

**City of East Bethel
City Council Agenda
City Council Regular Meeting
Date: June 9, 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)

7:00 PM

1.0 Call to Order

2.0 Pledge of Allegiance

3.0 Adopt Agenda

4.0 Presentations and Public Hearings

5.0 Public Forum

6.0 Consent Agenda (p. 3)

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. 4-17)
- B. Minutes: May 12, 2025 City Council work meeting (p. 18-20)
- C. Minutes: May 28, 2025 City Council work meeting (p. 21-29)
- D. Minutes: May 28, 2025 City Council meeting (p. 30-35)
- E. Accept Resignation of Economic Development Authority Member (p. 36)
- F. Res. 2025-32, Declaring Vacancy and Appointing New EDA Commissioner (p. 37-38)
- G. Appointment of Planning Commission Candidates

7.0 New Business - Commission, Association and Task Force Reports

- A. Planning Commission
 - 1. Site Plan, CUP, Variances: D&D Construction LLC, 21476 Johnson St NE (p. 39-74)
 - 2. Concept Plan Review: Subdivision, PIN 12-33-23-14-0002 (p. 75-90)
 - 3. Variances: Garage size, impervious surface, metal siding - 138 Laurel Rd NE (p. 91-104)
 - 4. Variances: Rear setback and impervious surface, 144 Laurel Rd NE (p. 105-118)
 - 5. Final Plat: Hidden Prairie (p. 119-147)
- B. Economic Development Authority
- C. Park Commission

8.0 Department Reports

- A. Community Development
- B. Engineer
- C. City Attorney
- D. Finance

- E. Public Works
- F. Fire Department
- G. City Administrator
 - 1. 2026 -2028 MNPEA Labor Agreement (p. 148-162)

9.0 Other

- A. Staff Report
- B. Council Reports

10.0 Adjourn

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



Date: June 9, 2025

Agenda Item Number: Item 6.0 A-G

Requested Action: Consider approving the Consent Agenda as presented

Background Information:

Item A - Approve Bills

Item B – Minutes: May 12, 2025 City Council work meeting

Minutes from the May 12, 2025 City Council work meeting are attached for your review.

Item C – Minutes: May 28, 2025 City Council work meeting

Minutes from the May 12, 2025 City Council work meeting are attached for your review.

Item D – Minutes: May 28, 2025 City Council meeting

Minutes from the May 12, 2025 City Council regular meeting are attached for your review.

Item E - Accept Resignation of EDA Member

On May 22nd Ms. Lancrain submitted her resignation from the EDA. Understanding the change in EDA membership, Ms. Lancrain expressed neutrality in the changes made and wishes continued success of EDA priorities.

Item F – Res. 2025-32, Declaring Vacancy and Appointing New EDA Commissioner

On May 12, 2025 the City Council voted to modify the membership of the EDA from two councilmembers and five members of the public to having the mayor and four council members act as the full EDA. Ultimately, this modifies a 7-member authority down to a 5-member authority once all terms of those public members have expired and councilmembers have been appointed. With the resignation of Ms. Lancrain, current membership consists of four councilmembers and two members of the public. Appointing Council member Smith to the vacancy left with Ms. Lancrain’s resignation will fill the last remaining councilmember seat. The two remaining members of the public will continue to serve until such time as their terms expire, at which point the vacancies will not be declared or filled.

Item G - Accept Recommendation to Appoint Planning Commission Candidates

At the May 27, 2025 Planning Commission meeting, the Planning Commission interviewed Planning Commission candidate Kristina Pagnac and reviewed a letter of consideration from Planning Commission candidate Eldon Holmes. The Planning Commission voted to recommend the two candidates to fill the two vacant seats on the Planning Commission. The Commissioners voted 5-0 to recommend Ms. Pagnac for the full-term seat (expiring January 31, 2028) and 5-0 to recommend Mr. Holmes for the partial-term seat (expiring January 31, 2026).

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
June 9, 2025
Payment Summary

Payments for Council Approval						
Bills to be approved for payment					\$78,731.16	
Electronic Payroll Payments					\$38,331.28	
Payroll City Staff - June 5, 2025						\$47,449.53
Total to be Approved for Payment					\$164,511.97	
Dept Descr	Object Descr	Invoice	Check Name	Fund	Dept	Amount
Arena Operations	Bldgs/Facilities Repair/Maint	1090765	MN Dept of Health	615	49851	\$40.00
Arena Operations	Bldgs/Facilities Repair/Maint	35032195290	Wright-Hennepin Coop Electric	615	49851	\$44.90
Arena Operations	Refuse Removal	11962868T067	Ace Solid Waste, Inc.	615	49851	\$312.49
Arena Operations	Repairs/Maint Machinery/Equip	0085463-IN	R & R Specialities, Inc.	615	49851	\$100.00
Building Capital Projects	Bldgs/Facilities Repair/Maint	421534	651 CARPETS INC	401	40100	\$9,395.34
Building Inspection	Information Systems	2747	Metro-Inet	101	42410	\$1,135.61
Building Inspection	Motor Fuels	26571407	Mansfield Oil Company	101	42410	\$123.32
Building Inspection	Motor Fuels	26585834	Mansfield Oil Company	101	42410	\$278.17
Building Inspection	Telephone	06 2025-2	T MOBILE	101	42410	\$29.47
City Administration	Information Systems	2747	Metro-Inet	101	41320	\$1,254.74
City Administration	Office Supplies	IN4846479	Innovative Office Solutions	101	41320	\$98.96
City Administration	Professional Services Fees	30492	TimeSaver Off Site Secretarial	101	41320	\$173.75
City Administration	Professional Services Fees	30493	TimeSaver Off Site Secretarial	101	41320	\$172.00
City Administration	Professional Services Fees	30494	TimeSaver Off Site Secretarial	101	41320	\$212.50
Finance	Information Systems	2747	Metro-Inet	101	41520	\$1,135.61
Finance	Sales Tax Remittance	05 2025	Minnesota Revenue	101		\$270.00
Fire Department	Bldgs/Facilities Repair/Maint	9656	Alex Air Apparatus 2 Inc	101	42210	\$320.00
Fire Department	Bldgs/Facilities Repair/Maint	58050	Menards - Forest Lake	101	42210	\$139.98
Fire Department	Bldgs/Facilities Repair/Maint	35032195156	Wright-Hennepin Coop Electric	101	42210	\$5.50
Fire Department	Bldgs/Facilities Repair/Maint	35032195156	Wright-Hennepin Coop Electric	101	42210	\$27.50
Fire Department	Clothing & Personal Equipment	354362	Aspen Mills, Inc.	101	42210	\$495.90
Fire Department	Clothing & Personal Equipment	354532	Aspen Mills, Inc.	101	42210	\$203.89
Fire Department	Clothing & Personal Equipment	354719	Aspen Mills, Inc.	101	42210	\$139.90
Fire Department	Conferences/Meetings	7366	F.I.R.E.	101	42210	\$750.00
Fire Department	Conferences/Meetings	7404	F.I.R.E.	101	42210	\$750.00
Fire Department	Conferences/Meetings	INVPR11250846	LEXIPOL LLC	101	42210	\$2,786.10
Fire Department	Dues and Subscriptions	DPSFTE000006709	Cielocha, Jeff	101	42210	\$125.00
Fire Department	General Operating Supplies	41680569	Henry Schein, Inc.	101	42210	\$654.94
Fire Department	General Operating Supplies	1014958	Linwood Country Store	101	42210	\$20.53
Fire Department	Information Systems	2747	Metro-Inet	101	42210	\$2,548.41
Fire Department	Motor Fuels	26561369	Mansfield Oil Company	101	42210	\$245.89
Fire Department	Motor Fuels	26561483	Mansfield Oil Company	101	42210	\$189.73
Fire Department	Motor Fuels	26561509	Mansfield Oil Company	101	42210	\$228.23
Fire Department	Motor Fuels	26571407	Mansfield Oil Company	101	42210	\$196.19
Fire Department	Motor Fuels	26585733	Mansfield Oil Company	101	42210	\$288.47
Fire Department	Motor Fuels	26585834	Mansfield Oil Company	101	42210	\$442.54
Fire Department	Motor Vehicles Parts	R117714	East Side Oil Companies Inc.	101	42210	\$90.00
Fire Department	Motor Vehicles Parts	159-137952	FACTORY MOTOR PARTS	101	42210	\$371.92
Fire Department	Motor Vehicles Parts	125963145	Fleet Pride	101	42210	\$22.17
Fire Department	Motor Vehicles Parts	1539-339879	O'Reilly Auto Stores Inc.	101	42210	\$75.98
Fire Department	Motor Vehicles Parts	1539-347071	O'Reilly Auto Stores Inc.	101	42210	\$28.78
Fire Department	Professional Services Fees	1232	Capstone LLC	101	42210	\$7,999.14
Fire Department	Refuse Removal	11962868T067	Ace Solid Waste, Inc.	101	42210	\$41.62
Fire Department	Refuse Removal	11962868T067	Ace Solid Waste, Inc.	101	42210	\$100.80
Fire Department	Safety Supplies	23220671	Henry Schein, Inc.	101	42210	(\$40.50)
Fire Department	Telephone	13864340214738	Midcontinent Communications	101	42210	\$96.14
Fire Department	Telephone	06 2025-1	T MOBILE	101	42210	\$49.96
Fire Department	Telephone	6113817505	Verizon	101	42210	\$560.14



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General Govt Buildings/Plant	Bldg/Facility Repair Supplies	58523	Menards - Forest Lake	101	41940	\$201.97
General Govt Buildings/Plant	Bldg/Facility Repair Supplies	58809	Menards - Forest Lake	101	41940	(\$77.94)
General Govt Buildings/Plant	Bldg/Facility Repair Supplies	9198094	Plunkett's Pest Control	101	41940	\$84.50
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	1090766	MN Dept of Health	101	41940	\$40.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	A52076	Russell Security Resource Inc.	101	41940	\$1,009.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	35032195156	Wright-Hennepin Coop Electric	101	41940	\$22.00
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	35032195156	Wright-Hennepin Coop Electric	101	41940	\$40.90
General Govt Buildings/Plant	Bldgs/Facilities Repair/Maint	35032195290	Wright-Hennepin Coop Electric	101	41940	\$11.00
General Govt Buildings/Plant	Refuse Removal	11962868T067	Ace Solid Waste, Inc.	101	41940	\$102.80
Park Maintenance	Bldg/Facility Repair Supplies	0613697-IN	Beacon Athletics LLC	101	43201	\$111.00
Park Maintenance	Bldg/Facility Repair Supplies	153565807-001	SiteOne Landscape Supply	101	43201	\$103.03
Park Maintenance	Bldg/Facility Repair Supplies	153598574-001	SiteOne Landscape Supply	101	43201	\$55.26
Park Maintenance	Cleaning Supplies	9512066581	Grainger	101	43201	\$132.88
Park Maintenance	Clothing & Personal Equipment	4231693302	Cintas Corporation	101	43201	\$33.31
Park Maintenance	Clothing & Personal Equipment	4232560994	Cintas Corporation	101	43201	\$33.31
Park Maintenance	Equipment Parts	126035434	Fleet Pride	101	43201	\$27.81
Park Maintenance	Equipment Parts	126035488	Fleet Pride	101	43201	\$22.45
Park Maintenance	Equipment Parts	02-1155626	Lano Equipment, Inc.	101	43201	\$360.86
Park Maintenance	Equipment Parts	02-1157273	Lano Equipment, Inc.	101	43201	\$162.31
Park Maintenance	Information Systems	2747	Metro-Net	101	43201	\$29.79
Park Maintenance	Motor Fuels	26561369	Mansfield Oil Company	101	43201	\$472.87
Park Maintenance	Motor Fuels	26561483	Mansfield Oil Company	101	43201	\$364.87
Park Maintenance	Motor Fuels	26561509	Mansfield Oil Company	101	43201	\$438.90
Park Maintenance	Motor Fuels	26571407	Mansfield Oil Company	101	43201	\$168.16
Park Maintenance	Motor Fuels	26585733	Mansfield Oil Company	101	43201	\$554.75
Park Maintenance	Motor Fuels	26585834	Mansfield Oil Company	101	43201	\$379.32
Park Maintenance	Other Equipment Rentals	MP273835	LRS	101	43201	\$310.00
Park Maintenance	Other Equipment Rentals	MP273836	LRS	101	43201	\$430.00
Park Maintenance	Other Equipment Rentals	MP273837	LRS	101	43201	\$120.00
Park Maintenance	Other Equipment Rentals	MP273838	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP273839	LRS	101	43201	\$150.00
Park Maintenance	Other Equipment Rentals	MP273840	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP273842	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP273843	LRS	101	43201	\$80.00
Park Maintenance	Other Equipment Rentals	MP273844	LRS	101	43201	\$80.00
Park Maintenance	Park/Landscaping Materials	153946748-001	SiteOne Landscape Supply	101	43201	\$7.47
Park Maintenance	Professional Services Fees	30495	TimeSaver Off Site Secretarial	101	43201	\$172.00
Planning and Zoning	Filing Fees	25-18710	Anoka County Property Tax	101	41910	\$46.00
Planning and Zoning	Information Systems	2747	Metro-Net	101	41910	\$398.39
Planning and Zoning	Professional Services Fees		Anoka County	101	41910	\$1,000.00
Recycling Operations	Other Equipment Rentals	MP273841	LRS	226	43235	\$80.00
Recycling Operations	Professional Services Fees	06 2025	Cedar East Bethel Lions	226	43235	\$419.72
Recycling Operations	Professional Services Fees	06 2025	Cedar East Bethel Lions	226	43235	\$1,300.00
Recycling Operations	Professional Services Fees	3760	Evergreen Recycling	226	43235	\$886.25
Recycling Operations	Professional Services Fees	CU-43461	First State Tire Recycle	226	43235	\$62.64
Recycling Operations	Refuse Removal	11962868T067	Ace Solid Waste, Inc.	226	43235	\$669.16
Sewer Operations	Professional Services Fees	05 2025	Metropolitan Council	602		(\$95.55)
Sewer Operations	Professional Services Fees	05 2025	Metropolitan Council	602		\$9,555.00
Sewer Operations	Professional Services Fees	0001188511	Metropolitan Council Env Svcs	602	49451	\$5,845.02
Street Maintenance	Bldg/Facility Repair Supplies	25-58810	Menards - Forest Lake	101	43220	\$112.25
Street Maintenance	Bldg/Facility Repair Supplies	58566	Menards - Forest Lake	101	43220	\$27.99
Street Maintenance	Bldgs/Facilities Repair/Maint	4231693302	Cintas Corporation	101	43220	\$9.08
Street Maintenance	Bldgs/Facilities Repair/Maint	4232560994	Cintas Corporation	101	43220	\$9.08
Street Maintenance	Bldgs/Facilities Repair/Maint	35032195156	Wright-Hennepin Coop Electric	101	43220	\$22.00
Street Maintenance	Cleaning Supplies	9516430296	Grainger	101	43220	\$304.56
Street Maintenance	Clothing & Personal Equipment	4231693302	Cintas Corporation	101	43220	\$33.31
Street Maintenance	Clothing & Personal Equipment	4232560994	Cintas Corporation	101	43220	\$33.31



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Street Maintenance	Equipment Parts	071731	Winnick Supply	101	43220	\$48.78
Street Maintenance	Information Systems	2747	Metro-Inet	101	43220	\$747.15
Street Maintenance	Motor Fuels	26561369	Mansfield Oil Company	101	43220	\$1,172.71
Street Maintenance	Motor Fuels	26561483	Mansfield Oil Company	101	43220	\$904.88
Street Maintenance	Motor Fuels	26561509	Mansfield Oil Company	101	43220	\$1,088.45
Street Maintenance	Motor Fuels	26571407	Mansfield Oil Company	101	43220	\$72.87
Street Maintenance	Motor Fuels	26585733	Mansfield Oil Company	101	43220	\$1,375.78
Street Maintenance	Motor Fuels	26585834	Mansfield Oil Company	101	43220	\$164.37
Street Maintenance	Motor Vehicles		Nate Ayshford	701	43220	\$3,517.19
Street Maintenance	Motor Vehicles Parts	JP060425-41	Emergency Automotive	101	43220	\$234.80
Street Maintenance	Motor Vehicles Parts	MP052025-62	Emergency Automotive	101	43220	\$573.04
Street Maintenance	Motor Vehicles Parts	159-138940	FACTORY MOTOR PARTS	101	43220	\$22.56
Street Maintenance	Motor Vehicles Parts	BLN-75437-01	Mills Aftermarket Accessories	101	43220	\$1,971.82
Street Maintenance	Motor Vehicles Parts	14149	The Graphics Guys	101	43220	\$100.00
Street Maintenance	Professional Services Fees	5050360	Gopher State One-Call	101	43220	\$44.55
Street Maintenance	Refuse Removal	11962868T067	Ace Solid Waste, Inc.	101	43220	\$585.15
Street Maintenance	Safety Supplies	5272959907	CINTAS	101	43220	\$105.66
Street Maintenance	Street Maint Materials	IN62553	City of St. Paul	101	43220	\$3,324.26
Street Maintenance	Telephone	06 2025-2	T MOBILE	101	43220	\$29.47
Water Utility Operations	Bldgs/Facilities Repair/Maint	35032195156	Wright-Hennepin Coop Electric	601	49401	\$42.95
Water Utility Operations	Bldgs/Facilities Repair/Maint	35032195156	Wright-Hennepin Coop Electric	601	49401	\$5.50
Water Utility Operations	Gas Utilities	05 2025-1	CenterPoint Energy	601	49401	\$123.22
Water Utility Operations	Gas Utilities	05 2025-2	CenterPoint Energy	601	49401	\$197.20
Water Utility Operations	Information Systems	2747	Metro-Inet	601	49401	\$354.30
						\$78,731.16



City of East Bethel
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Payment Summary

Electronic Payroll Payments		
Payroll	PERA	\$9,700.30
Payroll	Federal Withholding	\$6,819.55
Payroll	Medicare Withholding	\$2,191.86
Payroll	FICA Tax Withholding	\$8,727.06
Payroll	State Withholding	\$3,321.44
Payroll	MSRS/H.S.A./HCSP	\$7,571.07
		\$38,331.28



Payments

Current Period: June 2025

Payments Batch 20250609PAY \$78,731.16

Refer	0 651 CARPETS INC		-		
Cash Payment	E 401-40100-403	Bldgs/Facilities Repair/	New Flooring for Fire Station #1 Breakroom and Meeting Room		\$9,395.34
Invoice	421534	6/5/2025			
Transaction Date	6/5/2025		First Bank & Trust 10100	Total	\$9,395.34
Refer	0 ACE SOLID WASTE		-		
Cash Payment	E 101-41940-385	Refuse Removal	City Hall Service		\$102.80
Invoice	11962868T067	6/1/2025			
Cash Payment	E 615-49851-385	Refuse Removal	Arena Service		\$312.49
Invoice	11962868T067	6/1/2025			
Cash Payment	E 101-43220-385	Refuse Removal	Public Works Service		\$585.15
Invoice	11962868T067	6/1/2025			
Cash Payment	E 101-42210-385	Refuse Removal	Fire Station Service		\$100.80
Invoice	11962868T067	6/1/2025			
Cash Payment	E 226-43235-385	Refuse Removal	Recycling Service		\$669.16
Invoice	11962868T067	6/1/2025			
Cash Payment	E 101-42210-385	Refuse Removal	Fire Station 3 Service		\$41.62
Invoice	11962868T067	6/1/2025			
Transaction Date	6/3/2025		First Bank & Trust 10100	Total	\$1,812.02
Refer	0 ALEX AIR APPARATUS		-		
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	Find & Repair air leak in compressor		\$320.00
Invoice	9656	5/27/2025			
Transaction Date	6/3/2025		First Bank & Trust 10100	Total	\$320.00
Refer	0 ANOKA COUNTY PROPERTY REC		-		
Cash Payment	E 101-41910-307	Professional Services F	2025 Nearmap Aerial Imagery		\$1,000.00
Invoice		5/19/2025			
Transaction Date	6/3/2025		First Bank & Trust 10100	Total	\$1,000.00
Refer	0 ANOKA COUNTY PROPERTY TAX		-		
Cash Payment	E 101-41910-423	Filing Fees	DOC # 2437819.001, RESO 2025-23 Final Plat		\$46.00
Invoice	25-18710	5/5/2025			
Transaction Date	6/5/2025		First Bank & Trust 10100	Total	\$46.00
Refer	0 ASPEN MILLS, INC.		-		
Cash Payment	E 101-42210-214	Clothing & Personal Equ	Uden; Embroidery, 2 Jobshirts & 1 softshell, Collar Brass Gold Bugles		\$139.90
Invoice	354719	5/22/2025			
Transaction Date	6/3/2025		First Bank & Trust 10100	Total	\$139.90
Refer	0 ASPEN MILLS, INC.		-		
Cash Payment	E 101-42210-214	Clothing & Personal Equ	Bailey; Pants, 2 Polos, Emb Badge		\$203.89
Invoice	354532	5/20/2025			
Transaction Date	6/3/2025		First Bank & Trust 10100	Total	\$203.89
Refer	0 ASPEN MILLS, INC.		-		
Cash Payment	E 101-42210-214	Clothing & Personal Equ	Uden; Badges, Name tags, shirts, gold bugles		\$495.90
Invoice	354362	5/16/2025			
Transaction Date	6/3/2025		First Bank & Trust 10100	Total	\$495.90
Refer	0 AYSHFORD, NATE		-		
Cash Payment	E 701-43220-550	Motor Vehicles	Taxes and Registration for 2025 Silverado		\$3,517.19
Invoice		6/2/2025	City Council Packet, page 8		



Payments

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Transaction Date	6/3/2025	First Bank & Trust	10100	Total	\$3,517.19
Refer	0 BEACON ATHLETICS				
Cash Payment	E 101-43201-223 Bldg/Facility Repair Sup	Goal Line Aerosol Paint			\$111.00
Invoice	0613697-IN	5/28/2025			
Transaction Date	6/3/2025	First Bank & Trust	10100	Total	\$111.00
Refer	0 Capstone LLC				
Cash Payment	E 101-42210-307 Professional Services F	Professional Consulting Fees for May and Mileage			\$7,999.14
Invoice	1232	5/31/2025			
Transaction Date	6/3/2025	First Bank & Trust	10100	Total	\$7,999.14
Refer	0 Cedar East Bethel Lions				
Cash Payment	E 226-43235-307 Professional Services F	Recycling			\$1,300.00
Invoice	06 2025	6/2/2025			
Cash Payment	E 226-43235-307 Professional Services F	Monthly Drop off Saturday			\$419.72
Invoice	06 2025	6/2/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$1,719.72
Refer	0 CENTERPOINT				
Cash Payment	E 601-49401-382 Gas Utilities	Gas Svc -9541753-1 Water Plant			\$197.20
Invoice	05 2025-2	5/14/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$197.20
Refer	0 CENTERPOINT				
Cash Payment	E 601-49401-382 Gas Utilities	Gas Svc 5937869-5 Minard Bldg			\$123.22
Invoice	05 2025-1	5/15/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$123.22
Refer	0 Cielocha, Jeff				
Cash Payment	E 101-42210-433 Dues and Subscriptions	MN Board of Firefighter Training & Education License			\$125.00
Invoice	DPSFTE000006709	5/30/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$125.00
Refer	0 CINTAS				
Cash Payment	E 101-43220-217 Safety Supplies	Medical Cabinet			\$105.66
Invoice	5272959907	5/30/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$105.66
Refer	0 CINTAS CORPORATION				
Cash Payment	E 101-43220-403 Bldgs/Facilities Repair/	Rugs/Mats			\$9.08
Invoice	4231693302	5/27/2025			
Cash Payment	E 101-43201-214 Clothing & Personal Equ	Uniforms/Parks			\$33.31
Invoice	4231693302	5/27/2025			
Cash Payment	E 101-43220-214 Clothing & Personal Equ	Uniforms/Streets			\$33.31
Invoice	4231693302	5/27/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$75.70
Refer	0 CINTAS CORPORATION				
Cash Payment	E 101-43220-403 Bldgs/Facilities Repair/	Rugs/Mats			\$9.08
Invoice	4232560994	6/3/2025			
Cash Payment	E 101-43201-214 Clothing & Personal Equ	Uniforms/Parks			\$33.31
Invoice	4232560994	6/3/2025			
Cash Payment	E 101-43220-214 Clothing & Personal Equ	Uniforms/Streets			\$33.31
Invoice	4232560994	6/3/2025			



Payments

Current Period: June 2025

Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$75.70
Refer	0 EAST SIDE OIL COMPANIES INC				-
Cash Payment	E 101-42210-221	Motor Vehicles Parts	Used Oil & Filter recycling from Fire Station		\$90.00
Invoice	R117714	5/23/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$90.00
Refer	0 EMERGENCY AUTOMOTIVE TECH				-
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Chevy Silverado; Lightbar, Lighthhead		\$573.04
Invoice	MP052025-62	5/20/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$573.04
Refer	0 EMERGENCY AUTOMOTIVE TECH				-
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Whelen Vertex Led Duo, Strobe Cable		\$234.80
Invoice	JP060425-41	6/4/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$234.80
Refer	0 Evergreen Recycling				-
Cash Payment	E 226-43235-307	Professional Services F	Recycling Charges		\$886.25
Invoice	3760	6/5/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$886.25
Refer	0 F.I.R.E.				-
Cash Payment	E 101-42210-434	Conferences/Meetings	Officer Development Leadership Training		\$750.00
Invoice	7404	4/9/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$750.00
Refer	0 F.I.R.E.				-
Cash Payment	E 101-42210-434	Conferences/Meetings	Officer Development Leadership Training		\$750.00
Invoice	7366	3/19/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$750.00
Refer	0 FACTORY MOTOR PARTS				-
Cash Payment	E 101-42210-221	Motor Vehicles Parts	R-21; Battery		\$371.92
Invoice	159-137952	5/20/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$371.92
Refer	0 FACTORY MOTOR PARTS				-
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Truck #52; Beam Wiper		\$22.56
Invoice	159-138940	6/3/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$22.56
Refer	0 First State Tire Recycling				-
Cash Payment	E 226-43235-307	Professional Services F	Tire Recycling		\$62.64
Invoice	CU-43461	6/4/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$62.64
Refer	0 FLEET PRIDE				-
Cash Payment	E 101-42210-221	Motor Vehicles Parts	E21; Mirror Switch		\$22.17
Invoice	125963145	5/22/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$22.17
Refer	0 FLEET PRIDE				-
Cash Payment	E 101-43201-229	Equipment Parts	Bobcat T-590; Primary air element		\$22.45
Invoice	126035488	5/27/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$22.45
Refer	0 FLEET PRIDE				-



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Cash Payment	E 101-43201-229	Equipment Parts	Bobcat T590; Lube, Secondary Endurapanel Air	\$27.81
Invoice	126035434	5/27/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$27.81
Refer	0 GOPHER STATE ONE CALL			-
Cash Payment	E 101-43220-307	Professional Services F	One Call Locate Service	\$44.55
Invoice	5050360	5/31/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$44.55
Refer	0 GRAINGER			-
Cash Payment	E 101-43201-211	Cleaning Supplies	Trash Bags	\$132.88
Invoice	9512066581	5/19/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$132.88
Refer	0 GRAINGER			-
Cash Payment	E 101-43220-211	Cleaning Supplies	Paper Towels, Hand Soap	\$304.56
Invoice	9516430296	5/22/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$304.56
Refer	0 GRAPHICS GUYS			-
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Small Black Logos, Set of 2 Truck #37, #43	\$100.00
Invoice	14149	5/29/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$100.00
Refer	0 HENRY SCHEIN, INC.			-
Cash Payment	E 101-42210-217	Safety Supplies	Kerlix Roll 6ply, Returned	-\$40.50
Invoice	23220671	10/18/2024		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total -\$40.50
Refer	0 HENRY SCHEIN, INC.			-
Cash Payment	E 101-42210-219	General Operating Supp	Safety Supplies	\$654.94
Invoice	41680569	5/21/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$654.94
Refer	0 INNOVATIVE OFFICE SOLUTIONS			-
Cash Payment	E 101-41320-201	Office Supplies	Paper	\$98.96
Invoice	IN4846479	5/23/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$98.96
Refer	0 LANO			-
Cash Payment	E 101-43201-229	Equipment Parts	Bobcat T66; Filters	\$360.86
Invoice	02-1155626	5/27/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$360.86
Refer	0 LANO			-
Cash Payment	E 101-43201-229	Equipment Parts	Bobcat T-590; Element Filter, Filter Fuel, Oil Drive Motor	\$162.31
Invoice	02-1157273	6/2/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$162.31
Refer	0 LEXIPOL LLC			-
Cash Payment	E 101-42210-434	Conferences/Meetings	Fire & EMS Learning Platform w/Master Class Series	\$2,786.10
Invoice	INVPR11250846	4/1/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$2,786.10
Refer	0 LINWOOD COUNTRY STORE			-
Cash Payment	E 101-42210-219	General Operating Supp	Propane for Fire Department City Council Packet, page 11	\$20.53
Invoice	1014958	5/1/2025		



