



**LIGHT STONE**



**PINEWOOD**



**BEIGE**



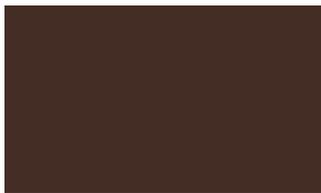
**TAN**



**BRONZE**



**BURNISHED SLATE**



**BROWN**



**CHARCOAL BLACK**



**MIDNIGHT BLACK**



**EMERALD GREEN**



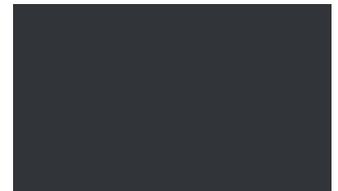
**ASH GRAY**



**LIGHT GRAY**



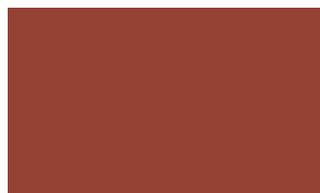
**CHARCOAL GRAY**



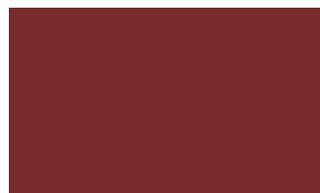
**MIDNIGHT GRAY**



**BRITE RED**



**RED**



**COLONIAL RED**



**BURGUNDY**



**OCEAN BLUE**



**MIDNIGHT BLUE**

**MENARDS**

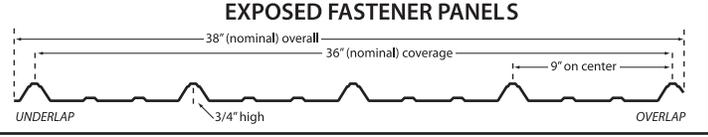
offers the BEST CHOICE of Residential Steel Siding Panels. Complete the look with our other Quality Steel Products. Steel Roofing, Soffit, Fascia, Gutter, Vents, Trim, Trim Coil, & Custom Bent Trim.

**Note:** Color Chips show approximate tone. Color of actual product may vary. Final color approval should be made with color match packet, Page 93

**PRO-RIB**



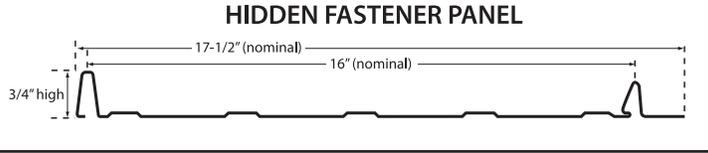
Pro-Rib and Premium Pro-Rib are the most versatile panels on the market. These panels are 36" wide coverage and can be cut to your length to the inch, for fast and easy installation. These panels can take on a rustic or industrial look on your home or building. Available in all 22 Traditional, and 4 Designer Series, steel colors that feature a matte finish.



**PREMIUM PRO-SNAP**



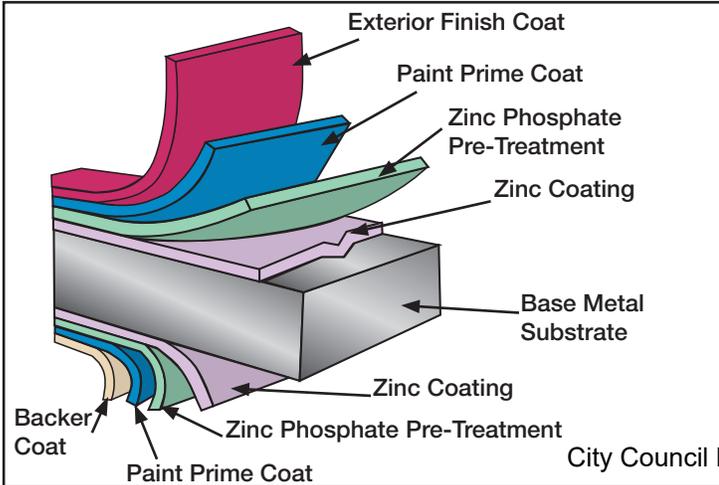
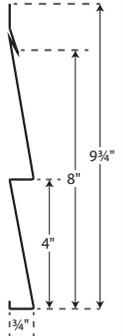
Premium Pro-Snap can be installed vertically to create a 16" mini-batten pattern that works with any home's style. Want a bigger board and batten look? Simply snap on our batten trim to create a 2-3/8" wide batten look that will never fade and will never need painting.