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Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$20.53
Refer	0 LRS PORTABLES OF MINNESOTA				-
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Booster Park East		\$310.00
Invoice	MP273835	5/29/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Booster Park West		\$430.00
Invoice	MP273836	5/29/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; City Hall		\$120.00
Invoice	MP273837	5/29/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Norseland Park		\$80.00
Invoice	MP273838	5/29/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; John Anderson Park		\$150.00
Invoice	MP273839	5/29/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Cedar Creek		\$80.00
Invoice	MP273840	5/29/2025			
Cash Payment	E 226-43235-415	Other Equipment Rental	Recycle Center Satellite Renta		\$80.00
Invoice	MP273841	5/29/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Whispering Oaks		\$80.00
Invoice	MP273842	5/29/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Coon Lake Beach		\$80.00
Invoice	MP273843	5/29/2025			
Cash Payment	E 101-43201-415	Other Equipment Rental	Park Satellite Rental; Maynard Peterson		\$80.00
Invoice	MP273844	5/29/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$1,490.00
Refer	0 MANSFIELD OIL COMPANY				-
Cash Payment	E 101-42210-212	Motor Fuels	Fire Unleaded Fuel		\$196.19
Invoice	26571407	5/30/2025			
Cash Payment	E 101-43201-212	Motor Fuels	Park Unleaded Fuel		\$168.16
Invoice	26571407	5/30/2025			
Cash Payment	E 101-43220-212	Motor Fuels	Street Unleaded Fuel		\$72.87
Invoice	26571407	5/30/2025			
Cash Payment	E 101-42410-212	Motor Fuels	Building Dept Unleaded Fuel		\$123.32
Invoice	26571407	5/30/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$560.54
Refer	0 MANSFIELD OIL COMPANY				-
Cash Payment	E 101-42210-212	Motor Fuels	Fire Diesel Fuel		\$189.73
Invoice	26561483	5/31/2025			
Cash Payment	E 101-43201-212	Motor Fuels	Park Diesel Fuel		\$364.87
Invoice	26561483	5/31/2025			
Cash Payment	E 101-43220-212	Motor Fuels	Street Diesel Fuel		\$904.88
Invoice	26561483	5/31/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$1,459.48
Refer	0 MANSFIELD OIL COMPANY				-
Cash Payment	E 101-42210-212	Motor Fuels	Fire Diesel Fuel		\$228.23
Invoice	26561509	5/27/2025			
Cash Payment	E 101-43201-212	Motor Fuels	Park Diesel Fuel		\$438.90
Invoice	26561509	5/27/2025			
Cash Payment	E 101-43220-212	Motor Fuels	Street Diesel Fuel		\$1,088.45
Invoice	26561509	5/27/2025			
Transaction Date	6/4/2025	First Bank & Trust	10100	Total	\$1,755.58
Refer	0 MANSFIELD OIL COMPANY				-
			City Council Packet, page 12		



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Cash Payment	E 101-42210-212	Motor Fuels	Fire Diesel Fuel		\$245.89
Invoice	26561369	5/27/2025			
Cash Payment	E 101-43201-212	Motor Fuels	Park Diesel Fuel		\$472.87
Invoice	26561369	5/27/2025			
Cash Payment	E 101-43220-212	Motor Fuels	Street Diesel Fuel		\$1,172.71
Invoice	26561369	5/27/2025			
Transaction Date	6/4/2025		First Bank & Trust	10100	Total \$1,891.47
Refer	0 MANSFIELD OIL COMPANY				
Cash Payment	E 101-42210-212	Motor Fuels	Fire Unleaded Fuel		\$442.54
Invoice	26585834	6/3/2025			
Cash Payment	E 101-43201-212	Motor Fuels	Park Unleaded Fuel		\$379.32
Invoice	26585834	6/3/2025			
Cash Payment	E 101-43220-212	Motor Fuels	Street Unleaded Fuel		\$164.37
Invoice	26585834	6/3/2025			
Cash Payment	E 101-42410-212	Motor Fuels	Building Dept Unleaded Fuel		\$278.17
Invoice	26585834	6/3/2025			
Transaction Date	6/5/2025		First Bank & Trust	10100	Total \$1,264.40
Refer	0 MANSFIELD OIL COMPANY				
Cash Payment	E 101-42210-212	Motor Fuels	Fire Diesel Fuel		\$288.47
Invoice	26585733	6/21/2025			
Cash Payment	E 101-43201-212	Motor Fuels	Park Diesel Fuel		\$554.75
Invoice	26585733	6/21/2025			
Cash Payment	E 101-43220-212	Motor Fuels	Street Diesel Fuel		\$1,375.78
Invoice	26585733	6/21/2025			
Transaction Date	6/5/2025		First Bank & Trust	10100	Total \$2,219.00
Refer	0 MENARDS FOREST LAKE				
Cash Payment	E 101-43220-223	Bldg/Facility Repair Sup	2 Bulb Ballast		\$27.99
Invoice	58566	5/29/2025			
Transaction Date	6/4/2025		First Bank & Trust	10100	Total \$27.99
Refer	0 MENARDS FOREST LAKE				
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	16PK LED Bulbs		\$139.98
Invoice	58050	5/21/2025			
Transaction Date	6/5/2025		First Bank & Trust	10100	Total \$139.98
Refer	0 MENARDS FOREST LAKE				
Cash Payment	E 101-41940-223	Bldg/Facility Repair Sup	Striping Paint, Bulbs, Ballast, Lampholders		\$201.97
Invoice	58523	5/28/2025			
Transaction Date	6/5/2025		First Bank & Trust	10100	Total \$201.97
Refer	0 MENARDS FOREST LAKE				
Cash Payment	E 101-41940-223	Bldg/Facility Repair Sup	Bulbs - Return		-\$77.94
Invoice	58809	6/2/2025			
Transaction Date	6/5/2025		First Bank & Trust	10100	Total -\$77.94
Refer	0 MENARDS FOREST LAKE				
Cash Payment	E 101-43220-223	Bldg/Facility Repair Sup	Bulbs, Paint, Paint Scraper		\$112.25
Invoice	25-58810	6/2/2025			
Transaction Date	6/5/2025		First Bank & Trust	10100	Total \$112.25
Refer	0 METRO INET				
Cash Payment	E 101-41320-309	Information Systems	Computer and Network Support		\$1,254.74
Invoice	2747	6/1/2025			



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Cash Payment	E 101-41520-309	Information Systems	Computer and Network Support	\$1,135.61
Invoice 2747		6/1/2025		
Cash Payment	E 101-41910-309	Information Systems	Computer and Network Support	\$398.39
Invoice 2747		6/1/2025		
Cash Payment	E 101-42410-309	Information Systems	Computer and Network Support	\$1,135.61
Invoice 2747		6/1/2025		
Cash Payment	E 101-43220-309	Information Systems	Computer and Network Support	\$747.15
Invoice 2747		6/1/2025		
Cash Payment	E 101-43201-309	Information Systems	Computer and Network Support	\$29.79
Invoice 2747		6/1/2025		
Cash Payment	E 101-42210-309	Information Systems	Computer and Network Support	\$2,548.41
Invoice 2747		6/1/2025		
Cash Payment	E 601-49401-309	Information Systems	Computer and Network Support	\$354.30
Invoice 2747		6/1/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$7,604.00
Refer	0 METROPOLITAN COUNCIL ENV SV			-
Cash Payment	E 602-49451-307	Professional Services F	Wastewater Treatment Services	\$5,845.02
Invoice 0001188511		6/2/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$5,845.02
Refer	0 METROPOLITAN COUNCIL SAC			-
Cash Payment	G 602-20820	Due to MCES-SAC Fees	MCES SAC Charges	\$9,555.00
Invoice 05 2025		6/1/2025		
Cash Payment	R 602-34407	Sewer Availability Charge	MCES SAC Charges	-\$95.55
Invoice 05 2025		6/1/2025		
Transaction Date	6/4/2025	First Bank & Trust	10100	Total \$9,459.45
Refer	0 MIDCONTINENT COMMUNICATION			-
Cash Payment	E 101-42210-321	Telephone	132997001-Fire Dept.	\$96.14
Invoice 13864340214738		5/20/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$96.14
Refer	0 MILLS AFTERMARKET ACCESSOR			-
Cash Payment	E 101-43220-221	Motor Vehicles Parts	Truck#37; Cab Rack, Floorliner, Mud Flaps, Seat Covers, Step Bar	\$1,971.82
Invoice BLN-75437-01		6/3/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$1,971.82
Refer	0 MN DEPT OF HEALTH			-
Cash Payment	E 615-49851-403	Bldgs/Facilities Repair/	2025 Statewide Hospitality Fee-20675 Hwy 65	\$40.00
Invoice 1090765		4/16/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$40.00
Refer	0 MN DEPT OF HEALTH			-
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	2025 Statewide Hospitality Fee-Senior Center	\$40.00
Invoice 1090766		4/16/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$40.00
Refer	0 MN REVENUE			-
Cash Payment	G 101-20400	Sales Tax Payable	Ck# 001790E 6/5/2025 Sales Tax Remittance	\$270.00
Invoice 05 2025		6/3/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total \$270.00
Refer	0 O REILLY			-
Cash Payment	E 101-42210-221	Motor Vehicles Parts	E-21; Wiper Blades	\$28.78
Invoice 1539-347071		5/22/2025		



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Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$28.78
Refer	0 O REILLY				
Cash Payment	E 101-42210-221	Motor Vehicles Parts	Motor Oil		\$75.98
Invoice	1539-339879	4/22/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$75.98
Refer	0 PLUNKETTS PEST CONTROL				
Cash Payment	E 101-41940-223	Bldg/Facility Repair Sup	City Hall Pest Control		\$84.50
Invoice	9198094	6/1/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$84.50
Refer	0 R & R Specialities, Inc.				
Cash Payment	E 615-49851-402	Repairs/Maint Machiner	77" Blades		\$100.00
Invoice	0085463-IN	5/22/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$100.00
Refer	0 RUSSELL SECURITY RESOURCE I				
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	Electrify One door at City Hall Senior Center, Replace Deadlatch & Lever Handle		\$1,009.00
Invoice	A52076	5/28/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$1,009.00
Refer	0 SITEONE LANDSCAPE SUPPLY				
Cash Payment	E 101-43201-223	Bldg/Facility Repair Sup	Socket, Bushing, Spigot, Coupling		\$55.26
Invoice	153598574-001	5/15/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$55.26
Refer	0 SITEONE LANDSCAPE SUPPLY				
Cash Payment	E 101-43201-223	Bldg/Facility Repair Sup	Valves		\$103.03
Invoice	153565807-001	5/15/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$103.03
Refer	0 SITEONE LANDSCAPE SUPPLY				
Cash Payment	E 101-43201-225	Park/Landscaping Mater	Athletic Striping Paint		\$7.47
Invoice	153946748-001	5/23/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$7.47
Refer	0 ST PAUL CITY OF				
Cash Payment	E 101-43220-224	Street Maint Materials	Asphalt Mix		\$3,324.26
Invoice	IN62553	5/16/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$3,324.26
Refer	0 T MOBILE				
Cash Payment	E 101-42210-321	Telephone	Fire Dept Phones		\$49.96
Invoice	06 2025-1	5/21/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$49.96
Refer	0 T MOBILE				
Cash Payment	E 101-42410-321	Telephone	Acct #993254762 Steve		\$29.47
Invoice	06 2025-2	5/21/2025			
Cash Payment	E 101-43220-321	Telephone	Acct #993254762 Jer		\$29.47
Invoice	06 2025-2	5/21/2025			
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$58.94
Refer	0 TIMESAVER				
Cash Payment	E 101-41320-307	Professional Services F	5/12/25 Council Meeting Minute Transcription		\$173.75
Invoice	30492	5/30/2025			



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Cash Payment	E 101-43201-307	Professional Services F	5/13/25 Park Comm Meeting Minute Transcription		\$172.00
Invoice 30495			5/30/2025		
Cash Payment	E 101-41320-307	Professional Services F	5/19/25 EDA Meeting Minute Transcription		\$212.50
Invoice 30494			5/30/2025		
Cash Payment	E 101-41320-307	Professional Services F	5/12/25 Council Work Meeting Minute Transcription		\$172.00
Invoice 30493			5/30/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$730.25
Refer	0 VERIZON				
Cash Payment	E 101-42210-321	Telephone	542341734-00001Fire Dept		\$560.14
Invoice 6113817505			5/18/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$560.14
Refer	0 WINNICK SUPPLY				
Cash Payment	E 101-43220-229	Equipment Parts	Aluminum Sheet		\$48.78
Invoice 071731			5/29/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$48.78
Refer	0 WRIGHT HENNEPIN				
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1699-5194-City Hall		\$11.00
Invoice 35032195290			5/29/2025		
Cash Payment	E 615-49851-403	Bldgs/Facilities Repair/	15016814169-Arena		\$44.90
Invoice 35032195290			5/29/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$55.90
Refer	0 WRIGHT HENNEPIN				
Cash Payment	E 601-49401-403	Bldgs/Facilities Repair/	15016813716.Minard Bldg		\$42.95
Invoice 35032195156			5/29/2025		
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1691-9318-City Hall		\$40.90
Invoice 35032195156			5/29/2025		
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	150-1699-8850-Station #1		\$27.50
Invoice 35032195156			5/29/2025		
Cash Payment	E 101-43220-403	Bldgs/Facilities Repair/	150-1699-8853-Station #3		\$22.00
Invoice 35032195156			5/29/2025		
Cash Payment	E 601-49401-403	Bldgs/Facilities Repair/	150-1699-8854-Whispering Aspen		\$5.50
Invoice 35032195156			5/29/2025		
Cash Payment	E 101-42210-403	Bldgs/Facilities Repair/	150-1699-8855-Station #2		\$5.50
Invoice 35032195156			5/29/2025		
Cash Payment	E 101-41940-403	Bldgs/Facilities Repair/	150-1699-8857-City Hall		\$22.00
Invoice 35032195156			5/29/2025		
Transaction Date	6/5/2025	First Bank & Trust	10100	Total	\$166.35



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Fund Summary

	10100 First Bank & Trust	
101 General		\$45,875.83
226 Recycling		\$3,417.77
401 Building Capital		\$9,395.34
601 Water		\$723.17
602 Sewer		\$15,304.47
615 Arena		\$497.39
701 Equipment Replacement		\$3,517.19
		<hr/>
		\$78,731.16

Pre-Written Checks	\$270.00
Checks to be Generated by the Computer	\$78,461.16
	<hr/>
Total	\$78,731.16

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL WORK MEETING

May 12, 2025

The East Bethel City Council met on May 12, 2025, at 6:00 p.m. for the regular City Council Work meeting at City Hall.

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

ALSO PRESENT: Matt Look, City Administrator
 Eric Larson, City Attorney

1.0 – Gimpl IUP Discussion

Larson stated that Tammy Gimpl has 3 IUPs. Resolution No. 2019-55, which allows the applicant to have 2 horses, has 5 conditions that were discussed. Resolution No. 2021-74, which permits animal contractual services on the property, has 12 conditions that were discussed. Larson noted that these IUPS are personal and do not run with the property.

Larson stated it is common that, through annual inspections and changes over time, the IUPs are amended to reflect changes and can be initiated by the property owner or the City.

Larson stated that the trigger point for this discussion is for the Council to decide to take any kind of action regarding the IUPs and direct City staff to place it on the appropriate agenda and go through the proper notice proceedings if desired.

Larson noted that a series of events that began on January 26, 2025, the ACSO responded to a call in Linwood that has a contract with Tammy Gimpl with respect to taking and sheltering animals, such animals were brought to Ms. Gimpl, and the ACSO needed to undertake further investigation into the care and condition of those animals, and they were denied entry.

Larson stated that with respect to Ms. Gimpl refusing entry onto the property, refusing to provide information upon request in a timely manner, and refusing to provide all the information upon request, the Anoka County Sheriff's Department referred it for criminal prosecution which resulted in a summons and complaint that was issued on March 12, 2025.

Larson stated that the summons and complaint contain two counts, Count one, theft take use movable property without consent in violation of Minnesota Statutes Section 609.52.2 subdivision 1A on January 29-February 10, 2025. Count two, obstruction legal process, lawful execution legal process in violation of Minnesota Statute section 609.50 subdivision 11 on January 29-February 10, 2025.

Larson noted that the charges are just allegations at the moment. Larson stated that under the IUP with the City, an inspection of her premises to ensure compliance with the IUP is one of the conditions.

Anderson asked if Look had had any further information on violations.

Look stated that he does not want to confuse this conversation with code enforcement, notification of code enforcement, or the process taken by the City to enforce code enforcement violations. Look stated that these IUPs are a contract where the City approved an IUP conditioned on whatever is written.

1 Look outlined the two IUPs noted by Larson. Look noted that in regard to Resolution No. 2019-55, he
2 drove by the property and noted 8 horses that he could see in comparison to the two horses allowed
3 by the Resolution. Look discussed multiple conditions of the IUP Resolution No. 2021-74, specifically
4 condition number 9, all dogs must be confined to the premises to ensure all animals are properly
5 cared for.

6 Smith asked if Look had pictures of the horses discussed. Look stated he could present the pictures at
7 a public hearing if desired.

8 Mundle asked if any letters for notice of violations on this property had been sent out. Look stated
9 that it is not required as a condition that letters be sent out for violations, and it is incumbent upon
10 the applicant at that time that the conditions are followed, but an email was sent to notify the owner
11 of the IUP discussion occurring.

12 Erkel asked what the next step is. Look stated that if there is a consensus of the Council to bring it to
13 a future City Council meeting on May 28, 2025, staff can prepare a case, and there can be a public
14 hearing.

15 Erkel stated that she thinks they should have a public hearing so they can hear the whole story and
16 see pictures.

17 Miller asked if they could get copies of the IUP. Look stated they can send those out.

18 Anderson stated that they would like to see this as a public hearing at the next City Council meeting,
19 and all other Councilmembers nodded in agreement.

20 Larson stated they will assemble a packet of information and the documentation for the basis of the
21 action and provide it to the holder of the IUP so they can be aware of the evidence for the City to
22 take action.

23 **2.0 – Fee Schedule Review**

24 Look stated that they are in the process of establishing the budget parameters and want the Council's
25 feedback on some of the current fees, particularly the planning and zoning fees, variance, and code
26 enforcement fees.

27 Look noted that for planning and zoning fees, they charge an escrow of \$300. Look discussed the
28 costs associated with different instances and requests that are made in regard to planning and
29 zoning.

30 Miller stated that it comes down to a lack of communication process, not informing an applicant that
31 the extra work takes time and resources from the City.

32 Look noted that the extra cost can be there on top of the escrow fee is due to the amount of work
33 that is required of staff, advertising is required, among various other expenses.

34 Erkel asked if the fees could be itemized, so that the Council could decide on what happens with the
35 fees based on whether it is a bigger development/rezoning vs something on private property. Look
36 stated that it is itemized, and everything is broken out in terms of what category it is going to be
37 billed as.

38 Smith stated that for personal property, they shouldn't raise prices on the residents, but it is a
39 different story when it is businesses or developers. Smith stated that the residents should know
40 exactly what they are paying for.

1 Look noted that there are two different developers, professional developers who are aware of all the
2 costs associated, and then there is the private developer who does not know the additional work
3 required, and the City then does the work.

4 Look stated that it is a serious liability to the City to continue doing things the way they have always
5 done it, or they can revisit it and see what is more equitable for the residents.

6 Mundle asked if, before they contracted with Landform, they had the costs that the last five or six
7 people had complained about. Look stated that before contracting with Landform, they billed out
8 contractual services, and if it exceeded the escrow, the City ate the cost.

9 Mundle stated that the residents should not have to pay extra for something that happened
10 internally at City Hall when they lost their director to the Planning Department.

11 Look stated that they have a unique situation where they have hired a City Planner and still have to
12 pay contractual costs. Mundle stated it should not be the applicant's responsibility to pay those
13 contractual costs.

14 Anderson stated that they need to be upfront with the fee schedule right away, so residents know
15 what they are getting into. Mundle stated that he thinks they should go back to how they did things
16 before they contracted with Landform.

17 Erkel stated that any developer can pay extra costs associated, but the residents should only be
18 responsible for the \$300 fee since they already pay property taxes.

19 Look stated that the application fee covers the planner review and inspection, but the escrow is an
20 amount that is paid and gets reimbursed if not used.

21 Look stated that staff can draft something up based on the conversation from tonight and bring back
22 to the Council.

23 **3.0 – Business Advisory Council**

24 This item was not discussed.

25 **4.0 – Adjourn**

26 **Mundle stated I'll make a motion to adjourn. Smith stated I'll second.** To the motion, all in favor
27 say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes**
28 **unanimously.**

29 Work Meeting adjourned at 6:55 p.m.

30 Submitted by:

31 Lilian Rokosz

32 *TimeSaver Off Site Secretarial, Inc.*

33

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL WORK MEETING

May 28, 2025

The East Bethel City Council met on May 28, 2025, at 6:00 p.m. for the regular City Council Work meeting at City Hall.

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

ALSO PRESENT: Matt Look, City Administrator

1.0 – Business Advisory Council

Look stated that they transitioned over from citizen involvement on the EDA to Council at the last, and he had brought up the possible opportunity for a Business Advisory Council, which would give them some community input. Look asked for the Council’s input to advise staff.

Miller stated that he thinks this is a great idea and could open up the doors for a lot of things for the City.

Erkel stated that she agrees, but they need to make sure they are talking with business owners, not residents or retired business owners.

Miller asked how often they envision them coming in and meeting. Look stated that they would speak to them and see what works best, but maybe quarterly.

Look stated that some retired business owners could provide very valuable input for the City as well.

Anderson asked if it would be set up like a work session. Look stated that they could do it like that or have a private meeting, depending on what their preferences are.

Anderson stated that the consensus is for the staff to move forward with the idea.

2.0 – Senior Center Liquor License

Look stated that staff did some preliminary research on the requested liquor license for the Senior Center, and the current Code is based on special permits. Look noted that the license for the Senior Center might be a little more difficult because it will require significant rewriting of the Code.

Mundle stated that he thinks it would be worth looking into.

Erkel asked what the difference was between Coon Lake and Whispering Aspen and the Senior Center. Mundle stated that alcohol is not permitted at Whispering Aspen. Anderson stated that Coon Lake is not City owned.

Look stated that they cannot contradict their other Code. Anderson asked if they could get an estimate on what a Code change would cost the City.

Look estimated a minimum of \$10,000 worth of work.

Look stated he will bring back more information for the Council to consider.

3.0 – Whispering Aspen Discussion

Mundle stated that he will be abstaining from any discussion and direction given to the City.

Look stated that they began looking into this and had their attorney look through the contract and asked to gain the desired next steps from the Council for this discussion.

- 1 Smith asked where they are with this. Look stated that currently, there is a purchase agreement and
2 he met with the Mundle's in April.
- 3 Smith asked Mundle who he was representing at that meeting. Mundle stated that he is abstaining
4 from the discussion.
- 5 Smith stated that he is concerned to know if Mundle was representing the City or the business at the
6 meeting.
- 7 Miller stated that he brought this up in September and was told that it was a good contract and that
8 the City was covering all the expenses. Miller stated that as a Councilmember for East Bethel who
9 was elected to protect the City's interest, he must ensure a transparent and honest governance.
10 Miller noted that in the last few months, they have uncovered a pattern that has cost their taxpayers
11 hundreds of thousands of dollars.
- 12 Miller stated that what should have been a temporary arrangement has become a 2-decade-long
13 misappropriation of public resources.
- 14 Miller stated that the Councilmember who works for the development company has misrepresented
15 facts.
- 16 Miller referenced Minnesota Statute 471.87 and discussed its implications and the violations.
- 17 Miller stated that this business has failed to pay commercial taxes while in the City's building, failed
18 to pay rent or utilities for 21 years for unidentifiable reasons, operated a commercial business in a
19 residential zone with an illegal sign since 2005, benefited from taxpayer-funded improvements, and
20 participated in questionable property transactions with a City councilmember.
- 21 Miller stated that they are trying to take immediate action to end all the unauthorized benefits,
22 pursue full reimbursement of taxpayer funds in able, request further investigation where
23 appropriate, and implement strict oversight measures to prevent taxpayers this from happening
24 again.
- 25 Miller stated that the taxpayers deserve to know how their tax dollars have been used.
- 26 Miller stated that they owe the business owners and developers who have followed all the
27 regulations and rules an apology, and they all deserve an equal playing field.
- 28 Miller stated that by operating a commercial enterprise in the Community Center, this business has
29 effectively deprived three vital public entities of a rightful tax revenue for 21 years, their schools,
30 their County, and the City.
- 31 Miller stated that the Councilmember's dual role as a public official and beneficiary of these
32 undervalued lots, combined with his employment by the developer, creates the exact type of conflict
33 and interest that Minnesota law prohibits.
- 34 Miller stated that everything he discussed is factual and is supported by the 2004 purchase
35 agreement.
- 36 Miller stated that he is outraged about what has been done in the last 21 years regarding this matter.
- 37 Anderson stated that he does not have much knowledge regarding this since the discussion began in
38 September.
- 39 Smith stated that they have all the proof of it and would gladly give it to Anderson if desired.

1 Erkel stated that it not only took away from entities but also other businesses and prevented other
2 businesses from coming to East Bethel. Erkel stated that it is very disappointing.

3 Miller stated that they cannot allow this to go on.

4 Look stated that having gone through this, a portion of the contract has a road rework that needed to
5 be done and \$2,000 per property was set aside. Look stated that they have collected \$148,000 of
6 those properties. When the work was done in 2014, it cost \$266,871.80 with a deficiency of
7 \$188,871.80.

8 Look stated that there is some conflict between what the cost was, the deficiency, and what needs to
9 be accounted for.

10 Look stated that they have two options. (1) A five-year no-rent that they operate in this facility, and
11 they look at covering operating costs. (2) Go to Anoka County courts to initiate a declaratory action
12 and say that they believe X amount is owed to the City. Look stated the estimate to do that may fall
13 somewhere in the \$50,000 range.

14 Erkel stated that she says no to rent-free and she does not think that there is any business in the City
15 that is rent-free.

16 Look referenced Article 3.4 in the current contract.

17 Smith stated that the City is not responsible for the road overlay; the purchaser is, according to what
18 he has read.

19 Smith stated that the City should right out a bill to BDM for the \$188,871 that is owed.

20 Miller stated that he is not willing to let them have 5 more years rent-free when they have already
21 had 21 years.

22 Mundle Sr. from the audience began speaking about his side of the agreement and that he believes
23 when the City accounts for the interest on the money he put into an account, the City will actually
24 owe him \$100,000.

25 Miller stated that he thinks they need to hear from residents. Erkel stated that she thinks they should
26 pursue the court action.

27 Anderson stated that he is abstaining because he does not have any knowledge.

28 Smith stated that he would like to hear from the residents to see what they would like for the City to
29 do after reading all the information presented by Miller.

30 Look stated that it is incumbent upon both parties to come together and compromise. Look stated
31 the question is what that compromise should look like.