**PREMIUM PRO-LAP**



The Premium Pro-Lap siding gives your home the horizontal siding look with a realistic wood grain pattern. Premium Pro-Lap siding has 8" coverage and is available in 12'6", 16'8" and 20' lengths to reduce seams on any wall. With the best color retention, protection from hail, wind and fire, and limited expansion, Premium Pro-Lap is a great option for any home.



- Available in 23 colors
- Trim available in all colors
- Zinc Phosphate pre-treatment
- Grade 80 (full hard steel)
- 100,000 p.s.i. nom. tensile strength
- UL 2218 Class 4 Hail Resistance
- UL 790 Class A Fire Resistance
- UL 580 Class 90 Wind Uplift
- Structural strength ASTM-A653
- Coil coating "paint" process ASTM-A755
- Meets IBC 1507.4 Metal Roof Panels
- Florida State Approval FL42461 on 5/8" Plywood, FL42564 on 2x Material

**City of East Bethel  
City Council Meeting  
Agenda Item Information**



**Date:** April 14, 2025

**Agenda Item Number:** 8.A.1

**Request:** Consider a Draft Ordinance Amendment to address “barndominiums” in East Bethel

**Review Deadline:** N/A

**Background Information**

Staff has been asked to explore possible ordinance amendments to address “barndominiums” in East Bethel.

At the February 10, 2025 City Council meeting, Staff presented preliminary information to help define Council goals for the ordinance changes. At the March 10, 2025 meeting, staff presented a draft of potential ordinance amendments for Council review. Council provided feedback that metal is an acceptable material but standing seam metal siding is not, some architectural standards should be required for the front elevation on barndominiums but generally the information provided by staff was a good start.

Staff represented a more refined draft of potential amendments at the March 25, 2025 meeting and was directed to explore different foundation and construction types to address the concerns raised by the Building Official. Council asked staff to revise the draft and bring a new draft to the next Council meeting for review before scheduling a public hearing at the Planning Commission.

**Analysis**

Following the previous City Council meeting, Staff developed the proposed ordinance amendment to allow barndominiums in the A and RR zoning districts., while also allowing more flexibility in materials and design choices throughout East Bethel.

Staff has worked to identify the specific sections of the code that will need to change to address the main issues (Size, Architecture, Home Occupations) with the current ordinance when discussing barndominiums. Staff recommends the following changes with underlined text for the proposed additions to the City Code and ~~struck through~~ text for the deletions. Changes since the last meeting have been **bolded** to show changes to recommended additions. The specific code sections from Appendix A (The Zoning Ordinance) are found in Attachment 1 and summarized below:

1. Section 1 subd. 9 (Definitions)

This section will change as the ordinance redlines develop and will be a final step in the process. Only the following change has been made to clarify what constitutes a barndominium:

*Barndominium: A single-family detached principal residential structure dwelling with attached shops or storage areas and usually built using a post frame method of construction **with a continuous perimeter foundation type.***

2. Section 10 (General Development Regulations) subd. 19 (Home Occupations) and 32 (Residential accessory buildings greater than 1,000 square feet)

While no additional edits have been suggested for these sections since the last meeting, Staff feels that the Council may want to explore the home occupations ordinance at a later date.

3. Section 13 (General Building Standards)

This section contains the standard architecture and design requirements for residential structures in East Bethel. As discussed previously, metal siding would not be allowed under the current code for residential homes.

Based on Council direction, staff has added the following additions, with changes since the previous meeting **bolded**, to single-family dwelling architecture standards:

4) *Metal siding may be used if it complies with the following standards*

*a. The panels have been treated with a factory applied color coating system to prevent against any fading or degradation.*

*b. They must have concealed fasteners*

*c. Standing seam metal panels are not permitted.*

***d. For Barndominiums using metal siding they must:***

***i. Combine the metal siding with complementary materials, such as brick, wood, or stone, covering at least 20% of the building's front façade. Metal siding of a different style (such as using lap siding and shake panels) may be used to meet this requirement.***

Historically, the City has not been able to allow traditional barndominiums because they could not comply with the foundation requirements in the City.

Section 13, subd. 1 of the City Code reads:

*A. All single-family dwellings and accessory structures in the A, RR, R-1, R-2, CL and MXU districts shall meet the following design requirements:*

*1) All structures shall have permanent or concrete or treated wood foundations which will anchor the structure, which comply with the state building code as adopted in the State of Minnesota, and which are solid for the complete perimeter of the house.*

*2) All single-family structures must be built in conformance with Minn. Stats. §§ 327.31—327.35 of the state building code as adopted in the State of Minnesota.*

This section indicates that a perimeter is required for the footings and foundations. This means that a single post frame construction method, either post in ground or pier style, would not comply with the city code. This is the type of construction typically associated with pole barns for accessory use. This code section requires each post to be either connected to a full slab (Typical stick and frame construction) or an outside perimeter footing (or t-wall style) connections to every post around the entire home. An example of these types of foundations is seen in the photo below:

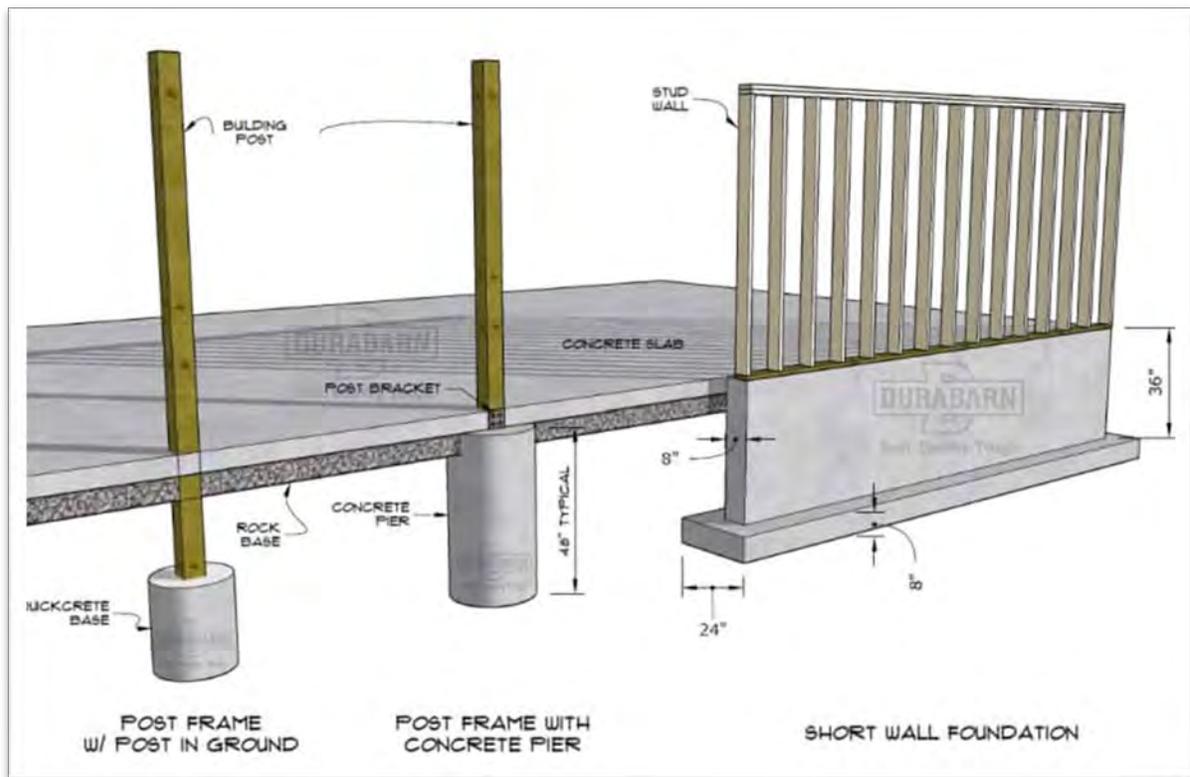


Figure 1 - Foundation Types

The State Building Code allows for any type of foundation, but using the post in ground or pier style foundation type alone would require a structural engineer to review the plans and sign off that they would withstand loads and impacts at the same levels and standards of single-family home framing and foundation methods.

- The City Council should discuss whether modifying the City Code to allow the alternative foundation methods for barndominiums is of interest. Many people express cost as a reason for choosing the post frame method of construction, but the addition of higher load requirements necessitate that a structural engineer design the foundation, which may make either method relatively even in total cost. If the Council wishes to allow post frame foundations, staff would recommend that the option be limited to barndominiums only. The draft resolution does not include this language change. Council should provide direction.

#### 4. Section 14 (Detached Accessory Structures)

Staff has made no additional edits to this section beyond what was discussed at the previous City Council meeting. The changes discussed deal with clarifying the language of the section to make the intent of the regulation clearer and to set maximum sizes for attached accessory structures, like a private garage or shop.

#### 5. Section 41 (Agricultural District (A)) and Section 42 (Rural Residential District (RR))

Both of these sections show barndominium as a permitted use now. Since barndominiums would be regulated by the size standards in the proposed modifications, this clarification is only necessary to distinguish the use from traditional single-family homes found in the state building regulations.

These changes can be found in the attached draft Ordinance amending the Zoning Ordinance.

**Summary:** The Council should discuss the proposed changes and whether they meet the concerns they have around regulating barndominiums. Staff believes these changes will address the identified issues with barndominiums.

**Attachments:**

1. Draft Ordinance amending the Zoning Ordinance
2. MN Building Code Handout
3. Menards Cutsheet Examples
4. Metal Siding Cutsheet Example

**Requested City Council Action:** Discuss and provide direction to staff, so that the amendment can be scheduled for a Public Hearing at the Planning Commission and Council action at an upcoming meeting.

**City of East Bethel  
City Council Meeting  
Agenda Item Information**



**Date:** April 14, 2025

**Agenda Item Number:** 8.0 G.1

**Agenda Item:** Appointment of EDA member Vacancies

**Background Information:**

The prior council had indicated an interest in transitioning the EDA membership over to elected officials (similar to HRA membership). After reviewing the legality of transitioning EDA membership, the city attorney advised that it would need to happen when terms expire. Tom Schulzetenberg's term expires January 31<sup>st</sup> 2025. Mr. Schulzetenberg has indicated interest in being reappointed. A newly appointed term would be a period of 6 years, expiring on January 31<sup>st</sup>, 2031. Suzanne Erkel's term expired with her election to the City Council, creating a vacancy. Two seats are requiring appointments.

**Fiscal Impact:** Budget reduction

**Recommendation(s):** Staff recommends Council consider appointing members to fill the open vacancies

1. Continue with past practice of considering the renewal of incumbents to the open positions and evaluating applications submitted by interested members of the public, to fill the balance of the vacant positions.
2. Modify the current membership (of 2 councilmembers and 5 members of the public) by appointing councilmembers to the vacant EDA authority seats. The net result will be modifying a 7-member authority to a 5-member authority once all terms have expired and councilmembers have been appointed. If approved, current membership will consist of 4 councilmembers and 3 members of the public until such time as the public member terms expire, at which point 1 more council member would need to be appointed to fill the one vacancy left.