32 **4.0 – Crime-Free Community Ordinance**

33 Not discussed.

34 **5.0 – Adjourn**

35 Work Meeting adjourned at 7:01 p.m.

36 Submitted by:

37 Lilian Rokosz

38 *TimeSaver Off Site Secretarial, Inc.*



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Basic Search Sales Search Map Search Multi Year Search Advanced Search

- Property Overview
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- Property Taxes Due
- Pay Taxes Online
- Property Transfer History
- Property Values
- Split History
- Recorded Documents
- Tax Summary
- Special Assessments

PARID: 29-34-23-23-0195

MUNDLE BRIAN K

24167 PIERCE ST NE

Record Navigation

1 of 1

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Sales

Sale Date	Sale Price	Instr. Type	CRV #	Grantor/Seller	Grantee/Buyer
03/11/2021		QCDE		FIREBIRD LAND LLC	MUNDLE BRIAN K
02/13/2004	1,700,000	WDEE	013692	EAST BETHEL	FIREBIRD LAND LLC,

Actions

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Reports

- [Valuation Notice](#)
- [Property Record Card](#)
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Sale Details

1 of 2 >

Instrument Type: QCDE QUIT CLAIM DEED
Grantor/Seller: FIREBIRD LAND LLC
Grantee/Buyer: MUNDLE BRIAN K
Instrument/Sale Date: 03/11/2021
Transfer Date: 12/10/2021
Recorded Date: 07/15/2021
Improved/Vacant: -
State Validity Code: -
CRV #:
eCRV #
Document Number 2327623.001
Total Sale Price:
of Pcls:
Adjusted Sale Price:

Anoka County
 Property Records & Taxation Division
 2100 3rd Avenue, Room 119
 Anoka, MN 55303

Contact Us
 Phone: (763) 329-5400
 Email: prop@anokacountymn.gov
 Hours: Monday-Friday 8:00am-4:30pm

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- Multiple Parcel Group
- Property Taxes Due
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- Property Transfer History**
- Property Values
- Split History
- Recorded Documents
- Tax Summary
- Special Assessments

PARID: 29-34-23-23-0197
MUNDLE BRIAN K 24153 PIERCE ST NE

Record Navigation

1 of 1

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Sales

Sale Date	Sale Price	Instr. Type	CRV #	Grantor/Seller	Grantee/Buyer
03/11/2021		QCDE		FIREBIRD LAND LLC	MUNDLE BRIAN K
02/13/2004	1,700,000	WDEE	013692	EAST BETHEL	FIREBIRD LAND LLC,

Actions

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Sale Details

1 of 2 >

Instrument Type: QCDE QUIT CLAIM DEED
 Grantor/Seller: FIREBIRD LAND LLC
 Grantee/Buyer: MUNDLE BRIAN K
 Instrument/Sale Date: 03/11/2021
 Transfer Date: 12/02/2022
 Recorded Date: 11/15/2022
 Improved/Vacant: -
 State Validity Code: -
 CRV #:
 eCRV #
 Document Number 2380305.001
 Total Sale Price:
 # of Pcls:
 Adjusted Sale Price:

Anoka County
 Property Records & Taxation Division
 2100 3rd Avenue, Room 119
 Anoka, MN 55303

Contact Us
 Phone: (763) 320-5400
 Email: propinfo@anokacountymn.gov
 Hours: Monday-Friday 8:00am-4:30pm

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ANOKA COUNTY MINNESOTA

Document No.: 2327623.001 ABSTRACT

07/15/2021 12:48 PM

Fees/Taxes in the Amount of: \$52.65

Pamela J. LeBlanc

Anoka County Property Records and Taxation

Property Tax Administrator and

Recorder/Registrar of Titles

Deputy: jmwashbu

Transfer Entered

Delinquent Taxes Certified

Certificate of Real Estate Value Not Required

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Business Entity to Individual(s)

Minnesota Uniform Conveyancing Blanks

Form 10.3.4 (2011)

DEED TAX DUE: \$ 1.65

DATE: _____

FOR VALUABLE CONSIDERATION, Firebird Land LLC (month/day/year)
(insert name of Grantor)

a Limited Liability Company under the laws of Minnesota ("Grantor"),
hereby conveys and quitclaims to Brian K. Munde
(insert name of each Grantee)

real property in Anoka County, Minnesota, legally described as follows: ("Grantee"),

Lot 5 Block 7 Whispering Aspen

Check here if all or part of the described real property is Registered (Torrens)

THE TOTAL CONSIDERATION FOR THIS TRANSFER OF PROPERTY IS \$3,000 OR LESS

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Firebird Land LLC
(name of Grantor)

By: Brian Munde
(signature)

Its: Chief Manager
(type of authority)

By: _____
(signature)

Its: _____
(type of authority)

State of Minnesota, County of Isanti

This instrument was acknowledged before me on 3/11/2021, by Brian D. Mundle

(month/day/year)

(name of authorized signer)

as Chief Manager

(type of authority)

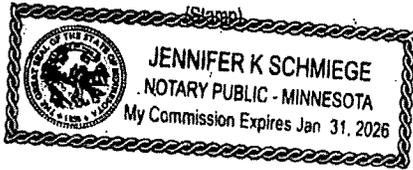
and by _____

(name of authorized signer)

as _____ of Firebird Land LLC

(type of authority)

(name of Grantor)



Jennifer K Schmiege
(signature of notarial officer)
Title (and Rank): Notary
My commission expires: Jan 31, 2026
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

BRIAN D. MUNDLE
4091 COUNTY ROAD 5 NE
ISANTI, MN 55040

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

BRIAN K. MUNDLE
24159 PIERCE ST NE
EAST BETHEL, MN 55008

ANOKA COUNTY MINNESOTA

Document No.: 2380305.001 ABSTRACT

11/15/2022 12:23 PM

Fees/Taxes in the Amount of: \$52.65

Pamela J. LeBlanc

Anoka County Property Records and Taxation

Property Tax Administrator and

Recorder/Registrar of Titles

Deputy: ratendoh

Transfer Entered

Delinquent Taxes Certified

Certificate of Real Estate Value Not Required

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Business Entity to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.4 (2011)

DEED TAX DUE: \$ 106.5

DATE: _____
(month/day/year)

FOR VALUABLE CONSIDERATION, Firebird Land LLC
(insert name of Grantor)

a Limited Liability Company under the laws of Minnesota ("Grantor"),
hereby conveys and quitclaims to Brian K. Mundle
(insert name of each Grantee)

real property in Anoka County, Minnesota, legally described as follows:

Lot 7 Block 7 Whispering Aspen

THE TOTAL CONSIDERATION FOR THIS
TRANSFER OF PROPERTY IS \$3,000 OR LESS

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Firebird Land LLC
(name of Grantor)

By: Brian Mundle
(signature)

Its: Manager Chief
(type of authority)

By: _____
(signature)

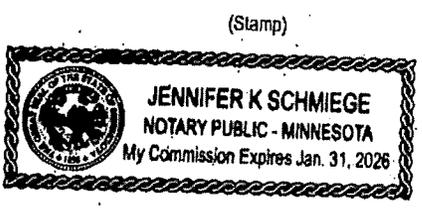
Its: _____
(type of authority)

State of Minnesota, County of Isanti

This Instrument was acknowledged before me on 3/11/2021 by Brian D. Mundle
(month/day/year) (name of authorized signer)

as Chief Manager
(type of authority)

and by _____
as _____ of Firebird Land LLC
(type of authority) (name of authorized signer) (name of Grantor)



Jennifer K Schmiege
(signature of notarial officer)
Title (and Rank): Notary
My commission expires: Jan 31, 2026
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

BRIAN D. MUNDLE
4091 COUNTY RD 5 NE
ISANTI, MN 55040

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

BRIAN K. MUNDLE
24159 PIERCE ST NE
EAST BETHEL, MN 55005

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL CITY COUNCIL MEETING

May 28, 2025

The East Bethel City Council met on May 28, 2025, at 7:01 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: Matt Look, City Administrator
Jacob Saufley, City Attorney
Carrie Frost, Administrative Coordinator

1.0 Call to Order

The May 28, 2025, City Council meeting was called to order by Mayor Anderson at 7:01 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. 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 Anoka County Sheriff Office Monthly Report

Lieutenant Derek Peters presented the April 2025 Sheriff's Report, stating the Sheriff's Department responded to 367 calls for service, 5 thefts, 3 assaults, 2 damage to properties, 17 arrests for miscellaneous violations, 234 traffic stops, 73 traffic citations, and discussed notable calls.

Informational; no action required.

4.0 B Fire Department Monthly Report

4.0 B.1 Presentation of Fire Chief and Deputy Fire Chief

Interim Fire Chief Streich discussed what has happened in the last year and three months since he has served as the Interim Fire Chief. Streich thanked all current and past firefighters for all they have done for the City.

Streich stated that East Bethel is going through a model transition for the Fire Department along with many other neighboring cities.

Streich stated that today they are swearing in a new Fire Chief today, a first for the City. Streich stated that they had 9 candidates and through a personnel committee they have come to the decision to hire Jeff Cielocha as the new East Bethel Fire Chief.

Streich pinned Jeff Cielocha with a pin containing 5 bugles that signifies his new role as the Fire Chief.

Anderson swore in Cielocha as the new Fire Chief by reading the Oath of Office.

1 Streich introduced the new Deputy Fire Chief, Ben Uden, and highlighted his work as a paramedic and
2 as a firefighter.

3 Fire Chief Cielocha swore in Ben Uden as New Deputy Fire Chief by reading the Oath of Office.

4 Streich presented Fire Chief Cielocha and Deputy Fire Chief Uden with certificates of promotion.

5 Fire Chief Cielocha thanked the Council for the role and is excited to move forward and see what the
6 future holds.

7 Fire Chief Cielocha presented the April 2025 Fire Department report, noting that they responded to
8 65 calls, of those 65, 38 were medical, 14 good intent, 7 fire, 3 service calls, 2 hazardous conditions,
9 and 1 false alarm.

10 Fire Chief Cielocha introduced new firefighter David Bailey.

11 Erkel requested that some of the pictures of the new firefighter and the Fire Chief be included in the
12 next newsletter.

13 **Informational; no action required.**

14 **4.0 C IUP Hearing: 22359 Bataan St NE, Keeping of Two Horses**

15 Look presented the background information for the IUP at 22359 Bataan Street NE and presented
16 pictures of the violations.

17 Anderson opened the public hearing at 7:34 p.m.

18 Tammy Gimpl, 22359 Bataan Street NE, stated that she has an IUP from 2000 for 6 horses and she got
19 an IUP for 2 horses in 2019.

20 Christine Dahlman, 17540 Highway 65, stated that she was at the Planning and Zoning Commission
21 when Gimpl discussed her horses, that she is breeding horses, and that she does not have a
22 continuous pasture which is required.

23 Meg Trigger, 1546 153rd Ave, stated that if Gimpl has been in business since 2000 there is no excuse
24 for her not to be on top of her paperwork. Trigger asked the Council not to allow the excuse to go
25 through.

26 Anderson closed the public hearing at 7:40 p.m.

27 Look stated that the staff did research into the 2000 IUP and discussed the expiration date after 1
28 year. The IUP was renewed in 2001 but has not been renewed since, so it has expired.

29 Look stated that the most recent IUP is the 2019-55, which references 2-horses.

30 Erkel asked why the 2-horse IUP was never brought up to the City to be increased or renewed.

31 Look stated that the IUP 2019-55 does not expire until the subject property is sold or a violation of
32 the IUP is brought before the Council.

33 Miller asked how many acres the horses have. Anderson stated that the fenced-in area is 4.72 acres
34 and 6.36 acres that are not wetlands.

35 Miller asked how much is pasture. Anderson stated that it is what is fenced in, so 4.72 acres.

36 Gimpl stated that they have more pasture in other areas of her land. She stated that she thinks the
37 ordinance should change.

38 Gimpl stated that her horses are well-fed and treated.

1 Erkel stated that her problem is that Mrs. Gimpl never updated her IUP, became non-compliant, and
2 never came back to the City to request an update.

3 Mrs. Gimpl stated that she has 3 IUPs with the City and a kennel license, so she has done the right
4 thing.

5 Erkel stated that the number of horses that she has is larger than the number on the IUP.

6 Mrs. Gimpl stated that her IUP from 2000 has not expired.

7 Look stated that there was one renewal in 2001, and it was never updated after that.

8 Look stated that you cannot have back-to-back IUPs to circumvent the Code.

9 **Erkel stated I'll make a motion to revoke the current IUP, Resolution No. 2025-27, and have Mrs.**
10 **Gimpl go through the procedure of renewing the IUP. Anderson stated I'll second.** Anderson asked
11 any discussion?

12 Miller asked what the actual number of horses could be allowed on her property based on the
13 amount of fenced-in acreage. Look stated they would need an evaluation; it could be more than 2 but
14 not 8 horses.

15 Mrs. Gimpl stated that she thought Aaron Berg had taken care of this.

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

18 **4.0 D Booster Day Report & Update**

19 Stephanie Dorn stated that Booster Day will occur on July 19, 2025, at Booster Park. The Seniors will
20 be doing a pancake breakfast from 8 a.m.-11 a.m., followed by the annual car show, and other events
21 kicking off at 11 a.m. Mrs. Dorn stated that the parade is in the works and that they are in desperate
22 need of volunteers for the day of the event.

23 Mrs. Dorn stated that they are a volunteer committee consisting of 9 people who spend from sun up
24 to sundown. There is a big need for help, and they are also struggling with financial support from
25 sponsors.

26 Mundle asked what time the parade will be. Mrs. Dorn stated that it will start at 4 p.m.

27 Miller stated that he appreciates all of their hard work and they will see what they can do about
28 supporting them.

29 Erkel stated that she should come to the airport meeting and see if helicopter rides could be
30 coordinated.

31 Look asked if there will be a dunk tank for the mayor. Mrs. Dorn says there is talk about it.

32 **5.0 Public Forum**

33 Christine Dahlman, 17540 Highway 65, stated that she is disappointed that Gimpl's IUP regarding
34 dogs was taken off the agenda. Dahlman referenced violations that were not brought up by the City
35 Attorney last time. Dahlman stated that Gimpl is not a rescue, so she should not be operating as one.
36 She also has issues with the ongoing boarding she has been doing.

37 Dahlman stated that the boarding Gimpl is doing is strictly prohibited.

38 Look stated that they have this discussion was moved to the first meeting in June. The Council stated
39 that they thought it was for the first meeting in July so it would fall after her court date.

1 Dawn Courtney Beckman, 4642 229th Ave, stated that their failure to act puts the City at risk of being
2 sued. Beckman stated that Gimpl has no intention of complying and ignores the conditions. Beckman
3 stated that the City has been aware of her illegal operations since 2018, and asked that the Council
4 do their job.

5 **6.0 Consent Agenda**

6 ~~Item A: Approve Bill List~~

7 Item B: Approve Meeting Minutes May 12, 2025 City Council Meeting

8 Item C: Approve 2025-2026 Liquor License Renewals

9 Item D: Fireworks Contract for Booster Day 2025

10 ~~Item E: Resolution 2025-28, Amending Employment Date for Fire Fighters~~

11 Item F: Resolution 2025-29, Approving Zayo Contract Renewal

12 Item G: Resolution 2025-30, Amending Filing Date Listed for Resolution 2020-36

13 Item H: Resolution 2025-31, Renewing IUP for a Home Occupation at 19448 Isetta Street NE

14 Erkel requested to pull Item E. Smith requested to pull Item A.

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

18 **6.0 A Approve Bill List**

19 Smith asked if they could hire an engineer full-time and save the City money. Look stated that a
20 majority of the fees on the bill list are in escrow. Look stated that they get reimbursed for a lot of
21 them.

22 Smith asked if an asterisk could be placed by those fees so that he would not have to question them.
23 Look stated that he can see what can be done.

24 **Smith stated I'll make a motion to approve Item A of the Consent Agenda. Miller stated I'll second.**
25 Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any
26 opposed? That motion passes. **Motion passes unanimously.**

27 **6.0 E Resolution 2025-28, Amending Employment Date for Fire Fighters**

28 Erkel asked what the reasoning was behind the dates being changed. Look stated that in the past, the
29 process was that the firefighter would be considered employed once training was completed, but
30 then corrections were made that once they are considered employed, they then start training. Look
31 stated there is no impact on the City, only the pension.

32 **Erkel stated I'll make a motion to approve Item E of the Consent Agenda. Smith stated I'll second.**
33 Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any
34 opposed? That motion passes. **Motion passes unanimously.**

35 **7.0 New Business. Commission, Association, and Task Force Reports**

36 No reports given

37 **7.0 A Planning Commission**

38 None.

39 **7.0 B Economic Development Authority**

40 None.

41 **7.0 C Park Commission**

42 None.

- 1 **8.0 Department Reports**
- 2 **8.0 A Community Development**
- 3 None.
- 4 **8.0 B Engineer Report**
- 5 None.
- 6 **8.0 C City Attorney**
- 7 None.
- 8 **8.0 D Finance**
- 9 None.
- 10 **8.0 E Public Works**
- 11 None.
- 12 **8.0 F Fire Department**
- 13 None.
- 14 **8.0 G City Administrator Report**
- 15 None.

16 **9.0 Other Items**

17 **9.0 A Staff Report**

18 Look stated that they had a successful conclusion to the property issue being dealt with and thanked
19 the Sheriff's and Fire Department.

20 Look noted that at the end of June, Eric Larson will be transitioning over to the city of Blaine, and
21 Jacob Saufley will be taking his place.

22 Look gave a shoutout to Jerry Streich on his awesome work in a difficult situation and how he was
23 able to build morale.

24 **9.0 B Council Reports**

25 Erkel asked if the freezer and ice machine at the Senior Center was fixed. Look stated that it has been
26 fixed.

27 Erkel reminded everyone that the first Friday of the month is the Senior Dance, and they meet on the
28 third Thursday of every month at 10:30 a.m.

29 Smith thanked Jerry Streich for his knowledge and work and knows that they are doing the best for
30 the City.

31 Miller stated that he got to take his 6-year-old grandson on the Parks Commission tour and got to see
32 the new equipment, and noted that Ayshford does a great job on the parks.

33 Mundle stated that they had a Planning/Zoning meeting tonight, and they have 2 great candidates for
34 the open seats that will be discussed at a future meeting.

35 Mundle stated that they had a concept plan review for a subdivision, which they wanted to split a
36 parcel into 3 parts, which is allowed in the current Code but not in the Comprehensive Plan, and the
37 Comprehensive Plan rules over the Code. Mundle stated that the Planning Commission made a
38 recommendation to pass the concept plan with 3 lots. Mundle stated that he shares concerns, and
39 they will need to be addressed so there is no confusion going forward.

40 **9.0 C Other**

41 None.

1 **9.0 D Closed Session**

2 **9.0 D.1 Contract Negotiations; Minn Stat. 13D.03, subd. 1**

3 Anderson stated that the Council is about to go into Closed Session to review Contract Negotiations;
4 Minn Stat. 13D.03, subd 1.

5 This Closed Session will be tape recorded as required by Statute with that tape being maintained for a
6 period of two years. The Council will come back into Open Session after having concluded its Closed
7 Session and announce if there are any actions taken during the course of the Closed Session.

8 **Mundle stated I'll make a motion to go into Closed Session at 8:35 p.m. for the purposes that City**
9 **Attorney has indicated. Erkel stated I'll second.** Anderson asked any discussion? All in favor say
10 aye? **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

11 *(Council moved into Closed Session.)*

12 *(Council reconvenes Open Session.)*

13 **10.0 Adjourn**

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

16 Meeting adjourned at 9:13 p.m.

17 Submitted by:

18 Lilian Rokosz

19 *TimeSaver Off Site Secretarial, Inc.*

Attention:

City of East Bethel

Matt Look, Carrie Frost and EDA Members

RE: EDA Board Position

I, Catherine Lancrain, wish to resign my board position, effective immediately. We are meeting so infrequently and are being informed so last minute of meetings or cancellations I find it hard to feel engaged.

I feel if the Council just wants to serve as the EDA and not involve others, why can't they just say so, dismiss the board and move forward and see if they can try to do something positive. The spirit of the EDA doesn't seem to be here. I think East Bethel has some unique challenges, but they are not at all insurmountable, if we care enough to listen. I really don't have a strong personal preference about if the board is citizen or Council lead, except that our Council has its own struggles, because of the wide variety of things a Council is forced to deal with. I think it may be hard for Council members to add this.

I thank everyone (Mayor, Matt, Bryan, Brian, Tom, Julie, Suzanne, Council Members) for the time and opportunity to be a part of this while I was. I wish you all and the city the very best of everything. Keep in mind everything anyone does for the benefit of others pays itself in spades. I really believe when we act in good faith and do the best we can for others, anything (good) can happen. I wish you all the very best and thank you for your efforts on behalf of East Bethel. We have a beautiful City!

Thank you,

Catherine Lancrain

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

RESOLUTION NO. 2025-32

**RESOLUTION DECLARING VACANCY AND APPOINTING NEW
COMMISSIONER 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, 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 Catherine Lancraine is declared to be vacant.
2. The remaining eligible member of the City Council to be appointed is Councilmember Jim Smith.
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. Councilmember Smith be appointed to fill the seat vacated by Catherine Lancrain.
7. 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 9th day of June, 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
City Council Meeting
Agenda Item Information**



Meeting Date: June 9, 2025

Agenda Item Number: 7.0 A.1

Request: Site Plan, Conditional Use Permit (CUP), and four Variances for exterior storage on a property located at 21476 Johnson Street (city file 25-009).

Review Deadline: June 22, 2025

Background/Context

The City received an application from Dan McConnell for a Site Plan, CUP and four Variances to allow exterior storage for equipment on the property located at 21476 Johnson Street NE. A CUP is required for exterior storage in the B-3 zone in East Bethel. The applicant purchased an existing building and intends to use a large section of the property for exterior storage of equipment and other items related to their business.

The property is guided Commercial and zoned B-3- Highway Commercial. The properties to the north, south, and east are all guided and zoned the same. The property to the west is guided Mixed Use and zoned B-3 Highway Commercial.

Planning Commission Review

The Planning Commission held a public hearing on this item on May 27, 2025. Other than the applicant, there was no one present to speak on this item. The Commission asked the applicant why he needed so much exterior storage. The applicant indicated that he has an excavating business and they need the space to allow storage of materials and equipment with room to maneuver their semis with low-boy trailers. The Commission asked if the applicant would limit the storage area to 11,226 sq. ft. as allowed by code and he indicated that he could. The Code defines exterior storage as "The storage of goods, materials, equipment, manufactured products, and similar items not fully enclosed by a building." Staff noted that the entire fenced area should be considered exterior storage. However, Planning Commissioner Balfany said that he felt a variance would not be needed because the applicant agreed to limit storage to 11,226 sq. ft. within the fenced area.

The Planning Commission made no recommendation on Variance #2, but voted 5-0 to recommend approval of Variances 1, 3 and 4.

Following the Planning Commission meeting, staff consulted with the City Attorney. Variance #2 is required for the fenced area, which would be considered the exterior storage area. The draft resolution includes the Planning Commission recommendation for approval of Variances 1, 3 and 4 and approval for Variance #2. Should variance #2 be denied, the applicant would need to reduce the fenced area to 11,226 sq. ft.

Level of Discretion

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 meet the standards outlined in the City's subdivision and zoning ordinance. If they do, the City must approve the site plan and the CUP. However, both items should be reviewed independently.

The City has a relatively high level of discretion in approving or denying a variance. The burden of proof is on the applicant to show the variance standards are satisfied. Each variance should be reviewed independently.

Analysis

The applicant intends to build a large exterior storage area on the northern portion of their lot for equipment and other items related to their contracting business which will operate from the existing building on the

south portion of the lot. They will also construct an infiltration basin along the new storage area on the northwestern corner of the property.

Conditional Use Permit

The B-3 district allows “Exterior storage associated with permitted and conditional uses.” Exterior storage is defined as “The storage of goods, materials, equipment, manufactured products, and similar items not fully enclosed by a building.” The applicant is operating an office out of the existing building, which is a permitted use in the B-3 district.

The Planning Commission 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 the health, safety, and welfare of the occupants on surrounding land. The exterior storage use expected for this property will have minimal day-to-day impacts on the existing intensity and use of surrounding properties and the neighborhood. The storage area will be screened as required by Section 24 of the City Code. Staff has included a condition to address the screening requirements.

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

This use is not expected to increase traffic in the area, and will not impact existing parking facilities on site, or on adjacent streets.

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

No new utilities have been proposed and no municipal services are located on or near the site. This area is in the planned 2040 MUSA but has no municipal services today. Nothing in this proposal would preclude extension of municipal utilities in the future.

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

Exterior storage, when screened and maintained effectively, would not have an expected impact on property values.

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

None, as this property is guided Commercial and zoned B-3- Highway Commercial. 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 applicant is requesting approval of four variances related to the exterior storage use. The proposal does not meet the standards in the Zoning Ordinance without the variances 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 plans show a new infiltration basin to account for the increased impervious surface on site. This stormwater plan would need to be approved by the City Engineer. The draft resolution includes compliance with the City Engineer’s memo as a condition of approval.

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 (exterior storage) allowed by a CUP in the B-3 district.

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

The applicant is proposing to remove a number of existing trees on site to accommodate the exterior storage and stormwater pond. The City does not have a tree preservation ordinance. The use is not expected to have an impact on natural resources other than the tree removal.

Site Plan

The Planning Commission 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 Commercial and zoned B-3- Highway Commercial. 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 B-3- Highway Commercial. The following requirements must be met:

Setbacks and Coverage

The exterior storage must meet the required setbacks, and the plans as shown do not do this. The applicant has requested variances for the fence and the exterior storage of materials and equipment to be located in the required setbacks and yards. The applicant is also requesting a variance to exceed the allowed amount of exterior storage area.

Setback	Required	Proposed
Front from City right-of-way	40 feet	0 feet
Side Interior	10 feet	>10 feet
Side from City right-of-way	40 feet	>40 feet
Rear	25 feet	>25 feet

The site plan shows 55% building and existing parking facilities coverage, where 80% is allowed.

The plans must be updated to correctly dimension the minimum setbacks. The plans currently show the side setback on the north incorrectly on a wider portion of the setback, and the front yard setback is dimensioned to the drainage and utility easement rather than the front lot line

and the road easement on the temporary cul-de-sac as required. The plans must also show the existing building setbacks. This has been added as a condition of approval.

Driveway

The applicant is adding a second driveway onto Johnson Street which is allowed in the B-3 zone. The new driveway is shown at 30.2 feet wide at the improved street, and about 40 feet wide at the roadway easement. However, the City Code Section 10 subd. 15.B(2) limits driveways from 12 to 24 feet in width. In the past, the City has interpreted this to only apply to residential driveways, and not commercial driveways. The East Bethel Details show a 30-foot commercial driveway as standard, but past projects have been approved for larger driveways and curb cuts in commercial and industrial areas on a case-by-case basis. The City Engineer does not see any problems with a curb cut of this size given the use. Staff recommends that the Council consider updating this section of the Code to reflect current City practice.

Landscaping

The applicant has submitted a landscape plan for the site and shows seven new trees, three deciduous and four coniferous, along Johnson Street. However, the City Code requires landscaping on all property lines (in addition to the fence) for screening. The plans do not show the existing trees on site and do not show which trees will be removed or maintained. 4. The landscape plan must be revised to provide landscaping as required by Section 24, Subd. 4(B)(1) of the Zoning Ordinance. Revised plans must be submitted for review and approval by staff prior to beginning any site work. Plans shall be revised to show retention of existing landscape or the addition of new landscaping on the north and west side of the exterior storage area to meet the code requirements.

Stormwater Management

The applicant has provided a Stormwater Management Plan that is certified by a licensed Minnesota professional engineer. This plan will need to be reviewed and approved by the City 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 storage lot will remove many existing trees but the exact number is unknown. A new impervious surface for the storage will also reduce the size of the green space. The applicant is mitigating this by installing a new infiltration basin on the lot and planting new trees along Johnson Street. It appears that some of the existing trees on the north and west could be preserved to help screen the exterior storage area.

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

The new exterior storage areas will have an access from the existing parking lot and will have a second driveway access to Johnson Street. The location of the storage maintains the existing features on site, like the building, parking, and septic. The site removes a large open space on the lot and many of the trees that exist today.

e) The protection of adjacent and neighboring properties.

The development is in the middle of a business park and will fit into the neighborhood's existing development. The exterior storage use will need to be screened to protect neighboring properties, and this is discussed in many of the variances below.

VariANCES

The application as submitted will require four different variances, all of which must be evaluated and acted on independently of one another. Section 4, subd. 10 of the Zoning Ordinance establishes standard for review of a variance request. Consideration of a variance requires the following three-factor test for practical difficulties. Economic considerations alone do not constitute a practical difficulty. All three must be met in order to grant the variance. If the City Council finds that a variance does not meet all three standards, it must recommend denial of that variance.

Variance #1: Variance from Section 24 subd. 4.A(1) of the Zoning Ordinance which limits exterior storage to the rear yard and does not allow exterior storage in the required setback. The exterior storage is proposed to be in the front and side yards and does not comply with the front yard setback requirements.

1. *Reasonableness. The property owner proposes to use the property in a reasonable manner not permitted by an official control.*

The landowner would like to construct a 31,450 square-foot fenced exterior storage area for storing equipment and other items related to their business. The landowner is allowed to exterior storage on this lot if it meets the standards in the City Code through a conditional use permit. However, the storage is shown in the side and front yard of the building, which is prohibited. They are seeking a variance to allow it in those areas due to the lot shape and existing building and septic locations.

The existing building is located on the south half of the lot and is set back on the front further than current code requires. Additionally, the rear yard area behind the existing building is taken up by a large septic field. Much of the lot that is vacant is in the northern portion, and most of that area would be considered the front and side yards. Other businesses in the area appear to have exterior storage, meaning it is a use found in this area. However, the variance is for the location of the use, not if they can have the use or not.

The City Council could find that an exterior storage in the side and front yard on this lot is reasonable given the size of the lot and location of the existing building and septic.