**Attachments:**

1. Res. 2008-53, EDA Enabling Resolution
2. Res. 2011-27, Amending EDA Enabling Resolution
3. EDA Bylaws, adopted 6/5/2013
4. EDA Conversion Opinion
5. Res. 2025-20, Resolution to Amend EDA Enabling Resolution
6. Res. 2025-21, Resolution to Declare EDA Vacancy

**CITY OF EAST BETHEL  
ANOKA COUNTY, MINNESOTA**

**RESOLUTION NO. 2025-20**

**RESOLUTION TO AMEND THE ENABLING RESOLUTION OF THE CITY OF  
EAST BETHEL, ANOKA COUNTY, MINNESOTA, PROVIDING FOR THE  
CREATION OF AN ECONOMIC DEVELOPMENT AUTHORITY AND THE  
APPOINTMENT OF SEATED COUNCIL MEMBERS AND COMMISSIONERS OF  
THE EAST BETHEL ECONOMIC DEVELOPMENT AUTHORITY**

**WHEREAS**, the City Council for the City of East Bethel (hereinafter, "the City") has the authority to establish an Economic Development Authority (hereinafter, "the Authority") pursuant to Chapter 469.091 of the Minnesota Statutes; and

**WHEREAS**, based upon all the information presented, prior to adoption of the original enabling resolution, the City Council then found that the establishment of an economic development authority was in the best interest of the City, and thereby adopted Resolution No. 2008-53, "A Resolution Providing for the Creation of an Economic Development Authority in the City of East Bethel, Minnesota" (the "Enabling Resolution"); and,

**WHEREAS**, the City subsequently amended the Enabling Resolution to expand the membership of the Authority to seven (7) members pursuant to Minn. Stat. §469.095, subd. 2(c) and to be comprised of five (5) residents and two (2) council members; and,

**WHEREAS**, the City now determines that it is best to further amend the Enabling Resolution to reduce the membership of the Authority to five (5) members pursuant to Minn. Stat. §469.095, subd. 2(c) to be comprised entirely by the members of the City Council; and,

**WHEREAS**, for the avoidance of doubt, the Mayor shall be considered a member of the City Council; and,

**WHEREAS**, current Commissioners are entitled to serve a full term and, therefore, it will require several years to complete the transition from the current number of Commissioners, and during the transition period members of the City Council who are not Commissioners will be appointed to fill vacant positions on the Authority as the terms expire for those Commissioners who are not Council Members; and,

**WHEREAS**, the transition will be complete upon the conclusion of the current terms for Commissioners Brian Bezanson (term ends on December 31, 2026), Catherine Lancrain (term ends on December 31, 2028, and Julie Lux (term ends on December 31, 2028), which shall be completed sooner in the event those Commissioners leave their positions prior to the expiration of their respective terms; and,

**WHEREAS**, Minn. Stat. 469.093, subd. 2, requires all modifications to the Enabling Resolution creating the Authority to be made by written resolution and adopted after proper Notice was given and a public hearing conducted as required for the original adoption of the Enabling Resolution; and,

**WHEREAS**, the Notice of Public Hearing was published within the legal publication for the City once per week for 2 weeks prior to the adoption of this Resolution in the same manner as the original enabling resolution of the City; the same having been adopted July 16, 2008 and amended August 17, 2011; and,

**WHEREAS**, a public hearing was conducted by the City with regard to these proposed further amendments to the Authority regarding the number of its membership and the appointment of a five (5) members pursuant to Minn. Stat. § 469.095, subd. 2 (c) on April 14<sup>th</sup>, 2025, with legal notices therefore being duly published in the official publication of the City; and,

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of East Bethel, Minnesota that the East Bethel Economic Development Authority, having been duly established pursuant to Chapter 469.091 of the Minnesota Statutes (the Act) which Authority which operates under the terms and conditions of its original enabling Resolution, duly adopted on the 16<sup>th</sup> day of July, 2008, as amended on August 17, 2011, being the same is hereby amended in the following respects:

1. Section 1 of Resolution 2011-27. That Section 1 of the amended enabling Resolution of August 17, 2011, being Resolution No. 2011-27, is hereby deleted and replaced with Sections 2 and 3 of this Resolution.
2. Commissioners. (a) the Economic Development Authority Commissioners shall be comprised of a five (5) member Authority, who shall consist exclusively of the members of the City Council of East Bethel, Minnesota as appointed by the Mayor with the approval of the City Council. The current Commissioners shall continue to serve for the remainder of their respective terms. Upon the expiration of each Commissioner term, the position shall be filled by the appointment of a sitting member of the City Council, who shall then serve as a Commissioner for a term that coincides with the respective City Council term. Thereafter, as each City Council member vacates or otherwise leaves their position from the City Council, the Mayor shall appoint a City Council member to the Authority, to be approved by the City Council.
3. Transition. The Authority shall continue with seven (7) members with sitting Council members being appointed to fill any vacant Commissioner positions until all five (5) members of the City Council are appointed as Commissioners. Thereafter, any Commissioner seats held by residents will be eliminated immediately upon the termination of the respective terms of those Commissioners. This may result in a six (6) person Authority until the transition to a five (5) member Authority is complete and any vote of a six-person Authority that results in a tie shall be decided by a majority vote taken by the President, Vice President, and Secretary. This Transition

[23746-38907/3564591/3]

23746-38907/3564591/3

/3564591/1]

section shall cease to be effective when the number of membership seats on the Authority is reduced to five (5).

Adopted this [14<sup>th</sup>] day of [April], 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

\_\_\_\_\_  
Ardie Anderson, Mayor

ATTEST:

\_\_\_\_\_  
Matt Look, City Administrator

**CITY OF EAST BETHEL  
ANOKA COUNTY, MINNESOTA**

**RESOLUTION NO. 2025-21**

**RESOLUTION DECLARING VACANCIES AND APPOINTING NEW  
COMMISSIONERS ON THE ECONOMIC DEVELOPMENT AUTHORITY FOR THE  
CITY OF EAST BETHEL, ANOKA COUNTY, MINNESOTA,**

**WHEREAS**, the City of East Bethel, Minnesota (the “City”) maintains an Economic Development Authority established pursuant to Minnesota Statutes Chapter 469 (the “EDA”); and

**WHEREAS**, the EDA is comprised of individuals that are appointed to serve as commissioners of the EDA (each a “Commissioner”);

**WHEREAS**, EDA Commissioners Bob DeRoche and Kevin Lewis previously served as Commissioners based upon their status as sitting members of the City Council;

**WHEREAS**, Commissioners DeRoche and Lewis are no longer members of the City Council and, therefore, those seats are currently vacant;

**WHEREAS**, Commissioner Tom Schulzetenberg recently completed his term as an EDA Commissioner and, therefore, his seat is currently vacant;

**WHEREAS**, Commissioner Suzanne Erkel was recently elected as a member of the City Council and in order to facilitate the change in EDA Board composition to eventually become an entirely City Council Member Board, Erkel agrees to vacate her current EDA Board seat held in her capacity as a resident and be reappointed to the EDA Board in her East Bethel City Council Member capacity; and

**WHEREAS**, the Mayor must appoint and City Council must confirm, respectively, current members of the City Council to fill these vacant seats;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAST BETHEL, MINNESOTA THAT:**

1. The EDA Commissioner seats previously held by Commissioners DeRoche, Lewis, and Schulzetenberg are declared to be vacant.
2. Commissioner Erkel immediately vacates her seat, which seat is hereby declared to be vacant.
3. The Mayor appoints Ardie Anderson, currently the Mayor, to fill the seat vacated by Commissioner Lewis.

4. The Mayor appoints Suzanne Erkel, currently a Council Member, to fill the seat vacated by Commissioner DeRoche.
5. The Mayor appoints Tim Miller, currently a Council Member, to fill the seat vacated by Commissioner Schultzenberg.
6. The Mayor appoints Jim Smith, currently a Council Member, to fill the seat vacated by Commissioner Erkel.
7. The term of each Council Member serving on the EDA Board shall coincide with the term of office as a council member.
8. Adoption of this Resolution by the City Council shall be confirmation of the Mayor's aforementioned appointments to serve as Commissioners of the EDA.

Adopted this [14th] day of [April], 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

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Ardie Anderson, Mayor

ATTEST:

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Matt Look, City Administrator