The City Council could find that exterior storage is unreasonable on this commercial lot.

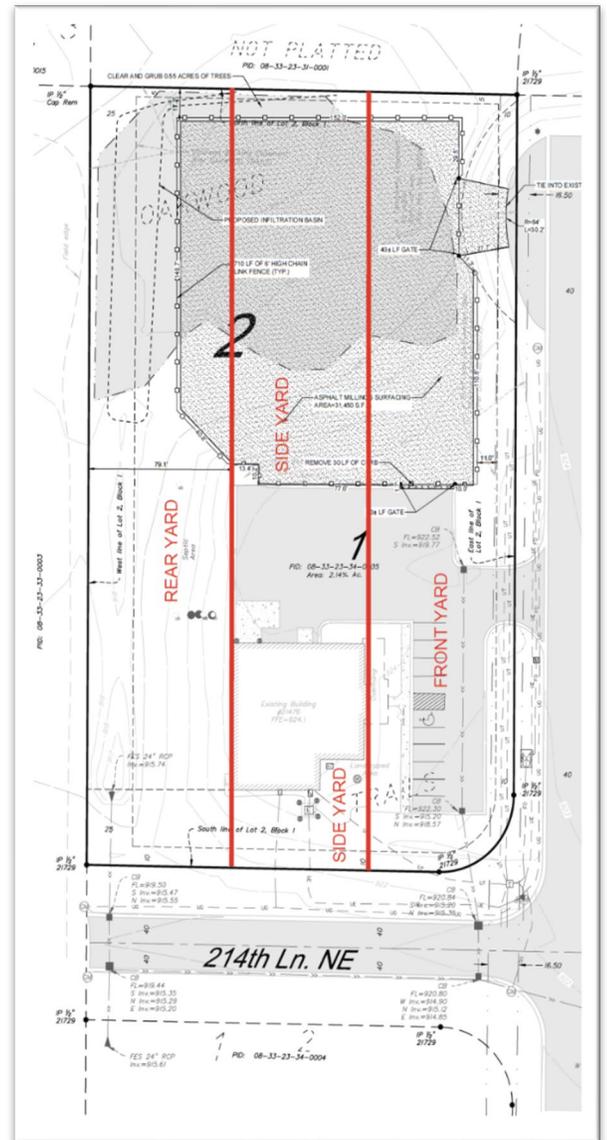


Figure 1 - Yards Exhibit

2. *Uniqueness. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The uniqueness generally relates to the physical characteristics of the particular property.*

The rear yard area on this lot is smaller than normal as the building is setback more than 78 feet where only 40 feet is required. This increases the front yard of the lot. The rear behind the building is taken up by a large septic field. While the location of the existing building and septic may be limiting placement of the exterior storage, there is a small area of the lot that would be allowed on the north section of the site but would be an awkward shape and size.

The City Council could find that an exterior storage in the side yard on this lot is due to unique circumstances of the property and the existing features on site.

The City Council could find that an exterior storage is not due to unique circumstances as the building and septic locations were placed on the lot intentionally by the previous landowner and created the limitation rather than unique physical features of the lot.

3. *A variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure or improvement will be out of scale, out of place, or otherwise inconsistent with the surrounding area.*

This property is at the end of a temporary cul-du-sac that is platted to the north. The lots in the same area are all small-scale office buildings with parking and some exterior storage areas. The applicant indicated that multiple properties on the street have similar practices. Even so, a variance must be reviewed based on the unique circumstances on a property, and other businesses having exterior storage in areas other than the rear yard would not set precedent for others. Additionally, staff finds that the closest residential uses are separated by large lots and a good amount of greenery and landscape screening on the north and west.

The City Council may find that the addition of an exterior storage use does not alter the essential character of the neighborhood.

Alternatively, the City Council may find that the exterior storage use not in the rear yard does alter the essential character of the neighborhood.

Variance #2: Variance from Section 24 subd. 4.A(2) of the Zoning Ordinance which limits exterior storage maximum square footage to two times square footage of the principal building. The 31,450 sq. ft. exterior storage is proposed to be roughly 5.6 times bigger than the existing 5,613 sq. ft. building on the lot.

1. *Reasonableness. The property owner proposes to use the property in a reasonable manner not permitted by an official control.*

The landowner would like to construct a 31,450 square-foot fenced exterior storage area for storing equipment and other items related to their business. The landowner is allowed to have exterior storage on this lot if it meets the standards in the City Code through a conditional use permit. However, the storage is shown to be more than two times bigger than that of the existing building on site. The plans show an exterior storage area that is roughly 5.6 times bigger (31,460 sq. ft. / 5,613 sq. ft. = 5.6). This exterior storage area would take up roughly 33.7% of the entire lot. Exterior storage areas must be screened. Screened areas would likely

be used for storage of materials, equipment and vehicles and it would be difficult to limit exterior storage to only a portion of the fence area.

The City Council could find that an exterior storage use of this size on this lot is reasonable.

The City Council could find that an exterior storage use of this size is unreasonable given the size on this lot. A smaller exterior storage area could meet the needs of the landowner and comply with the code requirements.

2. *Uniqueness. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The uniqueness generally relates to the physical characteristics of the particular property.*

The lot is limited to two times the size of the building through a conditional use permit for exterior storage. This would be 11,226 sq. ft. for the lot, which is approximately 1/3 the size of what is proposed. The size of exterior storage allowed is based on principal building size, not on lot size. While principal building size is limited by lot size, the building on the lot is not the maximum size allowed in this district.

The City Council could find that an exterior storage use of this size on this lot is due to unique circumstances of the property and the existing features on site.

The City Council could find that an exterior storage use of this size is not due to unique circumstances as the building on the lot could be expanded and that the building was placed intentionally and created the limitation rather than unique physical features of the lot.

3. *A variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure or improvement will be out of scale, out of place, or otherwise inconsistent with the surrounding area.*

This property is at the end of a temporary cul-du-sac that is platted to the north. The lots in the same area are all small-scale office buildings with parking and some exterior storage areas. The applicant indicated that multiple properties on the street have similar practices. Even so, a variance must be reviewed based on the unique circumstances on a property, and other businesses having exterior storage larger than allowed would not set precedent for others. Additionally, staff finds that the closest residential uses are separated by large lots and a good amount of greenery and landscape screening on the north and west. Exterior storage use of this size when compared to the principal building on the lot is not found elsewhere in the neighborhood.

The City Council may find that the addition of an exterior storage use of this size does not alter the essential character of the neighborhood.

Alternatively, the City Council may find that an exterior storage use of this size does alter the essential character of the neighborhood. The area of the exterior storage would be out of scale with the building and would alter the character of this commercial district.

Variance #3: Variance from Section 25 subd. 2.C of the Zoning Ordinance which prohibits fences of six feet in height or less in the required front yard. The fence for the proposed exterior storage is located 0 feet away from the front lot line or right-of-way easement where 78 feet is required. The Zoning Ordinance defines the

Front Yard as “An open space extending the full width of the front lot line, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.”

1. *Reasonableness. The property owner proposes to use the property in a reasonable manner not permitted by an official control.*

The landowner would like to construct a 31,450 square-foot fenced exterior storage area for storing equipment and other items related to their business. The landowner is allowed to exterior storage on this lot if it meets the standards in the City Code through a conditional use permit. However, the storage is shown requires screening with the combination of a fence, wall, landscaping, or a berm. The applicant has chosen to use a fence and landscaping. However, the fence must be located out of the front yard if it is six feet in height or less.

While most of the fences is setback at least 21 feet from the ROW, the gate jogs back on the north and is on the ROW easement for the temporary cul-de-sac. This means the variance would be for 0 feet setback as the setback is measured from the front lot line or any road easements.

Staff recommends that the applicant bring the fence and gate back to match the existing curb line of the parking lot to the south. This would increase the setback from 0 feet to approximately three feet at the closest point where the new driveway is proposed. This would reduce the request from 0 feet to 3 feet where 78 feet is required. The existing parking curb is set back around 34 feet on the lot if you exclude the roadway easement. This would reduce the overall size of the exterior storage as well and would leave more room for the required landscaping on Johnson Street. The Commission could recommend approval of the variance to allow a 6-foot fence in the front yard and add a condition requiring that it be moved to the 34-foot setback to mitigate the effect of the variances.



Figure 2 – Alternative Variance Exhibit

The fence is required for the exterior storage use and is used for screening purposes. A fence to screen would not pose safety risk for any traffic as it is not located near a corner or in traffic visibility triangles.

The City Council could find that a fence in the required front yard on this lot is reasonable given the temporary roadway easement.

Alternatively, the City Council could find that a fence in the required front yard is reasonable but not the minimum action necessary and exterior storage at the existing parking lot line would be reasonable as it would create a consistent street edge.

The City Council could find that a fence in the required front yard is unreasonable given the size of the lot.

2. *Uniqueness. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The uniqueness generally relates to the physical characteristics of the particular property.*

The lot is limited to where the rear yard is as the building is setback more than 78 feet where only 40 feet is required. This increases the front yard of the lot. The fence placement then is limited to the existing building setbacks.

The location of the front yard would be at the front of the existing building, which is 78 feet, instead of the minimum setback of 40 feet. The fence as shown on plans is 0 feet away from the front lot line at the roadway easement. The fence is required for the exterior storage and must be at least 6 feet tall. The applicant could build a fence higher than six feet, but this would require it to conform to the required setbacks of the building, also requiring a variance. However, the applicant may apply for an additional CUP to have a fence between 6-8 feet in height located closer to the front lot line than the building, and this would also require a separate building permit. The code allows this exemption in commercial and industrial districts through a CUP.

The City Council could find that a fence in the required front yard on this lot is due to unique circumstances of the property and the existing features on site. Additionally, because the code would allow a fence that is taller than 6 feet in height in the front yard on this lot with a CUP and additional building permit, it means the location is possible through other means.

The City Council could find that a fence in the required front yard is not due to unique circumstances as the building location was placed on the lot intentionally and created the limitation rather than unique physical features of the lot. Also, the applicant could apply for a building permit and conditional use for a slightly taller fence and build the fence in this location.

3. *A variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure or improvement will be out of scale, out of place, or otherwise inconsistent with the surrounding area.*

This property is at the end of a temporary cul-du-sac that is platted to the north. The lots in the same area are all small-scale office buildings with parking and some exterior storage areas. The applicant could build the fence in this location if it were taller with a CUP and building permit.

The City Council may find that the placement of a fence in the required front yard does not alter the essential character of the neighborhood as it would be allowed through other means in the code.

Alternatively, the City Council may find that the placement of a fence in the required front yard does alter the essential character of the neighborhood.

Variance #4: Variance from Section 23, subd. 1.D of the Zoning Ordinance which states that "A required screening fence shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect and not exceed eight feet in height or be less than six feet in height." The fence for the proposed

exterior storage is shown as chain link. Previous conversations with the applicant have discussed adding slats to block views. Chain-link is not an approved material for a screening fence and would require a variance as shown.

1. *Reasonableness. The property owner proposes to use the property in a reasonable manner not permitted by an official control.*

The landowner would like to construct a 31,450 square-foot fenced exterior storage area for storing equipment and other items related to their business. The landowner is allowed to exterior storage on this lot if it meets the standards in the City Code through a conditional use permit. They have shown a chain-link fence along the exterior storage, which is neither an approved material nor does it provide the required screening without slats. City Code Section 23 subd. 1.D states:

A required screening fence shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect and not exceed eight feet in height or be less than six feet in height.

The City Council could find that the use of chain-link with slats is reasonable, as it is a common fencing material and expected in commercial and industrial districts. The applicant must provide detail for the proposed fence with slats for screening

The City Council could find that chain-link with or without slats is unreasonable as it is not allowed elsewhere in East Bethel and may not be expected in this district.

2. *Uniqueness. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The uniqueness generally relates to the physical characteristics of the particular property.*

The shape of the lot, and location of the fence does not limit materials chosen. The applicant has indicated the chain-link would have slats but have not submitted plans to show this. A variance would still be required for the chain-link material.

The City Council could find that the use of chain-link with slats is due to unique circumstances of the property and the proposed use for exterior storage of equipment make other materials less likely to hold up over time or provide adequate screening long term.

The City Council could find that a chain-link fence with or without slats is not due to unique circumstances as the materials has little to do with the lot and physical standards found on it. The applicant could construct a wood fence to meet the Zoning Ordinance requirements.

3. *A variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure or improvement will be out of scale, out of place, or otherwise inconsistent with the surrounding area.*

Chain-link with slats is a common type of fencing found in industrial and business districts for screening and security. While no other business in the area currently have a fence of this type, it would not matter to the granting of the variance. The area is expected to grow as a commercial and industrial area in the future, and this is an expected type of use.

The City Council may find that a chain-link fence with slats does not alter the essential character of the neighborhood as it is an expected fencing type in a commercial and industrial district.

Alternatively, the City Council may find that chain-link fence with or without slats does alter the essential character of the neighborhood as it is not found elsewhere and is not an approved material.

Summary

The application for a Site Plan, CUP, and four Variances to allow exterior storage for equipment on the property located at 21476 Johnson Street NE requires multiple items that need individual review. Staff has provided findings of fact for each decision and list them in the report. The different applications for this report are as follows:

1. Site Plan for exterior storage and a new driveway and infiltration pond. Staff finds that the site plan only meets the ordinance standards if the CUP and variances are approved.
2. CUP for Exterior Storage as an accessory use to the principal use on the lot. Staff finds the CUP only meets the ordinance standards if the variances are approved.
3. Four Variances from the following:
 - a. Variance from Section 24 subd. 4.A(1) of the Zoning Ordinance which limits exterior storage to the rear yard and does not allow exterior storage in the required setback. The exterior storage is proposed to be in the front and side yards and does not comply with the front yard setback requirements.
 - b. Variance from Section 24 subd. 4.A(2) of the Zoning Ordinance which limits exterior storage maximum square footage to two times square footage of the principal building. The 31,450 sq. ft. exterior storage is proposed to be roughly 5.6 times bigger than the existing 5,613 sq. ft. building on the lot.
 - c. Variance from Section 25 subd. 2.C of the Zoning Ordinance prohibits fences of six feet in height or less in the required front yard. The fence for the proposed exterior storage is located 0 feet away from the front lot line or right-of-way easement where 78 feet is required
 - d. Variance from Section 23 subd. 1.D of the Zoning Ordinance which states that "A required screening fence shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect and not exceed eight feet in height or be less than six feet in height." The fence for the proposed exterior storage is shown as chain link. A condition to add the slats will be required.

The CUP and Site Plan as shown are dependent on approval of the first three the variances, but conditions of approval can be added to bring the plans into compliance if not all variances are recommended for approval. Variances a-b are required for the either the CUP or Site Plan, while denial of the fourth variance would require fence material changes but no change to the site plan.

This is a complicated application with a number of options. For example, the Council could recommend approval of the site plan, CUP and variances a-c, but denial of variance d and make a condition of approval that the fence be located at a front setback that aligns with the eastern curb on the northeast corner of the existing parking area, which is 34 feet from the front lot line and 3 feet from the road easement on the north. That would require the applicant to adjust the plans for the east fence line.

Staff has prepared a resolution for approval of the request consistent with the Planning Commission recommendation.

City Council Recommendation

Move to adopt the Resolution approving the Site Plan, CUP and four Variances.

Attachments:

1. Resolution approving the Site Plan, CUP and four Variances
2. Location Map
3. Aerial of Property
4. Yards Exhibit
5. Civil Plans
6. Applicant Narrative Findings of Fact
7. City Engineer's Memo

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

RESOLUTION NO. 2025-XX

A RESOLUTION **APPROVING** A SITE PLAN AND **GRANTING** A CONDITIONAL USE PERMIT AND **GRANTING** FOUR VARIANCES FROM THE ZONING ORDINANCE FOR EXTERIOR STORAGE ON A PROPERTY LOCATED AT 21476 JOHNSON STREET NE (PIN: 08-33-23-34-0005) LEGALLY DESCRIBED AS:

LOT 1, BLOCK 2, OAKWOOD TRAILS

WHEREAS, the property owner of 21476 Johnson Street NE, Dan McConnell, a site plan and conditional use permit for exterior storage and four variances, and;

WHEREAS, the Planning Commission held a public meeting on May 27, 2025; and,

WHEREAS, the Planning Commission finds:

1. This property is zoned (B-3) Highway Commercial and exterior storage is an allowed as a Conditional Use within this district.
2. The application submitted on April 23, 2025 complies with the general Conditional Use Permit (CUP) standards in Section 4, Subd. 9. (D) of the Zoning Ordinance, as outlined in the May 27, 2025 Planning Commission report, except as amended below.
3. The application submitted on April 23, 2025, complies with the Site Plan standards in Zoning Ordinance, as outlined in the May 27, 2025 Planning Commission report, except as amended below.

WHEREAS, the applicant has requested a variance from Section 24 Subdivision 4.A(1) of the Zoning Ordinance which limits exterior storage to the rear yard and does not allow exterior storage in the required setback. The exterior storage is proposed to be in the front and side yards and does not comply with the front yard setback requirements, and;

WHEREAS, the City finds the request:

1. Is a reasonable request:
 - The exterior storage use in the front and side yards is reasonable for the property to be utilized.
2. Is due to circumstances unique to the property, not caused by the landowner;
 - The property has a majority of the vacant land within the front and side yards due to placement of the building and septic field.
 - The issuance of a variance is necessary for exterior storage as the septic field is in the majority of the rear yard.
3. Will not have a negative effect on the characteristic of the neighborhood;

- The property is at the end of a temporary cul-de-sac and the surrounding properties have additional screening on top of that provided by the applicant.

WHEREAS, the applicant has requested a variance from Section 24 Subdivision 4.A(2) of the Zoning Ordinance which limits exterior storage maximum square footage to two times square footage of the principal building. The 31,450 sq. ft. exterior storage is proposed to be roughly 5.6 times bigger than the existing 5,613 sq. ft. building on the lot, and;

WHEREAS, the City finds the request:

1. Is a reasonable request:
 - The exterior storage use that is larger than what is allowed is reasonable for the property to be utilized.
2. Is due to circumstances unique to the property, not caused by the landowner;
 - The 2.14-acre property has a building and parking area already, with the planned exterior storage to be less than one acre of the lot.
 - The issuance of a variance is necessary for the exterior storage to be large enough to be used for the equipment planned to be stored there.
3. Will not have a negative effect on the characteristic of the neighborhood;
 - The property is at the end of a temporary cul-de-sac and the surrounding properties have additional screening on top of that provided by the applicant.

WHEREAS, the applicant has requested a variance from Section 25 Subdivision 2.C of the Zoning Ordinance which prohibits fences of six feet in height or less in the required front yard. The fence for the proposed exterior storage is located 0 feet away from the front lot line or right-of-way easement where 78 feet is required, and;

WHEREAS, the City finds the request:

1. Is a reasonable request:
 - The fence in the front yard is reasonable for the property to be utilized.
2. Is due to circumstances unique to the property, not caused by the landowner;
 - The 2.14-acre property has a building that is set back over 78 feet where only 4 feet is required.
 - There is a temporary roadway easement for the cul-de-sac that will be removed once Johnson Street is improved further north.
 - The issuance of a variance is the minimum action required to allow a fence in the front yard in a commercial district.
3. Will not have a negative effect on the characteristic of the neighborhood;
 - The property is at the end of a temporary cul-de-sac and the surrounding properties have additional screening on top of that provided by the applicant.
 - The applicant could apply for a CUP and building permit for a fence that is taller than six feet and have it in the same location.

WHEREAS, the applicant has requested a variance from Section 23 Subdivision 1.D of the Zoning Ordinance which states that “A required screening fence shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect and not exceed eight feet in height or be less than six feet in height.” The fence for the proposed exterior storage is shown as a chain-link fence with slats, and;

WHEREAS, the City finds the request:

1. Is a reasonable request:
 - The use of a chain-link fence in a commercial or industrial district is reasonable and expected.
2. Is due to circumstances unique to the property, not caused by the landowner;
 - The use of chain-link with slats is due to unique circumstances of the property and the existing features on site that make other materials less likely to hold up over time or provide adequate screening long term.
3. Will not have a negative effect on the characteristic of the neighborhood;
 - The property is located in a commercial district, and chain-link is an expected fencing type in this district.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the site plan, conditional use permit and four variances from the Zoning Ordinance for the property located at 21476 Johnson Street NE, subject to the following conditions:

1. Prior to any grading or construction activities, the City Engineer and City Planner must authorize the commencement of the work.
2. The plans must be updated to correctly dimension the required building setbacks, existing building and parking setbacks and proposed exterior storage fence at the closed point to the property lines or road easement and submitted to the City for review and approval.
3. The fence must include slats in the chain-link to block out any view from the surrounding properties. The color and materials must be submitted to the City for review and approval.
4. The landscape plan must be revised to provide landscaping on all sides of exterior storage area as required by Section 24, Subd. 4(B)(1) of the Zoning Ordinance. Revised plans must be submitted for review and approval by staff prior to beginning any site work.
5. The applicant must comply with the conditions of the City Engineer’s memo dated May 14, 2025 and any and all other comments. The City Engineer will determine when all items have been addressed.
6. No clearing and grubbing of oak trees should take place between April 1st and July 15th to prevent oak wilt infection from occurring and spreading to other properties.

Adopted this XXth day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

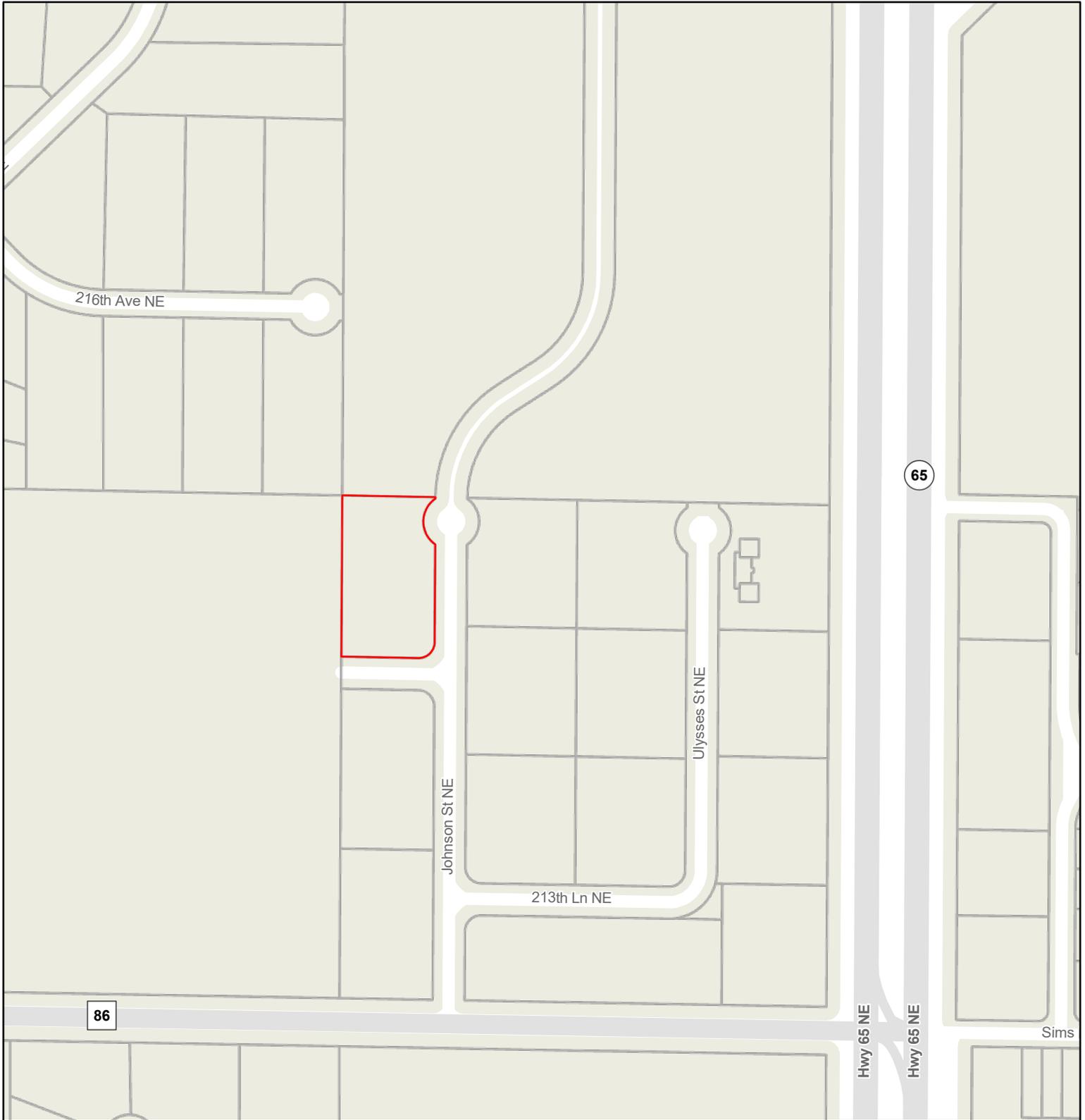
ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

Location Map- 21476 Johnson Street

Item 7.0 A.1, Attachments



-  Parcels
-  City Mask

1 inch equals 479 feet



Location Map- 21476 Johnson Street

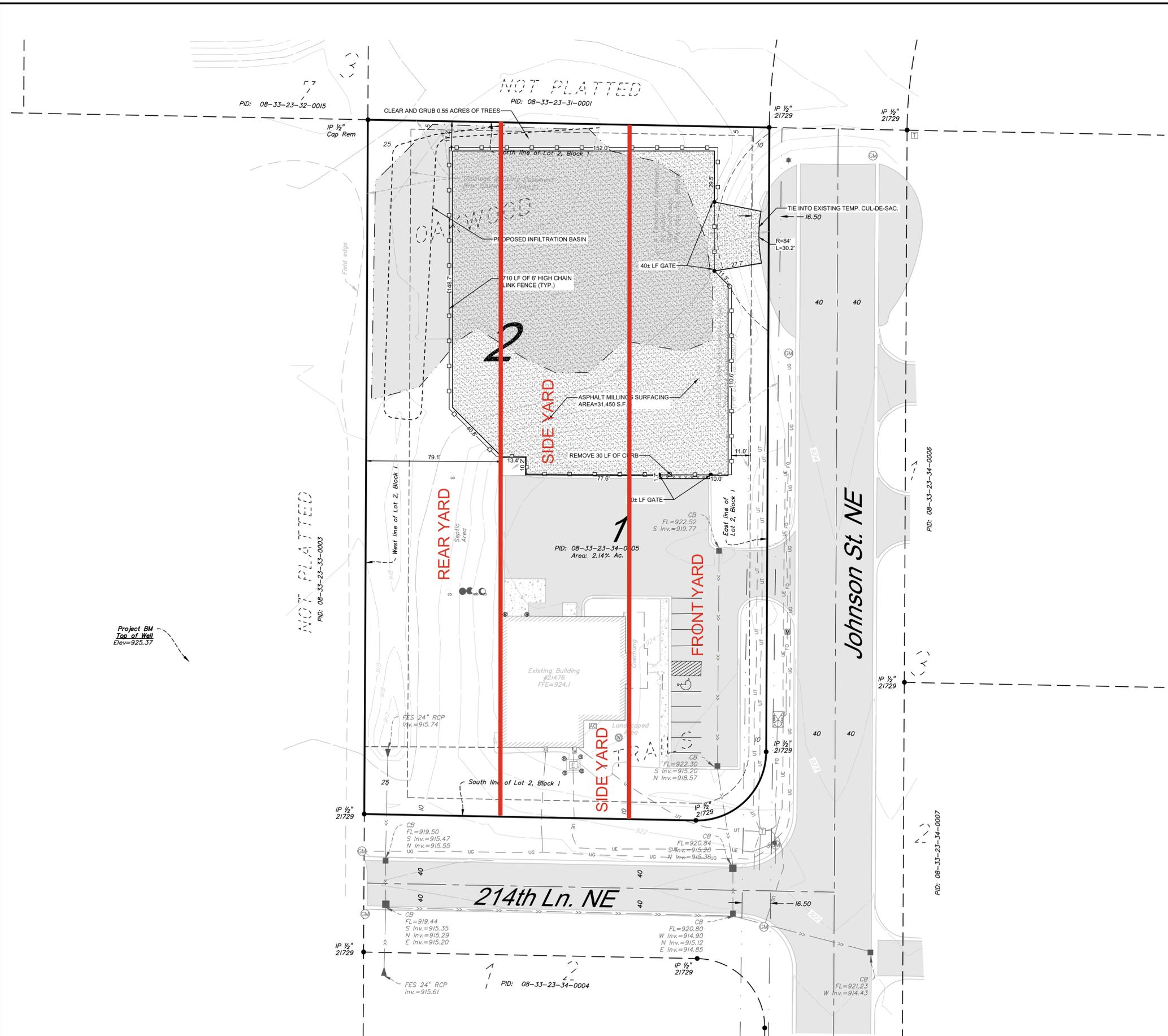
Item 7.0 A.1, Attachments



-  Parcels
-  City Mask

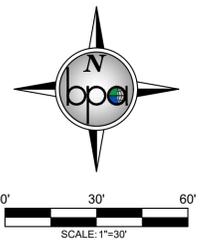
1 inch equals 181 feet





LEGEND:

- CLEARING AND GRUBBING
- PROPOSED ASPHALT MILLING SURFACING
- PROPOSED CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER - B612
- PROPOSED SIGN



SITE PLAN NOTES:

1. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
5. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
6. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
7. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
8. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
9. NO ADDITIONAL EXTERIOR LIGHTNING IS PROPOSED.

SITE PLAN INFORMATION:

PARCEL AREA:
+ 2.15 ACRES ±

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	15,270 SF	46,720 SF
BUILDING AREA	5,613 SF	5,613 SF
PERVIOUS AREA	72,599 SF	41,149 SF
TOTAL AREA	93,482 SF	93,482 SF

REV. NO.	DATE	DESCRIPTION
1	04/22/2025	ADDITIONAL INFORMATION INCLUDED

NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8822 FAX: 763-262-8844

D&D CONTRACTING, LLC
 PARKING STORAGE EXPANSION
 21476 JOHNSON ST. NE
 EAST BETHEL, MN 55011
 SITE & REMOVALS PLAN

SHEET NO.

C1

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
 TWIN CITY AREA 651-454-0002
 MINNESOTA TOLL FREE 1-800-252-1166

D&D CONTRACTING, LLC

PARKING STORAGE EXPANSION

L1, B2, OAKWOOD TRAILS

21476 JOHNSON ST. NE, EAST BETHEL, MN 55011

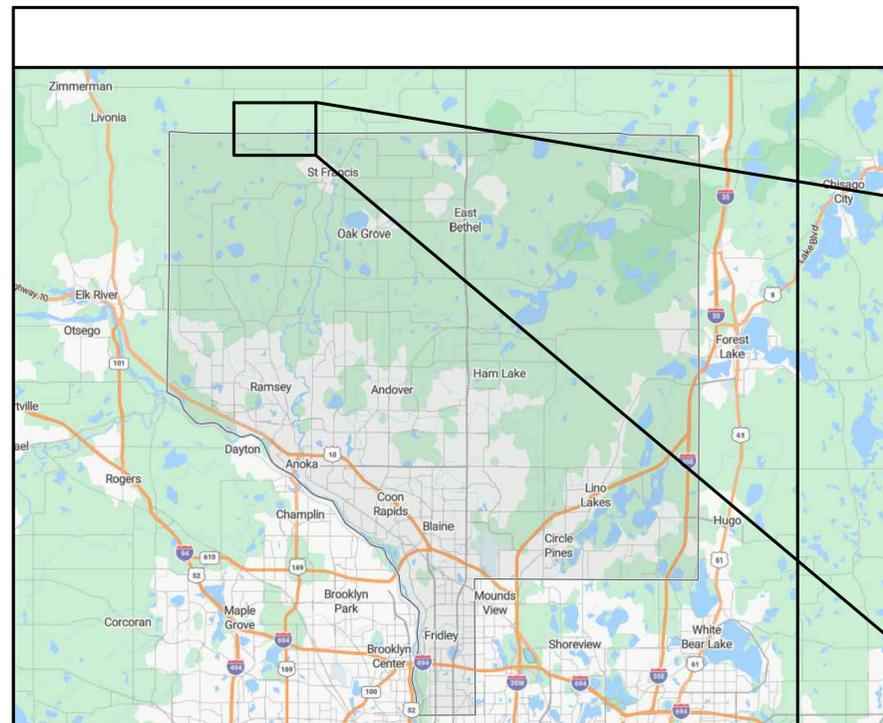
APRIL 2025

PRELIMINARY PLANS

CIVIL & SURVEY PLANS PREPARED BY:



Sheet List Table	
Sheet Number	Sheet Title
-	Cover
C1	Site & Removals Plan
C2	Grading & Erosion Control Plan
C3	SWPPP Narrative
C4	Details
C5	Landscaping Plan



ANOKA COUNTY, MINNESOTA

PROJECT LOCATION



VICINITY MAP

REV NO.	DATE	DESCRIPTION
1	04/22/2025	ADDITIONAL INFORMATION INCLUDED

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D. QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DESCRIPTION OF CONSTRUCTION ACTIVITY:

DEVELOPMENT CONSISTS OF PAVING, GRADING, AND TURF ESTABLISHMENT.

PROJECT CONTACTS

DAN MCCONNELL AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

SWPPP PREPARATION:

SWPPP PREPARER: CHRISTOPHER DAHN -BOGART, PEDERSON & ASSOCIATES ENGINEER AND SWPPP DESIGNER (EXP 2025)

OWNER: DAN MCCONNELL 7370 6TH STREET N (612)770-2063 DDCONTRACTINGMN@GMAIL.COM

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):

BUSINESS NAME OWNER NAME MAILING ADDRESS CITY TELEPHONE EMAIL CONTACT NAME MAILING ADDRESS CITY TELEPHONE EMAIL

ESTIMATED DATES OF CONSTRUCTION:

START DATE (TO BE FILLED IN BY CONTRACTOR) COMPLETION DATE (TO BE FILLED IN BY CONTRACTOR)

PERMANENT STORMWATER DESIGN CALCULATIONS:

SEE THE STORM WATER MANAGEMENT REPORT FOR MORE INFORMATION. CONTACT BOGART, PEDERSON & ASSOCIATES FOR REPORT. PROPOSED FLOW RATE IS LIMITED THROUGH A PROPOSED INFILTRATION BASIN THAT WILL CAPTURE ALL WATER FROM THE ADDED IMPERVIOUS SURFACE.

DESCRIPTION OF EROSION CONTROL ACTIVITY:

EROSION CONTROL CONSISTS OF SILT FENCE PERIMETER CONTROL, TURF ESTABLISHMENT THROUGH SEEDING AND EROSION CONTROL BLANKET, AND ROCK CONSTRUCTION ENTRANCE PLACEMENT.

CUMULATIVE IMPERVIOUS SURFACES:

Table with 2 columns: Area Type, Area. Includes PRE-CONSTRUCTION IMPERVIOUS AREA (0.47 ACRES), POST CONSTRUCTION IMPERVIOUS AREA (1.20 ACRES), NEW IMPERVIOUS AREA (0.73 ACRES).

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO THE EXISTING SOUTH STORM SEWER SYSTEM.

PLANS AND SPECIFICATIONS

- THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS: PROJECT LOCATION AND CONSTRUCTION LIMITS. LOCATIONS OF IMPERVIOUS SURFACES. LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.). STEEP SLOPE LOCATIONS. LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT. THE DETAIL SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE INPLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.

TOPSOIL IS TO BE WINDROWED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS, AS THE GRADING OPERATIONS PROCEED.

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THROUGH THE WETLANDS AREA IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACTOR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

INSTALLATION OF MINDOT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT THE WETLANDS AREA.

ALL TEMPORARY SOILS STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL SUCH AS AN EROSION CONTROL BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.

ALL COMPLETED SWALES SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.

TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON THE NORTH PARKING LOT.

STREET SWEEPING OF THE PAVED SURFACES SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

TIMING OF EROSION CONTROL:

SILT FENCE AND SEDIMENT LOGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

RIPRAP AND FILTER BLANKET SHALL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION WHEREVER CONSTRUCTION SHALL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.

STABILIZATION WORK MUST BE COMPLETE WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

AREAS THAT ARE WITHIN 200 FT OF A PUBLIC WATER MUST BE STABILIZED WITHIN 24 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK IN WATER RESTRICTIONS" FOR TIME PERIODS DECLARED BY THE DNR.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IS ESTABLISHED.

ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.

APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE. BLANKETS OR OTHER APPROVED, BY THE ENGINEER, METHOD SHALL BE USED.

INSPECTION AND MAINTENANCE ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES, SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE DAILY ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND N.O.T HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMP'S ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.

THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

A INSPECTION FORM SHALL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMP'S ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.

PERIMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.

TRAINING DOCUMENTATION:

Table for SWPPP IMPLEMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR). Includes fields for NAME OF INDIVIDUAL, OVERSEEING & INSPECTING, DATE OF TRAINING, NAME OF INSTRUCTOR, ENTITY PROVIDING TRAINING, CONTENT OF TRAINING, TOTAL HOURS OF TRAINING.

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)

Table for BMP INSTALLATION, MAINTENANCE, AND REPAIR. Includes fields for NAME OF INDIVIDUAL, OVERSEEING & INSPECTING, DATE OF TRAINING, NAME OF INSTRUCTOR, ENTITY PROVIDING TRAINING, CONTENT OF TRAINING, TOTAL HOURS OF TRAINING.

POLLUTION PREVENTION

FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.

ONSITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800 422 0798. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ONSITE AND EMPTIED ON A BI-WEEKLY BASIS.

CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

FINAL STABILIZATION

FINAL STABILIZATION OCCURS WHEN 70 PERCENT OF THE PERVIOUS AREA IS COVERED WITH UNIFORM, PERMANENT VEGETATION.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE NPDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

Table with 3 columns: DESCRIPTION, TITLE, LOCATION. Includes EROSION CONTROL DETAILS (CONSTRUCTION DETAILS, C4) and EROSION CONTROL LOCATIONS (EROSION CONTROL LOCATIONS, C2).

24 HOUR MPCA EMERGENCY NOTIFICATION:

TELEPHONE NUMBERS: 651-649-5451 800-422-0798

ESTIMATED QUANTITIES:

THE FOLLOWING QUANTITIES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMP'S QUANTITIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

Table with 3 columns: ITEM, UNIT, ESTIMATED INITIAL QUANTITY. Lists items like TEMPORARY CONSTRUCTION ENTRANCE, TEMPORARY SEDIMENT FILTER, TEMPORARY CONCRETE WASHOUT, TEMPORARY PUMP SEDIMENT CONTROL DEVICE, TEMPORARY SEDIMENT LOGS, TEMPORARY SILT FENCE, EROSION CONTROL BLANKET (CAT. 20).

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.
1.02 REFERENCE STANDARDS
A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, MINNESOTA PERMIT NO. MN R100001.

1.03 PERFORMANCE REQUIREMENTS

- A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.
B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED, FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.
C. TIMING: PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.
D. EROSION OFF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.
F. MAINTENANCE: MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

PART 2 PRODUCTS

2.01 MATERIALS

- A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS; NON-BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:
1. AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.
2. PERMITTIVITY: 0.05 SEC-1, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4491.
3. ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 70 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM D4355/D4355M AFTER 500 HOURS EXPOSURE.
4. TENSILE STRENGTH: 100 LB-F, MINIMUM, IN CROSS-MACHINE DIRECTION; 124 LB-F, MINIMUM, IN MACHINE DIRECTION; WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
5. ELONGATION: 15 TO 20 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
6. TEAR STRENGTH: 55 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4533.
7. COLOR: MANUFACTURER'S STANDARD, WITH EMBEDMENT AND FASTENER LINES PREPRINTED.
8. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 5 FEET LONG:
a. STEEL U- OR T-SECTION, WITH MINIMUM MASS OF 1.33 LB PER LINEAR FOOT.
b. SOFTWOOD, 4 BY 4 INCHES IN CROSS SECTION.
c. HARDWOOD, 2 BY 2 INCHES IN CROSS SECTION.
B. TEMPORARY SEDIMENT LOGS: FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BIROLLS AND THE REQUIREMENTS OF MNDOT SPEC. 3897.
1. SHALL BE ONE OF THE FOLLOWING.
a. SHALL BE SILT-SOXX PERIMETER CONTROL BY FILTREXX, INC., OR EQUAL.
C. TEMPORARY SEDIMENT FILTER.
1. SHALL BE ONE OF THE FOLLOWING.
a. DROP-IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET.
1) SHALL BE FLEXSTORM PURE; PERMANENT INLET FILTER BY ADS, INC., OR EQUAL.
(b) PROVIDE CURB OPENING PROTECTION FOR EXISTING INLETS WITH CURB OPENINGS.
D. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. ROCK SHALL BE CLEAN 1 TO 2 INCH WASHED ROCK.
E. TEMPORARY SLOPE EROSION PROTECTION.
1. SHALL BE ONE OF THE FOLLOWING.
a. EROSION CONTROL BLANKET.
1) SHALL CONSIST OF A UNIFORM WEB OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING.
2) THE NETTING SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT UV STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A NORMAL GROWING SEASON.
3) STAPLES USED TO ANCHOR THE BLANKETS SHALL BE U-SHAPED, 11 GAUGE OR HEAVIER STEEL WIRE HAVING A SPAN WIDTH OF 1 INCH AND A LENGTH OF 8 INCHES OR MORE FROM TOP TO BOTTOM AFTER BENDING.
4) THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:
(a) GEO-SYNTHETICS, INC. - LANDLOK 52.
(b) NORTH AMERICAN GREEN - S150.
(c) OR EQUAL.
b. BONDED FIBER MATRIX.
1) THE FIBERS SHALL BE COMPOSED OF 100% WOOD OR WOOD BY-PRODUCTS. A MINIMUM OF 25% OF THE FIBERS SHALL AVERAGE 10.16 MM (0.4 INCHES) IN LENGTH AND 50% OR MORE SHALL BE RETAINED ON A CLARK FIBER CLASSIFIER 24 MESH SCREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE, NON-TOXIC DYE, TO AID IN UNIFORM APPLICATION OVER THE SITE.
2) THE BINDER SHALL BE A HYDRO COLLOID BASED (GUM GUM) WITH ADDED SLOW-RELEASE AND AGRICULTURAL BASED FERTILIZERS. THE BINDER SHALL NOT DISSOLVE OR DISPERSE UPON RETWETTING.
3) THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 3-6 MM (1/8 TO 1/4 INCHES) THICK ADHERING TO THE SOIL SURFACE.
4) THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/- 3% BY WEIGHT.
5) THE MATRIX SHALL CONSIST OF MATERIALS THAT ARE 100% BIODEGRADABLE AND 100% BENEFICIAL TO PLANT LIFE.
6) THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1MM IN SIZE.
7) THE HYDRATED MIXTURE DENSITY SHALL BE APPROXIMATED BY A SLUMP TEST PRIOR TO APPLICATION.
8) THE BFM MULCH: WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS. THE MINIMUM BFM MULCH TO WATER RATIO IS 50LBS BFM MULCH AND 100 GALLONS WATER. THE WATER RATE SHALL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER 50LBS, DEPENDING ON WHICH OF THE PRODUCTS IS USED.
9) THE BONDED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:
(a) ECOAEGIS - MANUFACTURED BY CANFOR.
(b) ISOL GUARD - MANUFACTURED BY MAT, INC.
(c) CONWED 3000 - MANUFACTURED BY CONWED FIBERS, INC.

F. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE

- 1. NON-WOVEN GEOTEXTILE FABRIC SEWN INTO A BAG USING A DOUBLE NEEDLE MACHINE AND HIGH STRENGTH THREAD.
a. SEAMS SHALL HAVE AN AVERAGE WIDTH STRENGTH OF 60LB/INCH AS PER ASTM D4883 AND MEET OR EXCEED THE FOLLOWING:
1) GRAB TENSILE OF 205 LBS AS PER ASTM D 4632.
2) PUNCTURE OF 110 LBS AS PER ASTM D 4833.
3) FLOW RATE OF 95 GAL/MIN/SF AS PER ASTM D 4491.
4) PERMITTIVITY OF 1.5 SEC-1 AS PER ASTM D 4491.
5) MULLEN BURST STRENGTH OF 350 PSI AS PER ASTM D 3786.
6) ACSN OF 80% US SIEVE AS PER ASTM D 4751.
2. SPOUT LARGE ENOUGH TO ACCOMMODATE A 4 INCH DISCHARGE HOSE WITH STRAP TO TIE UNIT CLOSED.
3. SHALL BE ONE OF THE FOLLOWING.
a. DIRTBAG.
1) ACF ENVIRONMENTAL, INC., 2831 CARDWELL ROAD, RICHMOND, VIRGINIA 23234, 800-448-3636.
b. DANDY DEWATERING BAG.
1) DANDY PRODUCTS, INC., P.O. BOX 1980, WESTERVILLE, OHIO 43086, 800-591-2284.
c. OR EQUAL.

PART 3 EXECUTION

3.01 PREPARATION

- A. SCHEDULE WORK SO THAT SOIL SURFACES ARE LEFT EXPOSED FOR THE MINIMUM AMOUNT OF TIME.
B. THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R100001.
C. THE CONTRACTOR SHALL COMPLETE AND SIGN THE NOTICE OF INTENT, OBTAIN THE OWNER'S SIGNATURE, AND SUBMIT TO THE MPCA.
1. PROVIDE A SIGNED COPY TO THE OWNER.

3.03 INSTALLATION

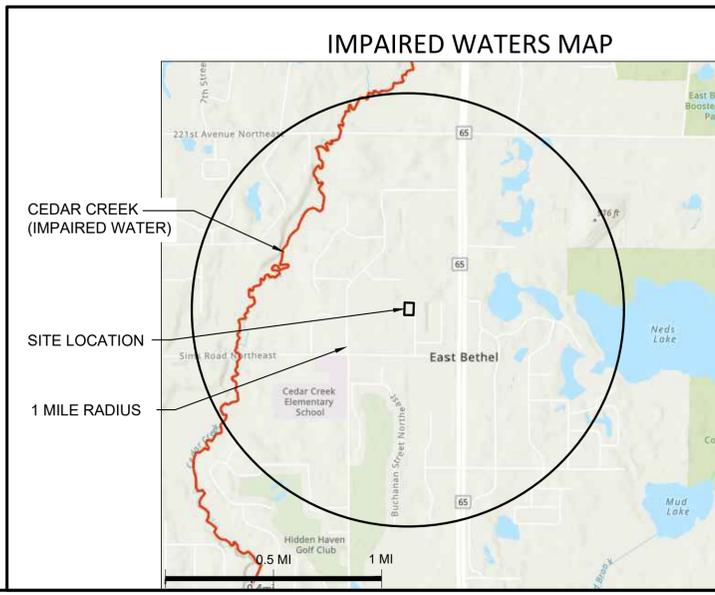
- A. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE EGRESS AREA AND SHALL BE AT LEAST 50FT LONG, HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN THE TIRES.
2. GEOTEXTILE FABRIC MAY BE USED TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE ROCK.
B. TEMPORARY SILT FENCES:
1. STORE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4873.
2. USE NOMINAL 30 INCH HIGH BARRIERS, MINIMUM 60 INCH LONG POSTS SPACED AT 6 FEET MAXIMUM SPACING.
3. EMBED BOTTOM OF FABRIC IN A TRENCH ON THE UPSLOPE SIDE OF FENCE, WITH 6 INCHES OF FABRIC LAID FLAT ON BOTTOM OF TRENCH FACING UPSLOPE; BACKFILL TRENCH AND COMPACT.
4. MINIMUM POST EMBEDMENT.
a. STEEL POST = 24 INCHES, MINIMUM.
b. WOOD POST = 18 INCHES, MINIMUM.
5. DO NOT SPLICE FABRIC WIDTH; MINIMIZE SPLICES IN FABRIC LENGTH; SPLICE AT POST ONLY, OVERLAPPING AT LEAST 18 INCHES, WITH EXTRA POST.
6. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:
a. FOUR NAILS PER POST WITH 3/4 INCH DIAMETER FLAT OR BUTTON HEAD, 1 INCH LONG, AND 14 GAGE, 0.083 INCH SHANK DIAMETER.
b. FIVE STAPLES PER POST WITH AT LEAST 17 GAGE, 0.0453 INCH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEGS.
7. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL POCKETS.
C. TEMPORARY SEDIMENT LOGS:
1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.
2. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2 IN BY 2 IN BY 3 FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E. WHEN PERIMETER CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS.
D. TEMPORARY SEDIMENT FILTERS.
1. DROP-IN SEDIMENT TRAP.
a. PLACE AS RECOMMENDED BY THE MANUFACTURER.
E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
F. TEMPORARY SLOPE EROSION PROTECTION.
1. PLACE AT ANY AND ALL FINISH SLOPES THAT ARE STEEPER THAN 10H:1V.
2. SEED AND FERTILIZE PER SPECIFICATION 32 9219 PRIOR TO INSTALLING TEMPORARY SLOPE EROSION PROTECTION.
3. BONDED FIBER MATRIX.
a. INSTALL THE BFM AS PER THE MANUFACTURER'S INSTRUCTIONS WITH THE FOLLOWING MINIMUM GUIDELINES.
1) THE BFM SHALL BE APPLIED WITH HYDRAULIC SPRAY EQUIPMENT BY A MANUFACTURER'S CERTIFIED APPLICATION.
2) APPLICATION SHALL BE DONE AT LEAST 24 HOURS IN ADVANCE OF PROJECTED RAINFALL TO ALLOW THE BFM MULCH ADEQUATE TIME TO DRY.
3) THE BFM MULCH SHALL BE APPLIED IN TWO STAGES (ONE-HALF RATE) WITH AMPLE TIME TO DEWATER THE FIRST APPLICATION.
4) THE BFM MULCH SHALL BE APPLIED FROM AT LEAST TWO ALTERNATE DIRECTIONS, PREFERABLY 90 DEGREES APART, IF POSSIBLE, TO ENSURE ALL SOIL FACES ARE COVERED.
5) THE INSTALLATION RATE OF THE BFM MULCH SHALL BE 3500 LBS PER ACRE, MINIMUM AND 100% COVERAGE.
4. EROSION CONTROL BLANKET.
a. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
3.04 MAINTENANCE
A. INSPECT PREVENTIVE MEASURES WEEKLY, WITHIN 24 HOURS AFTER THE END OF ANY STORM THAT PRODUCES 0.5 INCHES OR MORE RAINFALL AT THE PROJECT SITE, AND DAILY DURING PROLONGED RAINFALL.
B. REPAIR DEFICIENCIES IMMEDIATELY.
C. TEMPORARY SILT FENCES:
1. PROMPTLY REPLACE FABRIC THAT DETERIORATES UNLESS NEED FOR FENCE HAS PASSED.
2. REMOVE SILT DEPOSITS THAT EXCEED ONE-THIRD OF THE HEIGHT OF THE FENCE.
3. REPAIR FENCES THAT ARE UNDERCUT BY RUNOFF OR OTHERWISE DAMAGED, WHETHER BY RUNOFF OR OTHER CAUSES.
D. TEMPORARY CONSTRUCTION EXIT.
1. PERIODIC ADDITION OF ROCK OR REMOVAL AND REPLACEMENT OF PAD SHALL BE PROVIDED AS VOIDS BECOME FILLED WITH SOIL.
E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. REPLACE THE UNIT WHEN 1/2 FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE.
F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE; DO NOT REMOVE FROM SITE.
3.05 CLEAN UP
A. REMOVE TEMPORARY MEASURE AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.
B. WHERE REMOVAL OF TEMPORARY MEASURES WOULD LEAVE EXPOSED SOIL, SHAPE SURFACE TO AN ACCEPTABLE GRADE AND FINISH TO MATCH ADJACENT GROUND SURFACES.
END OF SECTION

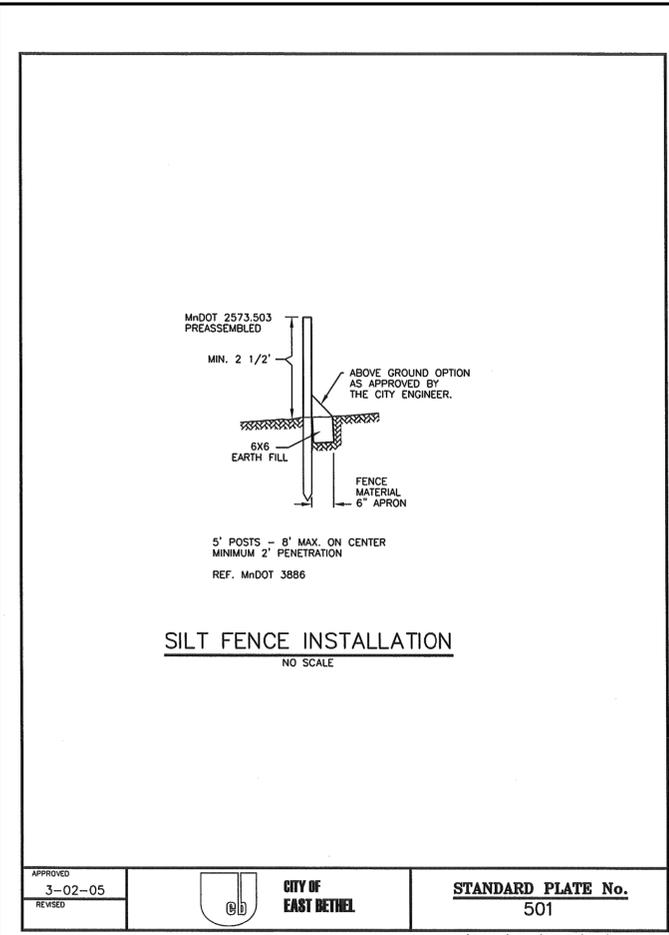
Table with 4 columns: REV. NO., DATE, DESIGN BY, DRAWN BY, CHECKED BY, DWG FILE, FILE NO. Includes revision 1 dated 04/22/2025.

NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET BECKER, MN 55508-9822 TEL: 763-262-8822 FAX: 763-262-8844

D&D CONTRACTING, LLC PARKING STORAGE EXPANSION 21476 JOHNSON ST. NE EAST BETHEL, MN 55011 SWPPP NARRATIVE SHEET NO. C3





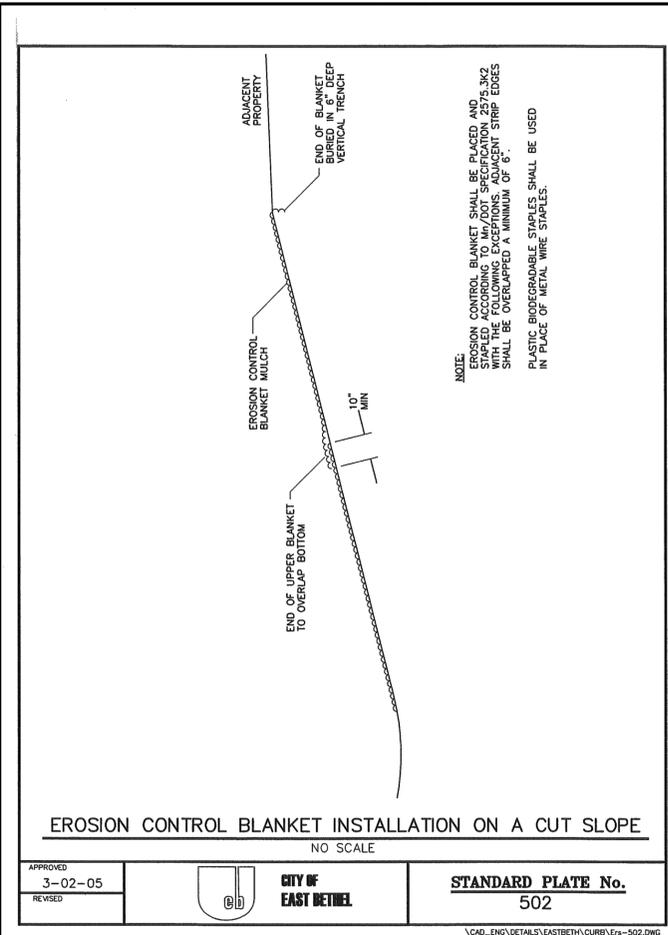
SILT FENCE INSTALLATION
NO SCALE

APPROVED 3-02-05
REVISOR

CITY OF EAST BETHEL

STANDARD PLATE No. 501

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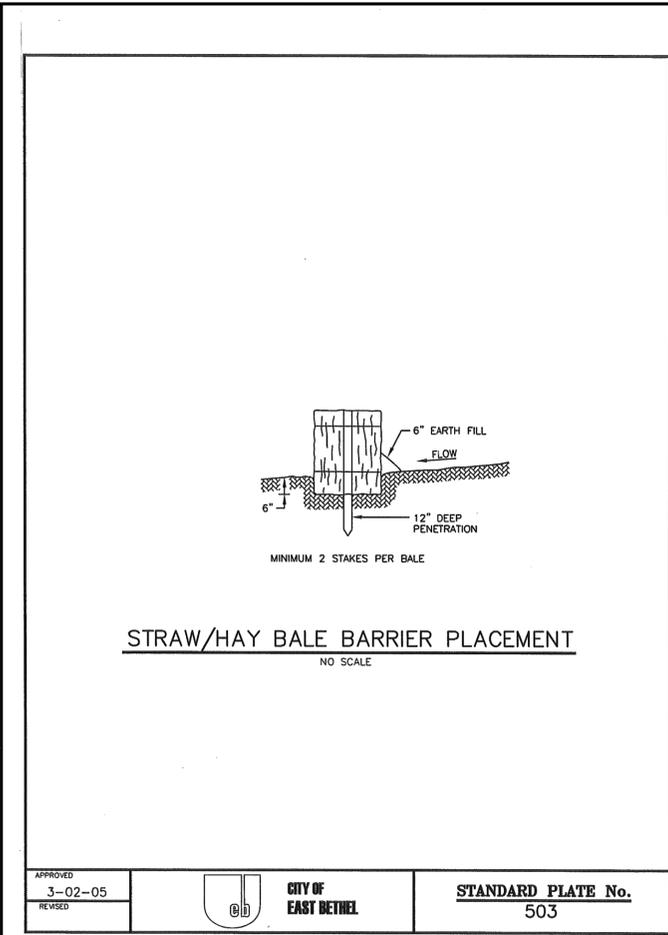
EROSION CONTROL BLANKET INSTALLATION ON A CUT SLOPE
NO SCALE

APPROVED 3-02-05
REVISOR

CITY OF EAST BETHEL

STANDARD PLATE No. 502

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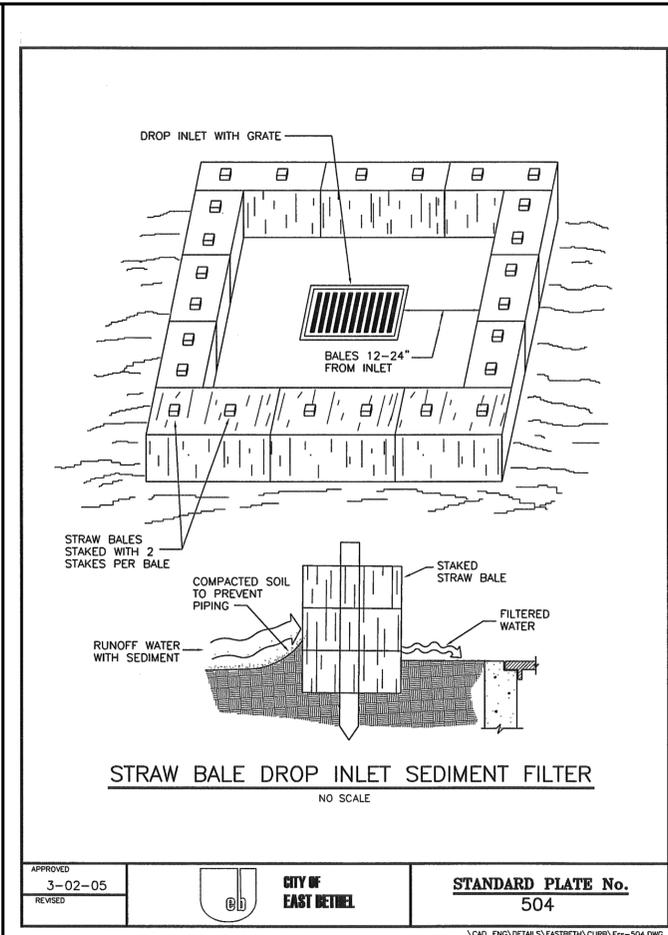
STRAW/HAY BALE BARRIER PLACEMENT
NO SCALE

APPROVED 3-02-05
REVISOR

CITY OF EAST BETHEL

STANDARD PLATE No. 503

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STRAW BALE DROP INLET SEDIMENT FILTER
NO SCALE

APPROVED 3-02-05
REVISOR

CITY OF EAST BETHEL

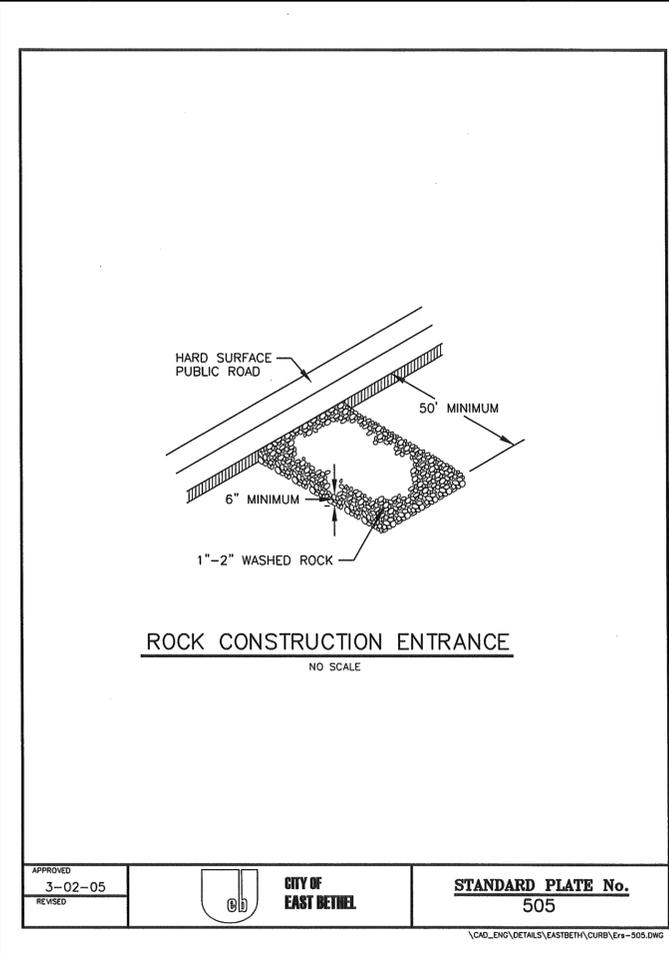
STANDARD PLATE No. 504

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REV. NO.	DATE	DESCRIPTION
1	04/22/2025	ADDITIONAL INFORMATION INCLUDED

DATE: 04/22/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM
DWG FILE: DETAILS
FILE NO.: 25-0067.00

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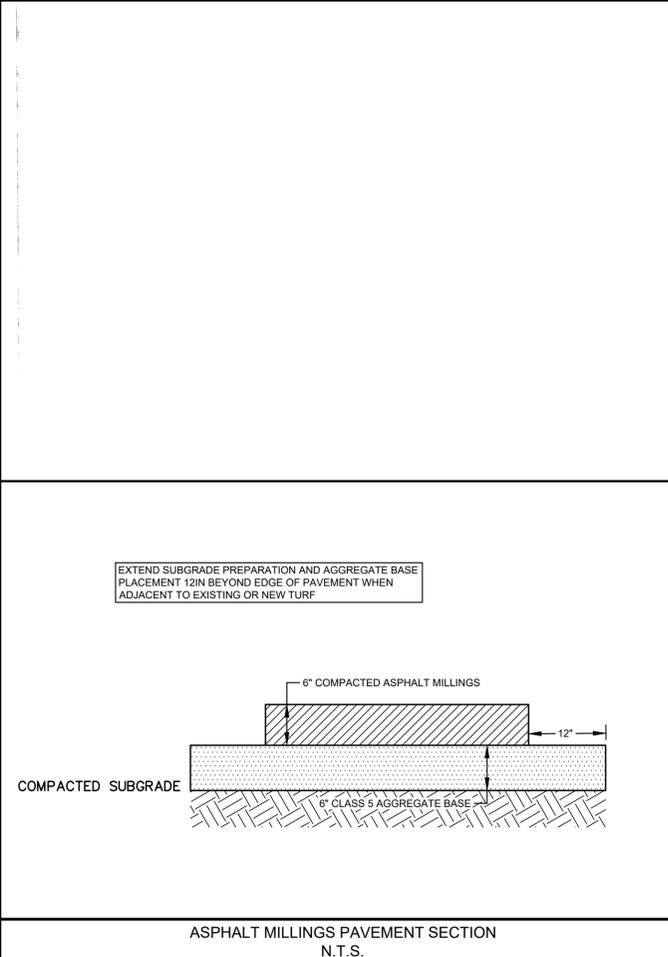
ROCK CONSTRUCTION ENTRANCE
NO SCALE

APPROVED 3-02-05
REVISOR

CITY OF EAST BETHEL

STANDARD PLATE No. 505

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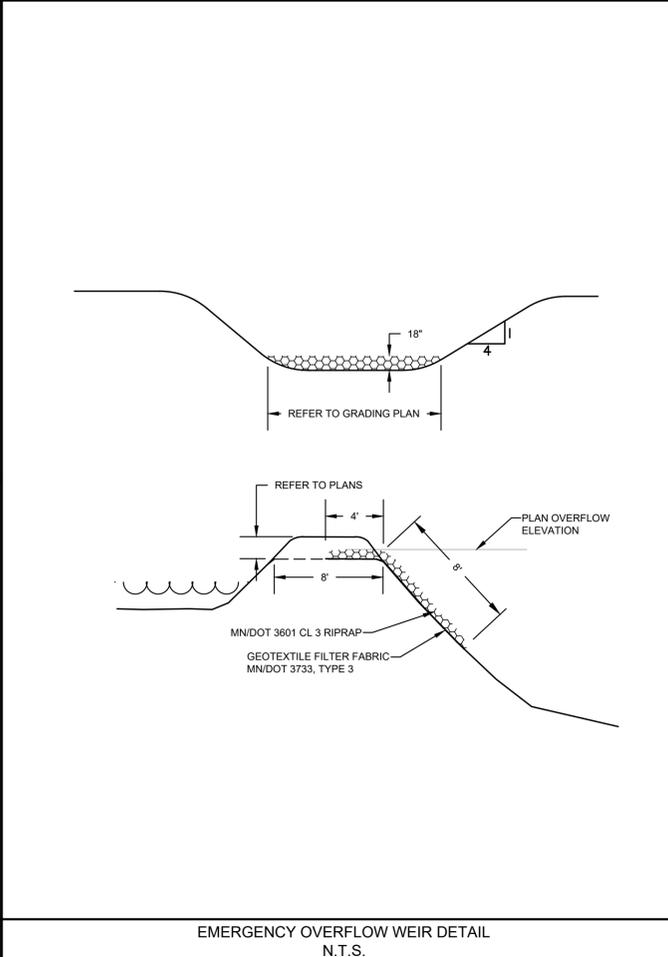
ASPHALT MILLINGS PAVEMENT SECTION
N.T.S.

APPROVED 3-02-05
REVISOR

CITY OF EAST BETHEL

STANDARD PLATE No. 505

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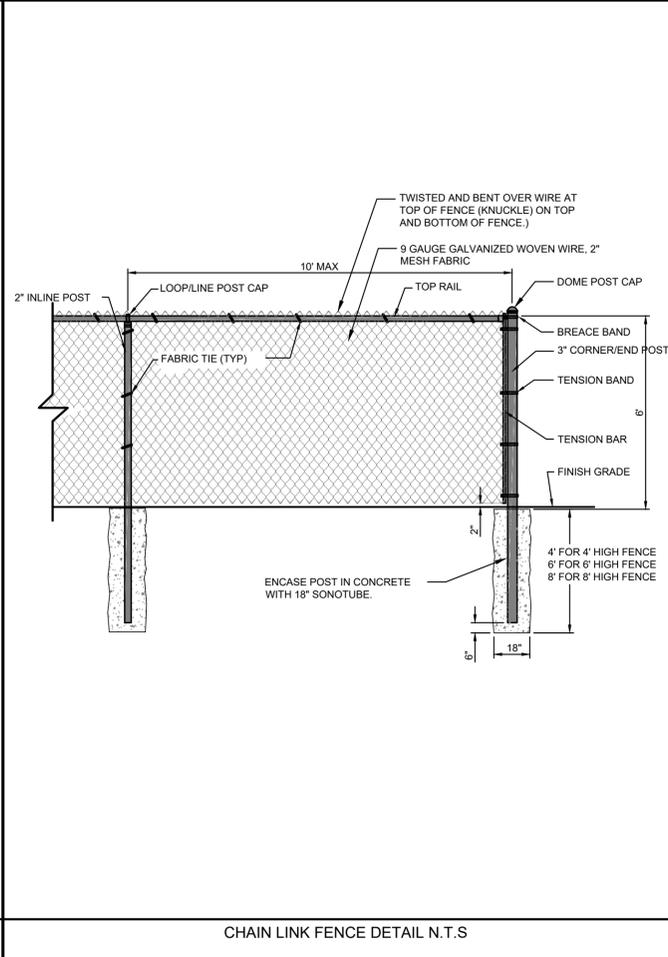
EMERGENCY OVERFLOW WEIR DETAIL
N.T.S.

APPROVED 3-02-05
REVISOR

CITY OF EAST BETHEL

STANDARD PLATE No. 503

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CHAIN LINK FENCE DETAIL N.T.S.

APPROVED 3-02-05
REVISOR

CITY OF EAST BETHEL

STANDARD PLATE No. 504

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BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55508-9322
TEL: 763-262-8822 FAX: 763-262-8844

D&D CONTRACTING, LLC
PARKING STORAGE EXPANSION
21476 JOHNSON ST. NE
EAST BETHEL, MN 55011

SHEET NO. **C4**

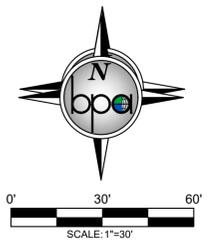
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LEGEND:

-  PROPOSED BITUMINOUS PAVEMENT
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED TURF ESTABLISHMENT
-  PROPOSED DOUBLE SHREDDED BROWN MULCH
-  PROPOSED DECIDUOUS TREE
-  PROPOSED CONIFEROUS TREE
-  PROPOSED SHRUB

LANDSCAPE REQUIREMENTS:

PER CITY OF EAST BETHEL ZONING ORDINANCE:
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:
A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:

SHADE TREES	POTTED/BARE ROOT OR BALLED & BURLAPPED
HALF TREES	2-INCH DIAMETER
EVERGREEN	1-1/2 INCH DIAMETER
TALL SHRUBS & HEDGE MAT.	6 FEET HIGH
LLOW SHRUBS - DECIDUOUS	6 FEET HIGH
-EVERGREEN	24 - 30 INCHES
-SPREADING EVERGREENS	24 - 30 INCHES
	18 - 24 INCHES

B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (1) FULL YEAR FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.

(SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

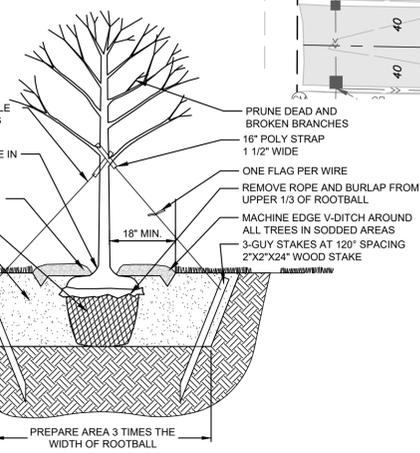
LANDSCAPE NOTES:

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
- PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
SEED MIX 25-131: 220 LB/AC.
MULCH TYPE 3: 2 TONS/AC.

NOT PLATTED
PID: 08-33-23-33-0003

Johnson St. NE

214th Ln. NE



TREE PLANTING DETAIL
N.T.S.

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HEIGHT (UMN)	NOTES
DECIDUOUS TREES						
3	MS	MAPLE, SUGAR	ACER SACCHARUM	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
3	TOTAL					
CONIFEROUS TREES						
4	BHS	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	6' HIGH	40'+	
4	TOTAL					

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

NOT FOR CONSTRUCTION

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LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
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D&D CONTRACTING, LLC
PARKING STORAGE EXPANSION
21476 JOHNSON ST. NE
EAST BETHEL, MN 55011
LANDSCAPING PLAN

SHEET NO.

C5

Variance Findings of Fact

"Practical difficulties" is a legal standard set forth in law that cities must apply when considering applications for variances. It is a three-factor test and applies to all requests for variances. To constitute practical difficulties, all three factors of the test must be satisfied.

1. Reasonableness

The first factor is that the property owner proposes to use the property in a reasonable manner. This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place a building there is reasonable.

1. Out door storage needed for equipment & maneuverability, (size)

2. Side storage is the only way to utilize our Property,
-Septic

2. Uniqueness

The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees.

1 Low boy turning equipment to be loaded/unloaded

2. Septic is Behind Building; garage door is on the side

3. Essential character

The third factor is that the variance, if granted, will not alter the essential character of the locality. Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to a lot line and if that fits in with the character of the area

All other neighbors are utilizing same or similar Practices, we are at the end of the Cul-de-Sac,

May 14, 2025

Grace Gerard, City Planner
City of East Bethel
2241 221st Ave NE
East Bethel, MN 55011

RE: Site Plan Review No. 1 – D&D Contracting, LLC

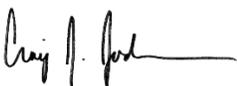
Dear Grace:

As requested, we have reviewed the Site Plan submitted for D&D Contracting, LLC. The property is located at 21476 Johnson Street NE. We offer the following comments:

1. This site will require a NPDES construction permit. Acquire the permit before the start of construction. Provide double perimeter controls where needed for grading adjacent to the wetland areas.
2. Model O-2 as a pond and include the existing outlet in the model. On the grading plan add the HWL for O-2.
3. Use the setting for “Weighted Q”. Also, use ATLAS 14 for the rainfall depths.
4. The existing drainage map shows a O-3 but there is no O-3 in the model.
5. The existing conditions model for P-3 shows a weir over flow at elevation 917.7? The overflow appears to be above elevation 919.
6. The plans need to be signed.
7. East Bethel is a permitted MS4 City and is responsible to inspect and enforce maintenance practices on all stormwater facilities within its corporate boundary. A maintenance agreement needs to be executed and recorded for the proposed infiltration basin. A sample is attached.
8. An escrow or letter of credit will need to be established for the disturbance 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.
9. The benchmark is shown off the property and is labeled as a top of well. Is that correct?

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

Sincerely,
Hakanson Anderson



Craig J. Jochum, City Engineer

**OPERATIONS AND MAINTENANCE AGREEMENT
FOR STORMWATER FACILITIES**

THIS AGREEMENT is made and entered into as of the _____ day of _____, 2021 by and between Lakeland Investors, Inc. (“Owner”) and the City of East Bethel, a Minnesota municipal corporation (“City”).

WITNESSETH:

WHEREAS, the Owner owns certain real Property located in the City of East Bethel, County of Anoka, State of Minnesota, legally described as:

Lot 1, Block 1, Classic Commercial Park 4th Addition, Anoka County, Minnesota

WHEREAS, the City has required the Owner to provide on the Property on-site detention ponding to accommodate stormwater infiltration.

WHEREAS, the Owner agrees to construct and maintain the pretreatment structure, infiltration basin, and outlet structure on the Property in the approximate location depicted on the attached Exhibit A (System).

WHEREAS, The System shall also include all pipes, channels, and structures built to convey stormwater to the system, as well as structures, improvements, and vegetation provided to control the quantity and quality of the storm water.

WHEREAS, the Property is suitable with the City, and permanent provisions for handling of storm runoff, including provisions for operation and maintenance of the System is required, and such provisions are to be set forth in an agreement to be recorded in the real estate records; and

NOW, THEREFORE, in consideration of mutual covenants of the parties set forth herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Maintenance Plans for the System. The Owner agrees to maintain in perpetuity the System in accordance with the approved maintenance plans hereby attached (Appendix A) and in a manner that will permit the System to perform the purposes for which it was designed and constructed, all as shown and described on the approved plans and approved storm water management plan for this project. This includes all pipes, channels, and structures built to convey stormwater to the system, as well as structures, improvements, and vegetation provided to control the quantity and quality of the storm water.

The Owner shall provide a maintenance plan for each storm water component in the System. The maintenance plans shall include a schedule for monthly and annual maintenance. The Owner shall maintain, update, and store maintenance records for the System. The specific maintenance plans for each storm water component are included in the attached appendix (see Appendix A).

The Owner shall perform all maintenance in accordance with the maintenance plan and shall complete all repairs identified through regular inspections, and any additional repairs requested in writing by the City.

2. Final Inspection Reports and As-Built Certifications. The Owner shall certify to the City within 30 days of completion of the System that the System is constructed in accordance with the approved plans and specifications. The Owner shall provide as-built certifications of the elevations and locations of the System and all access and maintenance roads and berms, including those within 50 feet of water resources, and the drainage areas served by each storm water management practice.

3. Inspection and Repairs of the System. For the first year of operation the Owner shall inspect the System every three (3) months and after all storm events greater than 2 inches.

The Owner shall inspect the System at least once every year thereafter.

The Owner shall submit Inspection Reports in writing to the City within 30 days after each inspection. At a minimum the reports shall include the information presented in Appendix B.

The Owner grants permission to the City to enter the Property and to inspect all aspects of the System and related drainage whenever the City deems necessary. The City shall provide the Owner copies of the inspection findings and a directive to commence with the repairs if necessary.

4. City's Maintenance Rights. The City may maintain the System if the City reasonably believes that the Owner or its successors or assigns have failed to maintain the System in accordance with applicable reports, plans, and Drainage Laws, and such failure has continue for thirty (30) days after, the City has given the Owner written notice of such failure. The City's notice shall specifically state which maintenance tasks are to be performed. If Owner shall not complete the maintenance tasks within thirty (30) days after such notice is given by the City, the City shall have the right to enter upon the Property to perform such maintenance tasks. In such case, the City shall send an invoice of its reasonable maintenance costs to the Owner or its successors or assigns, who shall pay said costs within thirty (30) days of receipt of said invoice. Notwithstanding the foregoing, in the event to an emergency, as determined by the City Engineer, the thirty (30) day notice requirement to the Owner for failure to perform maintenance tasks shall be and hereby is waived in its entirety by the Owner, and the Owner shall reimburse the City for any expense so incurred by the City in the same manner as if written notice as described above has been given.

5. Hold Harmless. The Owner agrees to indemnify and hold harmless the City and its agents and employees against any and all claims, demands, losses, damages, and expenses (including reasonable attorneys' fees) arising out of or resulting from the Owner's or the Owner's agents or employee's negligent or intentional acts, or any violation of any safety law, regulation or code in the

performance of this Agreement, without regard to any inspection or review made or not made by the City, its agents or employees or failure by the City, its agents or employees to take any other prudent precautions. In the event the City, upon the failure of the Owner to comply with any conditions of this Agreement, performs said conditions pursuant to its authority in this Agreement, the Owner shall indemnify and hold harmless the City, its employees, agents and representatives for its own negligent acts in the performance of the Owner's required work under this Agreement, but this indemnification shall not extend to intentional or grossly negligent acts.

6. Costs of Enforcement. The Owner agrees to reimburse the City for all costs incurred by the City in the enforcement of this Agreement, or any portion thereof, including court costs and reasonable attorneys' fees.

7. Notice. All notices required under this Agreement shall either be personally delivered or be sent by certified or registered mail and addressed as follows:

To the Owner:	Lakeland Investors, In. 444 East St Germain St St. Cloud, MN 56304
---------------	--

To the City:	City Administrator City of East Bethel 2241 221 st Avenue NE East Bethel, MN 55011-9631
--------------	---

All notices given hereunder shall be deemed given when personally delivered or two (2) business days after being placed in the mail properly addressed as provided herein.

8. Successors. All duties and obligations of Owner under this Agreement shall also be duties and obligations of Owner's successors and assigns.

9. Effective Date. This Agreement shall be binding and effective as of the date hereof.

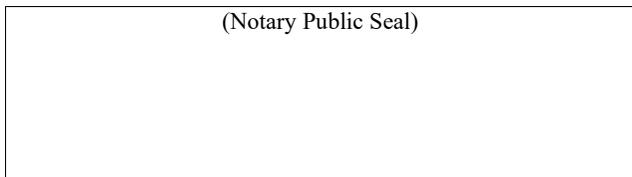
**Fleet & Facilities Manager,
Lakeland Investors, Inc.**

By: _____
Bill Wright
Its: Fleet & Facilities Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021,
by _____, authorized agent of _____, on behalf of said limited liability company.

Notary Public



**City of East Bethel, a Minnesota
Municipal Corporation**

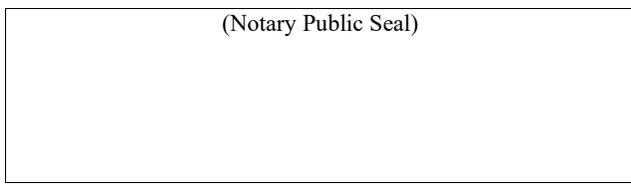
By: _____
Steven Voss
Its: Mayor

By: _____
Jack Davis
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021,
by Steven Voss and Jack Davis, the Mayor and City Administrator of the City of East Bethel, a
Minnesota municipal corporation, on behalf of said municipal corporation.

Notary Public



This instrument was drafted by:
Plowe Engineering, Inc.
6776 Lake Drive, Suite 110
Lino Lakes, MN 55014

**APPENDIX A:
STORMWATER MAINTENANCE PLANS AND PRACTICES
INFILTRATION BASIN & STRUCTURE MAINTENANCE**

Goal:

To capture and temporarily store stormwater before allowing it to infiltrate into the soil.

Benchmarks for Maintenance:

- **Accumulation of Sediment, Debris, & Floatables:** Excessive build-up of sediment, debris, and floatables within the basin can affect plant health as well as obstruct the in-flow on the facility.
- **Accumulation: Trash & Debris:** Trash and debris accumulation can affect the aesthetics of the facility as well as the plant health and the ability of the plant filter to continue to function properly.
- **Erosion:** Erosion of soils can affect plant growth and decrease infiltration elsewhere in the facility.
- **Plant Stress:** Plant stress can be the result of too much or too little water and can also reflect a build-up of road salts within the soil profile.
- **Plants: Weeds, Unwanted Vegetation, Invasive Plants, Woody Vegetation in Bottom of Device:** Woody vegetation in bottom of device.
- **Ponding / Standing Water Longer than 48 Hours:** Surface clogging caused by organic matter, fine sands or silts, hydrocarbons, or algal matter.
- **Problems with Embankment.**
- **Scouring at Inlet.**
- **Sedimentation from Contribution Area.**

Monthly Activities:

1. Remove floatables, debris, and/or sediment from pretreatment and outlet structures.
2. Minimize heavy equipment, including mowers, in the vegetated areas to reduce compaction.

Annual Activities:

1. Remove sediment from infiltration basin.
2. Check and remove tree cover in basin below elevation 898.0.
3. Repair any areas that have eroded.
4. Ensure basin is dewatering within 2 days (48 hours) as required by the Minnesota Stormwater Manual and not bypassing the facility. Repair as necessary to ensure functionality.
5. Remove and replace and diseased or dead plant material.
6. Check all structures and pipes for damage.
7. Maintain the structural integrity of any pretreatment and outlet structures to ensure their proper operation.

**APPENDIX B:
STORMWATER SYSTEM INSPECTION FORM**

Date of Inspection: _____

Name of Inspector: _____

A. Pretreatment Structure

- 1. No. 1 Maintenance Required

Comments:

B. Infiltration Basin

- 1. No. 1 Maintenance Required

Comments:

C. Outlet Structure

- 1. No. 1 Maintenance Required

Comments:

**EXHIBIT A:
SYSTEM**

City of East Bethel

City Council Meeting

Agenda Item Information



Meeting Date: June 9, 2025

Agenda Item Number: 7.A.2

Request: A Concept Plan Review to informally advise the developer on any adjustments to the development plan prior to the submission of a Preliminary and Final Planned Unit Development (PUD) and Plat application for “Cliffs Anderson Acres”, a 3-lot Subdivision located north of 217th Avenue NE (PID #12-33-23-14-0002) (City File 25-011)

Review Deadline: August 6, 2025

Background/Context

The City received an application from Tom Carlisle of Sherco Construction for a Concept Plan Review of a 3-lot subdivision located north of 217th Avenue (PID #12-33-23-14-0002). The subdivision application is for 3 lots for single-family homes. A Concept Plan Review allows the public, the Planning Commission, and the City Council to provide feedback on proposed subdivisions in East Bethel.

The property is guided Rural Residential and zoned RR-Rural Residential in the Special Natural Environmental Area (SNEA) Overlay. The properties to the south and west are guided and zoned the same. The property to the north is guided and zoned as Natural Area. To the east, this property borders “Dellwood Country Estates”, a subdivision in Linwood Township.

Planning Commission Review

The Planning Commission held a public hearing on this item on May 27, 2025. During the public hearing, the previous property owner spoke in support of the concept plan. The applicant and his surveyor were also present to speak on this item. The Planning Commission voted 5-0 to recommend approval of the subdivision and PUD concept plan for the 3-lot subdivision.

After the Planning Commission meeting, planning staff consulted with the City Attorney to further review the language in the Comprehensive Plan and City Code regarding the density of subdivisions in the Rural Residential district. The City has permitted other subdivisions that do not meet the density requirements in the Comprehensive Plan. Approval of this 3-lot subdivision would not result in the Rural Residential land use exceeding the allowed density range. The overall average density within the Rural Residential district is estimated to be below the Comprehensive Plan’s prescribed density of 1 unit for every 10 acres. Staff will continue to track the density within the Rural Residential District as subdivision requests are made. Staff recommends that the conflicting language between the City Code and the Comprehensive Plan be addressed in a future Zoning Text Amendment.

Analysis

The City’s discretion in approving or denying a concept plan is based on whether or not the proposed plan meets the development standards outlined in the City Code and Comprehensive Plan. If it meets these standards, the City Council may approve of the Concept Plan with conditions necessary to satisfy City regulations.

The City Council should evaluate the request for compliance against the premature subdivision criteria of Section 66-16 of the City Code noted below:

a. Consistency with comprehensive plan. Consistency with the comprehensive plan, including any of the following:

- 1. City's comprehensive plan.*
- 2. Comprehensive sanitary sewer plan.*
- 3. Master water study.*
- 4. Water management plan.*
- 5. Comprehensive parks, trails, and open space plan.*
- 6. Capital improvement plan.*

This property is a vacant 19.44-acre parcel. According to the sketch plan, all lots within the proposed subdivision meet the 2-acre minimum lot size and required 200 ft. minimum width at the right-of-way setback line.

In addition to the standards established within the Zoning Code, the Comprehensive Plan permits development at an average density of 1 unit per 10 acres of land for areas designated Rural Residential. The proposed subdivision has a density of 1 unit per 6.48 acres. This is a higher density than permitted by the Comprehensive Plan, therefore this subdivision proposal is inconsistent with the Comprehensive Plan.

While the Zoning Ordinance sets a minimum lot size of 2 acres at a density of 1 unit for 2.5 acres, State law requires the City comply with the density standard established within the Comprehensive Plan of 1 unit per 10 acres. Staff has found that the City has erroneously approved subdivisions with densities higher than those established by the Comprehensive Plan. Staff is prioritizing updating the Code to reflect the requirements outlined in the Comprehensive Plan and avoid further confusion on these standards.

The Metropolitan Council does allow cities to adopt ordinances to allow for flexible development tools to preserve land for future extension of utility services but allow a density of more than one unit per 10 acres. The City of East Bethel has not adopted an ordinance like that but could consider this type of development through the SNEA planned unit development.

This concept plan was presented at the May 13th Park Commission date for a Park Dedication recommendation of cash-in-lieu of land.

b. Consistency with growth policies. A proposed urban subdivision shall meet the city's infill policies.

N/A – This development is not an urban subdivision, as it is located outside of the Metropolitan Council's Urban Service Area.

c. Roads or highway to serve the subdivision. A proposed subdivision shall have adequate roads or highways when:

- 1. Roads or highways providing access to a subdivision are functioning at a level of service (LOS) D or better, as defined by the 2000 Highway Capacity Manual, as amended from time to time.*
- 2. Traffic generated by a proposed subdivision will maintain the LOS of any street providing access to the subdivision to a LOS D or better, as defined by the 2000 Highway Capacity Manual, as amended from time to time.*
- 3. Existing roads providing access to the subdivision have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies. Such costs may include, but are not limited to, future*

operation, planning, design, city staff time, enforcement, inspection, maintenance, and any other reasonable costs incurred by the city.

4. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the city's capital improvement plan or the developer shall pay to correct any street deficiencies as outlined previously.

5. The developer will solely finance any street improvements or upgrades required by the city's comprehensive plan, county highway department, Mn/DOT, city ordinance, or other regulatory agency to insure proper traffic flow and traffic safety.

No new internal streets are proposed to service this subdivision, and no notable increase in traffic is to be expected with the proposed development of single-family homes.

The Anoka County Highway Department (ACHD) has reviewed the application. The ACHD has noted that they would like 60' ROW along the full width of the parcel with right of access along the entire width of County Road 74 with the exception of the proposed driveways. The ACHD has given preferred driveway locations for each of the parcels, and each lot will need to obtain an individual Access Permit from the ACHD.

d. Water supply. A proposed urban subdivision shall be deemed to have an adequate water supply when:

N/A – This development is not an urban subdivision, as it is located outside of the Metropolitan Council's Urban Service Area.

e. Waste disposal systems. A proposed urban subdivision shall be served with adequate waste disposal systems when:

N/A – This development is not an urban subdivision, as it is located outside of the Metropolitan Council's Urban Service Area.

f. Lack of adequate drainage. A condition of inadequate drainage shall be deemed to exist if:

- 1. Surface or subsurface water retention and runoff are such that it constitutes a danger to the structural security of existing or proposed structures, or cause unwanted changes to significant natural communities as identified in the zoning code.*
- 2. The proposed subdivision will cause pollution of water sources or damage from erosion and siltation on downhill or downstream on land outside the parcel's boundaries.*
- 3. The proposed site grading and development will cause harmful and irreparable damage from erosion and siltation on downhill or downstream on land outside the parcel's boundaries.*
- 4. Factors to be considered in making these determinations may include: average rainfall for the area; the relation of the land to floodplains; the proximity to identified significant natural communities, the nature of soils and subsoils and their ability to adequately support surface water runoff and waste disposal systems; the slope of the land and its effect on effluents; and the presence of streams as related to effluent disposal.*

There are no wetlands or floodplains on this site. The sketch plan was shared with the City Engineer and no comments were made regarding drainage. The ACHD has not completed a drainage review.

Development Standards

The proposed lots comply with the development standards established in Section 42 of the Zoning Ordinance for lots in the RR Zoning District:

Minimum Lot Regulations

Lot Area	2 acres, with a density not to exceed 1 unit per 2.5 acres
Lot Width	200 feet at public right-of-way, 200 ft. at front building setback
Minimum Building Area	23,000 sq. ft.

Setback Requirements

Front Yard, County Right-of-Way	100 ft.
Side Yard	25 ft.
Rear Yard	25 ft.

The property is in the SNEA overlay district. Section 59 of the Zoning Ordinance says that the primary purpose of the district is to “to protect resources and functional values that have been identified by Anoka Conservation District (ACD), Minnesota Department of Natural Resources (MNDNR), and the metropolitan council as providing benefits to the sustainability of the natural resource communities.”

The primary function of the SNEA overlay district is to encourage development that preserves and enhances the natural characteristics and valuable natural resources of a site. The City encourages flexible site planning in these areas and requires that any development in the SNEA be processed as a planned unit development (PUD). The PUD standards in Section 56 of the City Code state that the following standards should be used:

The development standards for a PUD shall be guided by the underlying zoning district and established with PUD approval with the exception of the following standards:

A. Minimum area for a PUD. The minimum total area required for a PUD shall be three acres of contiguous upland (excluding wetlands). Tracts of land less than three acres may qualify only if the applicant can show that the minimum lot area requirement should be waived because a PUD is in the public interest and that one or both of the following conditions exist:

1) Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the normal district would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

2) The property is adjacent to or across the street from property that has been developed under the provisions of this section and will contribute to the amenities of the neighborhood.

B. Commercial and industrial sites. All commercial and/or industrial sites shall at a minimum have two principal buildings or two principal uses on site to qualify as a PUD. All commercial and/or industrial sites that have two or more principal buildings must be processed as a PUD.

C. Open space. A primary function for a PUD is to encourage development that preserves and enhances the natural characteristics and valuable natural resources of a site and not force intense developments that use all portions of a given site to arrive at the maximum intensity or density allowed. In evaluating each individual proposal, the recognition of this objective will be a basic consideration in granting approval or denial. All open space shall be labeled as such and as to its intent or designed functions.

D. Relationship to adjacent areas. The design of a PUD shall take into account the relationship of the site to the surrounding areas. The perimeter of the PUD shall be so designed to minimize any undesirable impact of the development on adjacent properties and, conversely, to minimize any undesirable impact of adjacent land use and development characteristics on the PUD.

Next Steps

A concept plan for a SNEA/PUD must be submitted for Planning Commission and City Council review; however, the applicant has asked that this concept be considered the PUD concept plan. The SNEA/PUD requires a rezoning to PUD. This process is as follows:

1. Rezoning to PUD, PUD Preliminary Plan and Preliminary Plat
2. PUD Final Plan and Final Plat.

Summary

Staff has identified that the application for a concept plan review of a 3-lot subdivision at property PID #12-33-23-14-0002 does not meet the density standards established within the Comprehensive Plan. Staff recommends this as a 2-lot subdivision, as that would comply with the density standards in the Comprehensive Plan. However, given the history of subdivision in East Bethel and the conflicting language between the Code and the Comprehensive Plan, staff has found a 3-lot subdivision may be allowed as a PUD with the finding that the overall density of the Rural Residential district will remain less than 1 unit per 10 acres.

Based on feedback, the developer can modify plans for the subdivision prior to the submission of an application for a Rezoning, PUD Preliminary Plan, and Preliminary Plat.

City Council Recommendation

Move to adopt the Resolution approving the subdivision and PUD concept plan for “Cliffs Anderson Acres”, a 3-lot subdivision, located north of 217th Avenue NE (PID #12-33-23-14-0002), as recommended by the Planning Commission.

Attachments:

1. Draft Resolution approving Concept Plan
2. Concept Plan dated April 8, 2025
3. Figure 3-7 Planned Land Use Map
4. Zoning Map
5. Rural Residential standards from 2040 Comprehensive Plan
6. Flexible Residential Development – Metropolitan Council

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

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

RESOLUTION NO. 2025-XX

A RESOLUTION APPROVING THE CONCEPT PLAN OF “CLIFFS ANDERSON ACRES” FOR PROPERTY LEGALLY DESCRIBED AS:

E1/2 OF SE1/4 OF NE1/4 OF SEC 12 TWP 33 RGE 23, EX RD, SUBJ TO EASE OF REC

WHEREAS, Tom Carlisle applied for a Concept Plan Review of a concept plan for “Cliffs Anderson Acres”; and

WHEREAS, the East Bethel Planning Commission has reviewed the concept plan and have provided comments; and

WHEREAS, the proposed subdivision meets the density standards established within the East Bethel Comprehensive Plan, which allows an overall average maximum density of one unit per 10 acres within the Rural Residential land use category; and

WHEREAS, the concept plan complies with the development standards outlined in the City Code; and

WHEREAS, the subdivision concept plan review constitutes a PUD concept plan review; and

WHEREAS, pursuant to published and mailed notice thereof, the Planning Commission has conducted a public hearing on said concept plan at the May 27, 2025 meeting; and

WHEREAS, as a result of such public hearing and review, the Planning Commission recommends approval of the concept plan to the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the subdivision and PUD concept plan of “Cliffs Anderson Acres”

Adopted this 9th day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

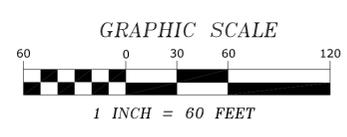
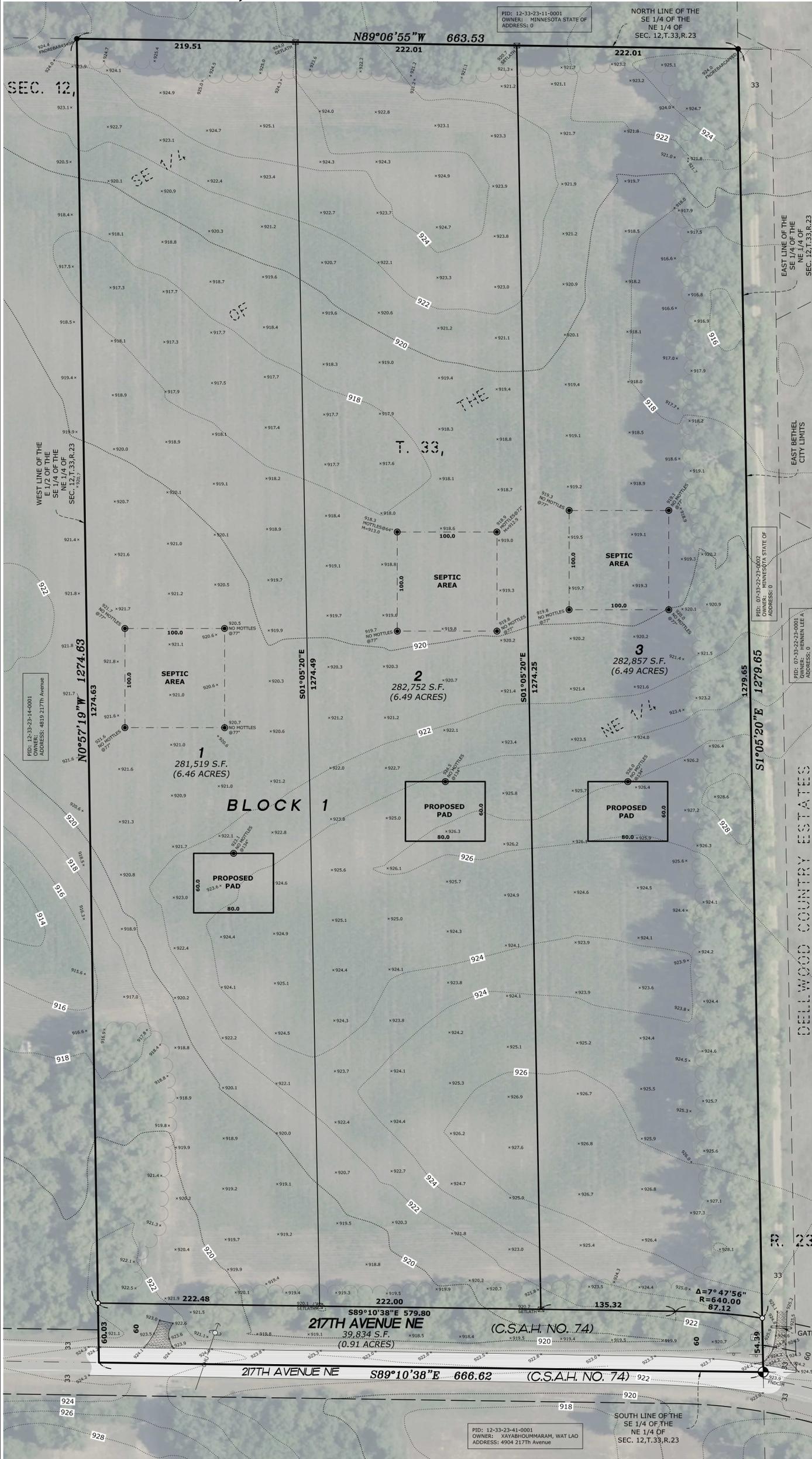
ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

SKETCH PLAN

~for~ SHERCO CONSTRUCTION
 ~of~ CLIFFS ANDERSON ACRES
 EAST BETHEL, MN



LEGAL DESCRIPTION

The East Half of the Southeast Quarter of the Northeast Quarter, Section 12, Township 33 North, Range 23 West, Anoka County, Minnesota.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- x1011.2 DENOTES EXISTING ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SIGN
- DENOTES SOIL BORING. (BY MARK TRADEWELL)
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD UTILITY
- DENOTES FENCE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 03/10/25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 12-33-23-14-0002.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

BENCHMARK

BENCHMARK: ANOKA COUNTY BENCHMARK 4012
 ELEVATION: 911.51 (NAVD88)

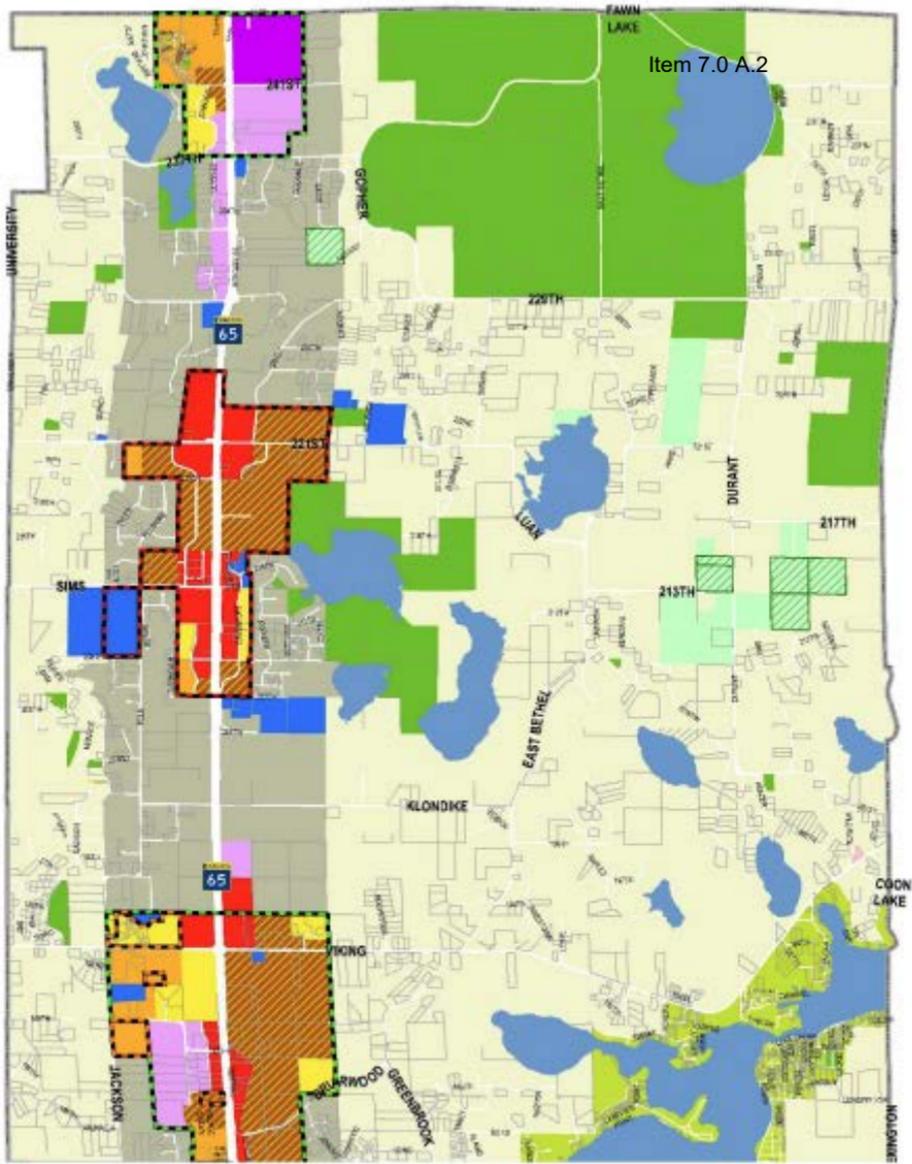
E.G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 4/8/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250071PP	DATE: 03-28-25
CHECK BY: JER	FIELD CREW: BH/BJ	
1	04-04-25	ADDED FILED INFO. RAF
2	04-08-25	ADDED SOIL BORING INFO. RAF
3		
NO.	DATE	DESCRIPTION

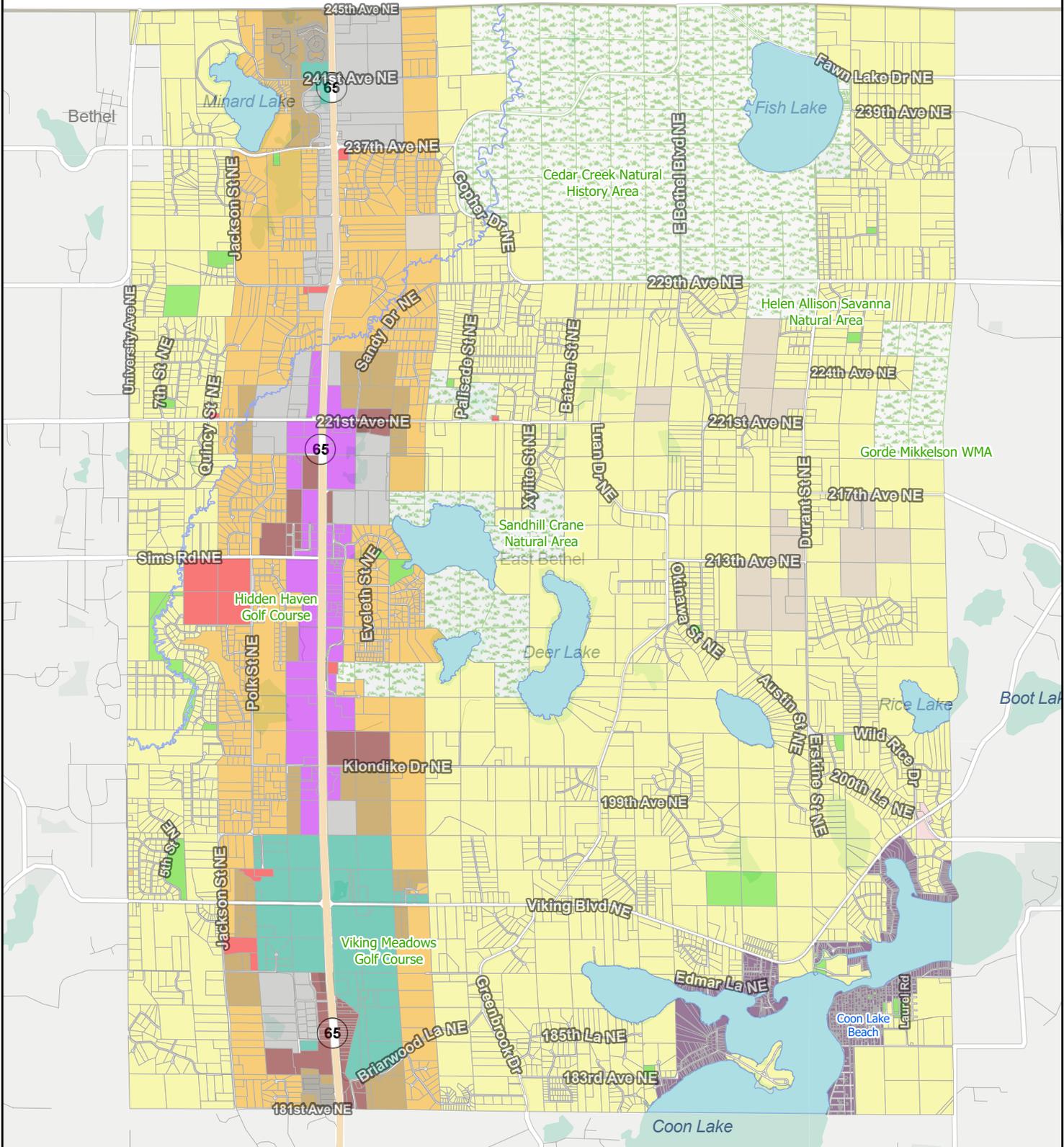
Item 7.0 A.2



- | | | | | | | |
|--|------------------------|------------------------|--|--------------------|--|------------------|
| | Agricultural Preserves | Future Land Use | | MEDIUM DENSITY RES | | LIMITED BUSINESS |
| | 2020 MUSA | | | MIXED USE | | COMMERCIAL |
| | 2030 MUSA | | | FUTURE GROWTH AREA | | PARK/NAT. AREA |
| | 2040 MUSA | | | LIGHT INDUSTRIAL | | PUBLIC |
| | | | | MED INDUSTRIAL | | ROW |
| | | | | HIGH DENSITY RES | | |

Figure 3-7: 2040 Land Use Map
 2040 Comprehensive Plan
 City Council Packet, page 82
 East Bethel, MN (draft January 16, 2019)

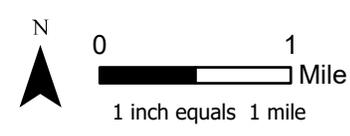




Zoning		B-3 - Highway Commercial	R-1 - Single Family Residential	Park/Open Space
A - Agricultural	I - Light Industrial	R-2 - Single Family & Townhome Residential	Natural Area	ROW
B-1 - Limited Business	MXU - Mixed Use	CL - Coon Lake	Water	
B-2 - Central Business	RR - Rural Residential	Public/Institutional		



Official Zoning Map
 Adopted September 13, 2024
 City of East Bethel, MN
 City Council Packet, page 83



Light Industrial	
Typical Uses	Manufacture or wholesale facility; laboratory or research facility; general repair services; contractor offices; construction sales and service; industrial park; public or institutional uses
Density	Floor area ratio (FAR) of 10% or greater when the net acreage is fully developed.
Appropriate Zoning	LI Light Industrial
Limited Secondary Zoning	B-3 Highway Commercial, <i>MI Medium Industrial, MXU</i>

Medium Industrial	
Purpose	Medium industrial businesses normally generate noises, smells, vibrations, and/or truck traffic that can be disturbing to non-industrial land uses, and may include outdoor storage. Medium industrial land is discouraged next to residential developments. Topography, landscaping, less intense land uses, or other forms of buffering shall be used to transition between medium industrial property and residential, recreational, or institutional land uses.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development	Sufficient access from roadway; meets intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses	Manufacturing; assembly; industrial uses with outdoor storage; trucking centers
Density	A floor area ratio (FAR) of 5% is encouraged but can be waived when circumstances justify.
Appropriate Zoning	<i>MI Medium Industrial</i>
Limited Secondary Zoning	LI

Rural Residential

East Bethel 2040 Comprehensive Plan Chapter 3: Land Use Plan

Purpose	These areas will retain a traditional rural atmosphere by retaining large lot sizes. This land will preserve valuable environmental resources and will not be developed at urban densities.
Location Criteria	Outside of the MUSA.
Minimum Requirements for Development	Public Right of Way to serve each developable parcel. Sufficient soils to support septic.
Utilities	Private well and septic system
Typical Uses	Recreation; public or private open space; environmental preserve; wetlands, woodlands, lakes, or steep slopes; large lot residential; places of worship; schools.
Density	The Rural Residential designation allows an overall average of 1 unit per 10 gross acres; however higher densities may be achieved by utilizing Met Councils Flexible Development Guidelines.
Appropriate Zoning	RR Rural Residential, R1
Limited Secondary Zoning	A Agricultural

Coon Lake

Purpose	This neighborhood of East Bethel contains lots that are traditionally smaller in size than typical rural lots and are supported by private septic systems. A separate designation for this area is intended to address the unique challenges associated with many non-conforming lots in this neighborhood and to stabilize development in this area. Parcel assembly is encouraged in this district to facilitate a reduction in non-conformities.
Location Criteria	Outside of the MUSA. Only applies to homes within proximate distance of Coon Lake.
Minimum Requirements for Development	Sufficient land and soils to support septic system.
Utilities	Private well and septic system
Typical Uses	Single family residential; duplex or multiplex residential; limited business or retail; recreation; lake access
Density	The Coon Lake land use designation is anticipated for a range of densities between 1 unit per 10 gross acres and 7.5 units per acre. Encourage assembly of non-conforming lots for redevelopment when available and appropriate.
Appropriate Zoning	R1, <i>CL Coon Lake</i>

FLEXIBLE RESIDENTIAL DEVELOPMENT

LOCAL PLANNING HANDBOOK

FLEXIBLE RESIDENTIAL DEVELOPMENT EXAMPLES FOR THE DIVERSIFIED RURAL AREA

Background

Thrive MSP 2040 indicates that land use patterns in **Diversified Rural** communities are home to a variety of farm and non-farm land uses including very large-lot residential, clustered housing, hobby farms, and agricultural uses. Some Diversified Rural communities are also located in the Long-term Wastewater Service Area (LTSA). These areas are designated to ensure land availability to accommodate growth post-2040 at the edge of the urbanizing area.

Purpose

The purpose of flexible residential development ordinances and tools in these areas should be to preserve land for post-2040 growth and to accommodate the future extension of regional urban services. In August 2008, the Council adopted **Flexible Residential Development Ordinance Guidelines for the Diversified Rural Area** that describes the factors communities should take into account if they are considering allowing residential development at densities greater than 4 units per 40 acres in their communities. The Council has since incorporated these guidelines into *Thrive MSP 2040*.

Function

For those communities on the edge of the urbanizing area, designated as part of the LTSA, residential development ordinances should provide for interim land uses without precluding the opportunity for future development at densities of at least 3 units per net developable acre to ensure future, cost-effective and efficient regional wastewater treatment services. For areas outside of the LTSA, the Council also encourages the clustering of homes, particularly when communities are considering densities greater than 4 units per 40 acres.

Communities should study and assess their landscapes to refine their development priorities. There may be areas within the community that contain an abundance of sensitive natural resources or that the community has identified as a greenway or conservation corridor. These areas may not be most suitable for future urbanization as the capability of the land to support development is low and constrained. In these cases, open space development or cluster development may be adapted to protect those resources to meet the community's goals.



The Fields of St. Croix, Lake Elmo

Flexible Residential Development Guidelines

In considering ordinances and development that exceeds the 4 units per 40 acres density, communities should apply the following guidelines:

1. Include the need to reserve land resources for efficient future urban development as part of the ordinance purpose.
2. Identify the land characteristics required to support future urbanization.
3. Allow no more than 25% of the developable land in a project to be developed, reserving larger future urbanization parcels.
4. Protect future urbanization parcels with temporary development agreements, easements, or deed restrictions.
5. Provide for the rezoning of the future urbanization parcels to a residential zoning classification at densities consistent with Council policy at such time that urban services are available.
6. Encourage the use of community wastewater treatment systems to serve the temporary cluster.

Please refer to the full document, **Flexible Residential Development Ordinance Guidelines for the Diversified Rural Area**, for more information on these six guidelines.

Flexible Residential Ordinance Tools

If a community wishes to allow for increased densities within the Diversified Rural area beyond 4 units per 40 acres, the community should use mechanisms to allow for the future development of the land at urban development densities of at least 3 units per net developable acre. There are a number of tools that communities have utilized to meet these goals, including but not limited to the following:

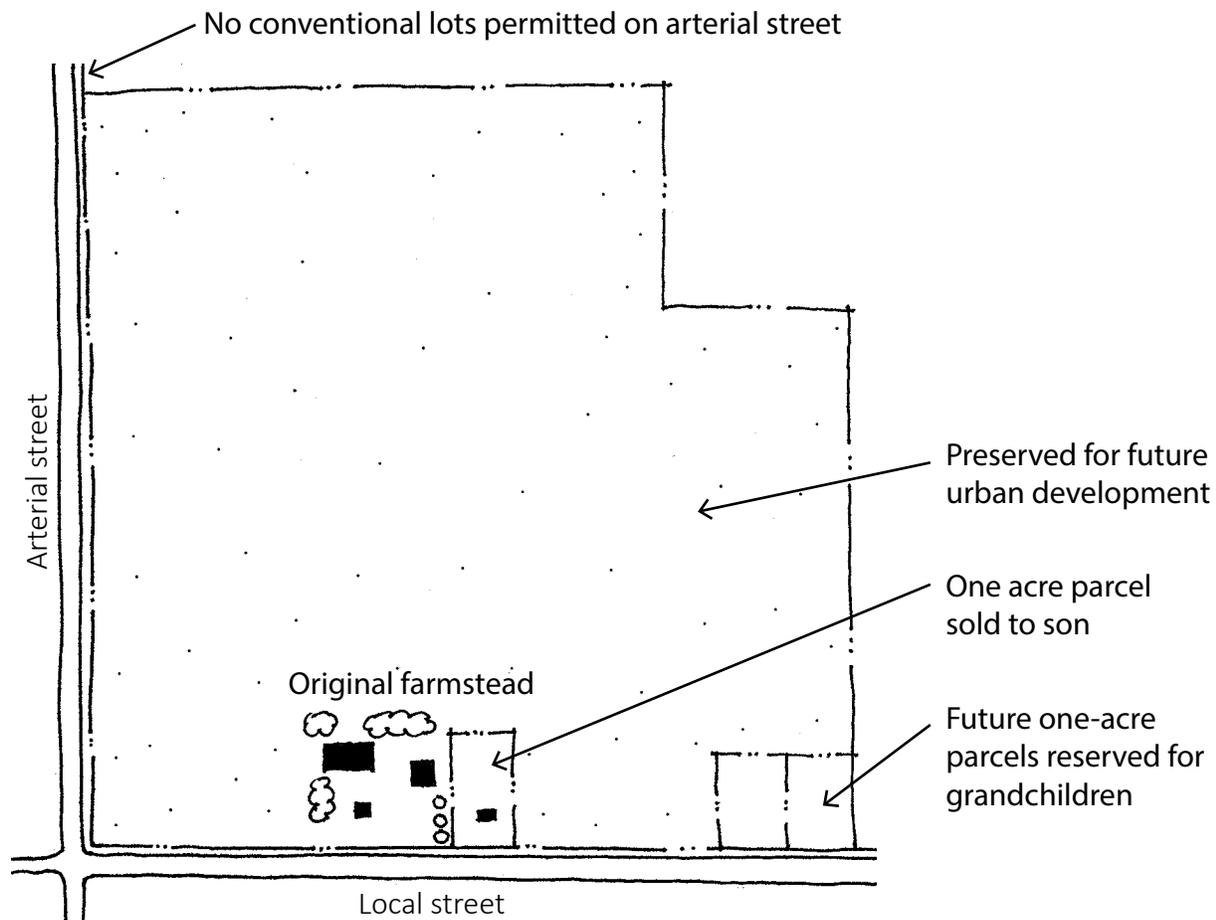
1. Adopt Cluster Ordinances to preserve open space and allow future urbanization.
2. Permit density bonuses for meeting certain specified ordinance requirements.
3. Use of Planned Unit Development (PUD) regulations to manage development and preserve open space.
4. Require Build-Out Plans (Ghost Platting) to demonstrate future subdivision for the delivery of urban services.
5. Employ platting techniques along with deed restrictions, easements, and covenants to protect open space for future development.
6. Use of overlay districts in specified areas to ensure mandatory clustering; for example, on land adjacent to urban service areas.

If a community adopts regulations to allow densities in the Diversified Rural area which exceed 4 units per 40 acres, the Metropolitan Council will need to review any revised ordinance details to ensure compliance with the community's Comprehensive Plan and future expansion of urban services.

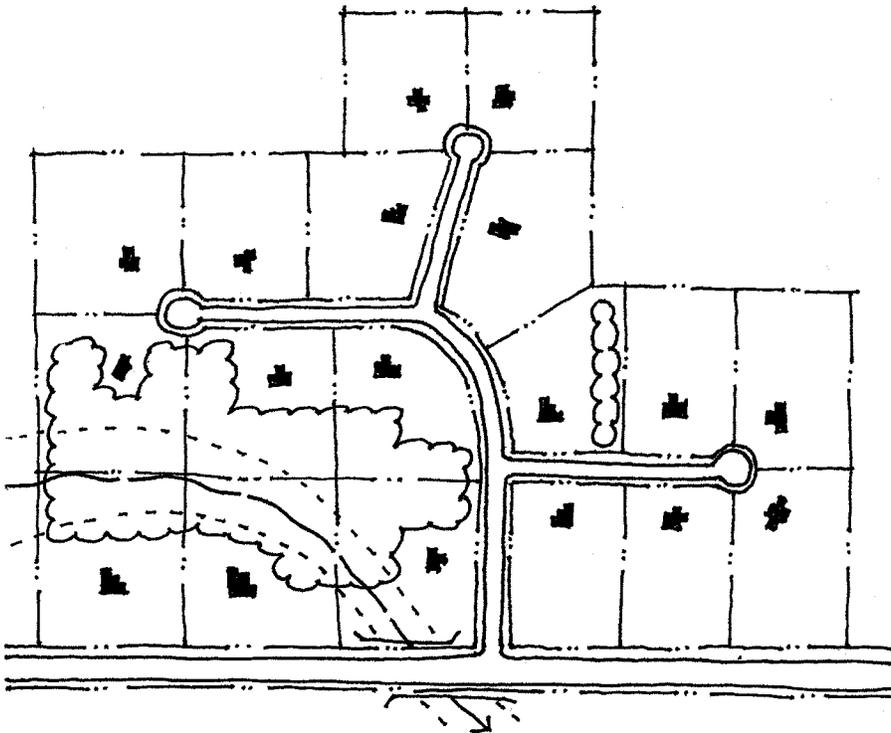
FLEXIBLE RESIDENTIAL DEVELOPMENT EXAMPLES

There are many different development styles a community might use to allow for current development while reserving land for future urban development. This section describes some of the development patterns available to communities.

Traditional Rural Cluster



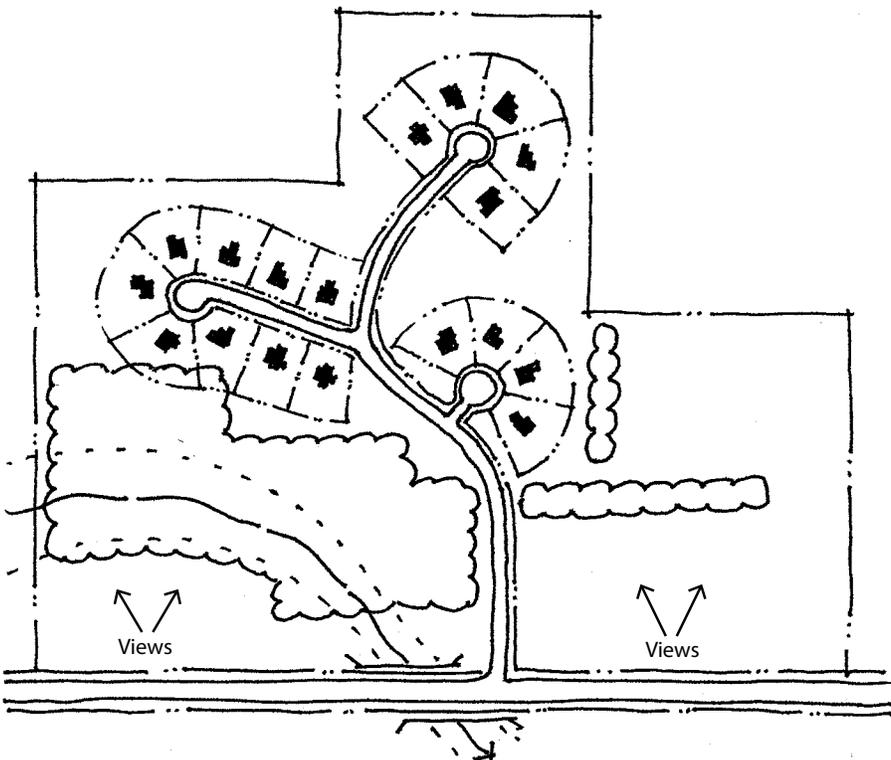
The traditional rural cluster above shows that a mandatory cluster district may allow for a defined, limited number of lot splits within a contiguous rural acreage if certain parameters are met, such as specified lot sizes and frontage on a local street. The above example allows for future subdivision of the residual parcel to allow for urban services. This method of subdivision would need to be tracked by the municipality over time to ensure that sufficient land is preserved to allow for a subdivision layout at acceptable densities and access to allow for future urban services.



Conventional Development

Acres: 80
 Lots: 18
 Density: 1 unit per 3.3 acres
 Minimum lot size: 3 acres
 Common open space: 0%

Note: No conventional lots are typically permitted on an arterial street.



Rural Cluster

Acres: 80
 Lots: 18
 Density: 1 unit per 3.3 acres
 Minimum lot size: 1/2 acre
 Common open space: 75%

Credit: Adapted from Rural Cluster Development Guide, Southeastern Wisconsin Regional Planning Commission

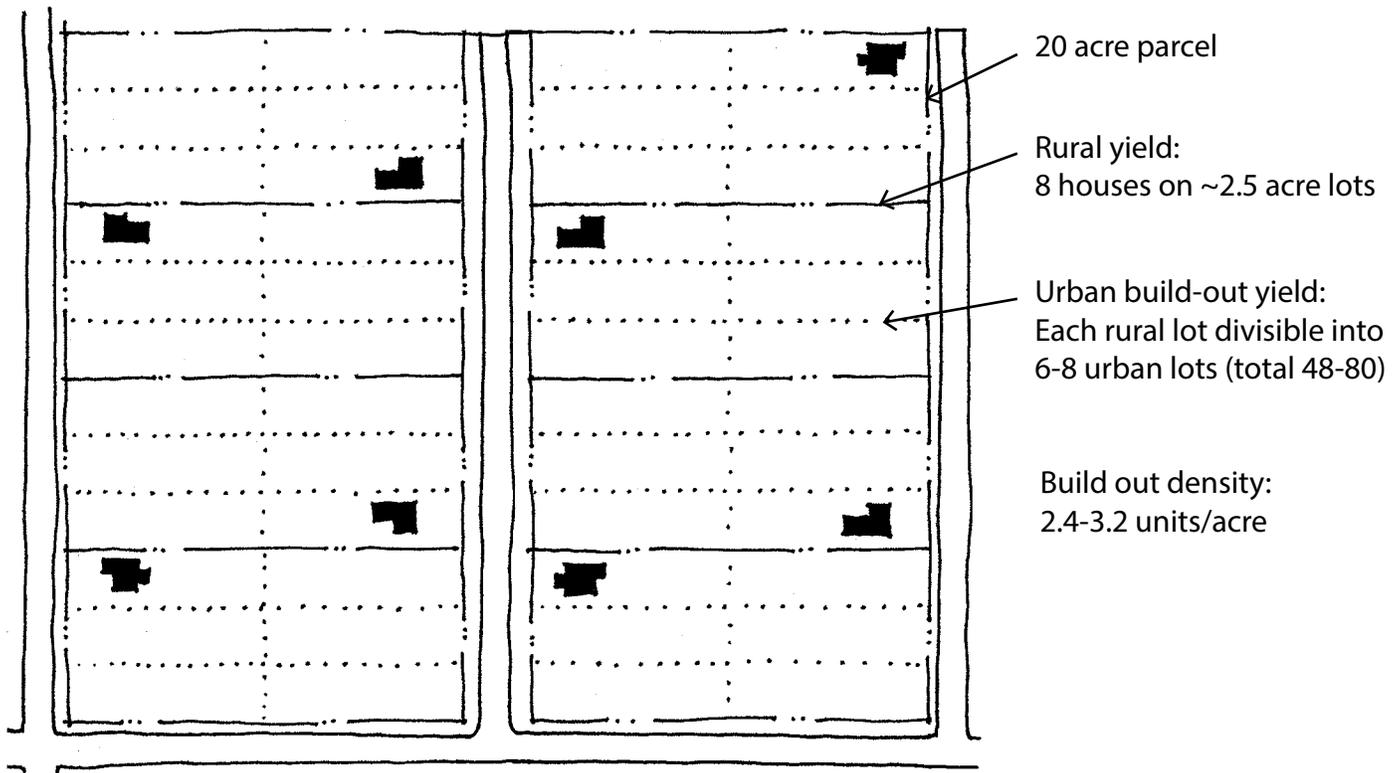
The Rural Cluster Development shows a more proactive approach to the preservation of land for future urban service balanced with the preservation of natural resources.

The first image shows a conventional large-lot rural development which precludes the provision of urban services due to the ineffective lot layout and inefficiency of multiple or long-distance connection points to urban services. The Council has found that this style of large-lot rural development does not advance the mission of ensuring orderly and economical development in the region.

The second example, of a rural cluster development, preserves high amenity open space for resource protection and recreation, while ensuring a compact lot layout which allows for effective delivery of urban services. Additional urbanized development may be accommodated in the eastern portion of that site as well. The Rural Cluster Development may utilize a communal septic system until such time that urban services become available.

Build-Out Plan (Ghost Platting)

The Build-Out Plan, or ghost platting, is a method of master planning for future urban densities in rural large-lot subdivisions. The subdivision is organized in a way that will facilitate a transition to higher density at some future date, perhaps through the use of development or service infrastructure triggers. This is often achieved by restricting the location of buildings to avoid obstructions to future utility and roadway easements. Platting for future urban densities is achieved by establishing lines for future splits of large lots into smaller lots and dedication of rights-of-way and easements for future streets, utilities, storm water facilities, etc. This method of subdivision is another front-loading process which preserves land for future urbanization. Oftentimes, the Build-Out Plan may limit the location and size of the residential footprint to more effectively allow for future subdivision of lots.



Note: In this scenario no conventional lots are permitted on arterial street, but rather all front on local streets.

Build Through Acreages

Build Through Acreages can allow for development at lower densities while preserving open space for future development through the platting process. A large outlot can be established to allow for future development at densities that can allow for urban service expansion. The outlot may also be encumbered with deed restrictions, covenants, or easements to provide the interim protection of open space and maintain subsequent triggers for development and service delivery.

This method can also be useful in areas in a Rural Residential community designation that may benefit from clustering, but are still undeveloped in the conventional large-lot pattern. In these cases, it may be advisable to preserve land for future residential development if the outlot abuts land within the Council’s Long Term Service Area.



Original parcel boundary (approximately 80 acres)

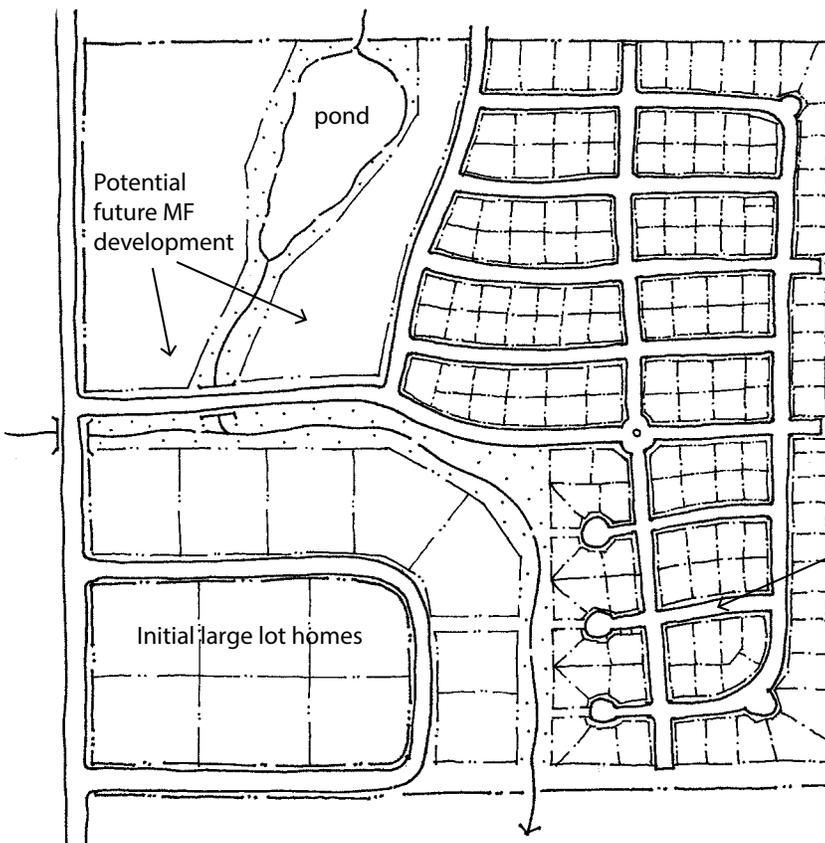
An additional portion of the parcel may be used for interim rural residential development if a significant environmental or open space resource is preserved.

A portion of the parcel may be used for rural residential development.

The rest of the parcel is platted as an outlot, reserved for future urban development when municipal services are extended.

(Adapted from RDG Planning & Design)

The example below, adapted from Bismarck, North Dakota, shows an historic outlot which was subdivided into smaller lots once urban services became available to the east.



Rural yield: 13 houses on large lots
Urban yield: 157 houses on the outlot; 3.97 du/ac
Build out density could include sewer extension to initial large lot houses and accommodate future multi-family development.

Original outlot developed at urban densities once municipal services are available.

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



Meeting Date: June 9, 2025

Agenda Item Number: 7.A.3

Request: Variances to allow a single car garage, impervious surface exceeding 25% of the lot coverage in the Shoreland Overlay District, and metal siding for property located at 138 Laurel Road NE (City File 25-012).

Review Deadline: June 29, 2025

Background/Context

The City's discretion in approving or denying a variance is limited to whether or not the proposed project meets the standards established in the Zoning Ordinance for a variance. The City has a high level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met.

On April 30, 2025, the City received an application from Greg Underdahl, the owner of property at 138 Laurel Road NE, to allow for the construction of a new single-family home with 3 variances. These variances are:

1. A variance from the minimum garage size of 24' x 24' (576 sq. ft.) established in Section 22.7, Subdivision B of the Zoning Ordinance to allow for a 12' x 34' (408 sq. ft.) single-car garage.
2. A variance from the 25% impervious surface lot coverage standard as established in Section 57.10, Subdivision B of the Zoning Ordinance to allow coverage of 27.6% of the lot area.
3. A variance from the siding material standards established in Section 13.1, Subdivision A of the Zoning Ordinance to allow metal siding on the proposed residential structure.

The 0.27-acre property is a through lot with 60.05 ft. of frontage along Laurel Road and 60.05 ft. of frontage along Maple Road. It is guided and zoned Coon Lake Residential (CL) and is entirely within the Shoreland Overlay District. The intent of the Coon Lake land use designation is to address the unique zoning and land use challenges associated with the many small, non-conforming lots in the neighborhood. The intent of the Shoreland Overlay District is to regulate development and maintain a high standard of environmental quality near bodies of water. The properties surrounding this parcel are all guided and zoned the same.

Planning Commission Review

The Planning Commission held a public hearing at the May 27, 2025 meeting. Other than the applicant's daughter who was in attendance to represent the applicant, there was no one present to comment during the public hearing. The Planning Commission voted 3-2 to approve all 3 variance requests. Commissioner Downie and Commissioner Balfany found that the metal siding variance did not meet the uniqueness test required for the granting of a variance. Commissioner Balfany also found that the impervious surface variance did not meet the uniqueness standard required for granting a variance.

Analysis

Section 22.7, Subdivision B of the Zoning Ordinance establishes garage size standards. The minimum garage size for a single-family home is 24' x 24' (576 sq. ft.). A 24' x 24' garage is a standard two-car garage. Locating a

24' x 24' garage along with a home on a lot with 60.05' of frontage leaves little room to meet the setback requirements within the Zoning District. While many homebuyers prefer two-car garages 2-car garages reduce the number of cars parked along the streets and in driveways, the narrowness of the lot limits the feasibility of locating a garage of this size on the lot. Despite its intent to address the challenges associated with building on the small lots around Coon Lake, single-car garages are not permitted within the CL District.

Section 57.10, Subdivision B of the Zoning Ordinance establishes the maximum amount of impervious surface coverage allowed on lots within the Shoreland Overlay District. The maximum surface coverage for lots in this district is 25%. This limit is intended to limit the rate and amount of runoff and pollutants entering public waters. This applicant is proposing an impervious surface coverage of 27.6%.

Section 13.1, Subdivision A of the Zoning Ordinance establishes standards for siding material for single-family dwellings. This ordinance states, "The exterior walls of all single-family residences shall be similar in appearance to normal wood, vinyl siding, or masonry residential construction." This standard regulates the design of single-family dwellings and promotes the use of conventional building materials. The applicant is proposing the use of a metal siding with a wood-like design.

The applicant provided a survey to show the proposed size and location of the dwelling and amount of impervious surface. The applicant has informed staff of the type of siding under consideration.

Section 4.10 of the Zoning Ordinance establishes standards for review of a variance request. Consideration of a variance requires the following three-factor test for practical difficulties. Economic considerations alone do not constitute a practical difficulty. All three standards must be met in order to grant each variance:

1. *Reasonableness. The property owner proposes to use the property in a reasonable manner not permitted by an official control.*

- a. The landowner would like to construct a 12' x 34' (408 sq. ft.) garage attached to the proposed dwelling. This garage would accommodate parking for 1 car in addition to allowing space for storage deep in the garage. The survey shows that the proposed single-car garage and attached home would meet the setback requirements established within the CL District without any additional variances— the applicant's garage would be located 9' from the side yard property line to the south and 7' from the side yard property line to the north. Given the lot width and shape, there is little to no room to reorient the planned structure to allow for a wider attached garage.

The City Council could find that a 12' x 34' (408 sq. ft.) garage is reasonable on a lot with a width of 60.5 ft because it allows for the structure to be built without encroaching on setbacks required by ordinance. The additional depth of the garage results in a total square footage (408 sq. ft.) that meets the intent of the ordinance.

The City Council could find that a single-car garage is unreasonable, as it does not allow for the parking of two vehicles.

- b. The landowner proposes to build a 1,571 sq. ft. home with attached garage and porches along with a 12' x 34' driveway. There is an existing 1,024 sq. ft. shed and canopy area on the eastern side of the property. This proposal results in an impervious surface coverage of 27.6%. The proposed 12' driveway width is the minimum allowed width for a driveway in East Bethel. Outside of the existing shed and canopy, the landowner has limited any landscaping (walkways, patios, etc.) that would add additional impervious

surface to the lot. This lot has little elevation change and is located approximately 200 ft. from the shore of Coon Lake.

The City Council could find that an impervious surface coverage of 27.6% is reasonable for a lot of this size and is unlikely to negatively impact surface water.

The City Council could find that an impervious surface coverage of 27.6% is unreasonable and could negatively impact surface water.

- c. The landowner proposes to use TruLog Steel Siding. According to their company website, TruLog manufactures metal siding that “offers the look of a rustic log home while providing maximum durability and easy upkeep.” This siding can be in the style of split-log wood, board and batten, or 4.5” lap siding. This siding could be seen as “similar in appearance to normal wood,” as required by Section 13.1 of the Zoning Ordinance. Metal siding is currently under review within East Bethel for use in all zoning districts and adoption of the draft ordinance would eliminate the need for this variance.

The City Council could find the use of metal siding with a wood-like appearance to be reasonable, as the siding is similar in appearance to wood siding which is permitted by ordinance.

The City Council could find the use of metal siding is not reasonable and that the applicant could use any number of other materials permitted by ordinance.

2. *Uniqueness. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The uniqueness generally relates to the physical characteristics of the particular property.*

- a. The width of the property is approximately 60 feet along both road frontages. The narrowness of this lot restricts the width of all structures on the property. Widening the garage would require a variance for a side yard setback reduction or a reduction in the width of the proposed dwelling. This parcel is uniquely shaped. It is comprised of 2 lots that have been combined to create an “S” shape. The proposed home is on the eastern side of the lot, and an existing canopy and shed, built by the previous owner 143 Maple Road, occupies the western side of the lot. A 24’ x 24’ detached garage could be constructed on western side of the lot, but it would require the removal of the existing structure. Additionally, to access the garage from Laurel Road, a longer driveway could be required. This would increase the amount of impervious surface on the lot which is in the Shoreland Overlay District.

The City Council could find that the width and shape of the property is unique and justifies a 12’ wide garage.

The City Council could find that the width and shape of the property does not justify a 12’ garage.

- b. The total area of this lot is 11,972 sq. ft. On a lot of this size, a landowner is allowed 2,993 sq. ft. of impervious surface. The landowner proposes 3,310 sq. ft. of impervious surface, an overage of 317 sq. ft. The existing structure inherited by the landowner

makes up 34% of the allowed impervious surface coverage on the parcel. This existing structure limits the amount of impervious surface which can be added to the parcel. The landowner has opted for the narrowest allowable driveway width and limited the amount of impervious surface elsewhere on the lot outside of the home.

The City Council could find that the size of the property and existing canopy structure are unique factors which justify an impervious surface coverage of 27.6%

The City Council may find that the landowner could alter physical characteristics of the site to reduce the amount of impervious surface on the parcel.

- c. Staff has not identified any circumstances unique to the property which would necessitate the use of metal siding on this structure.

The City Council could find a unique circumstance of the property which requires the use of metal siding.

The City Council could find that there are no unique circumstances of the property which require the use of metal siding.

- 3. *Character. A variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure or improvement will be out of scale, out of place, or otherwise inconsistent with the surrounding area.*

- a. Staff has found several lots within the neighborhood with single-car garages. Many of these garages are on similarly narrow lots. Many of the larger garages within this neighborhood also have variances to be placed in front of the home or closer to the side property line. The small, narrow lots within this neighborhood frequently present challenges to property owners looking to build or renovate structures.

The City Council may find that a 12' x 34' garage conforms with the character of the neighborhood, as other parcels in the neighborhood have single-car garages or variances for garage placement.

Alternatively, the City Council may find that a 12' x 34' garage does not conform to the character of the neighborhood, as this is not a standard garage size expected within a residential district.

- b. Many lots within the Coon Lake Beach neighborhood are small and do not conform to the current Zoning Code. Many of these lots have homes which were constructed prior to the adoption of Shoreland Overlay District Ordinance and, if surveyed, would likely exceed the 25% impervious surface lot coverage standard. The landowner proposes to exceed this standard by 2.6% through the construction of his proposed home.

The City Council could find that the proposed impervious surface lot coverage of 27.6% is consistent with the character of the neighborhood.

The City Council could find that the proposed impervious surface lot coverage of 27.6% is not consistent with the character of the neighborhood.

- c. Staff is unaware of any homes in this neighborhood with metal siding. There are several homes in this neighborhood with wood siding, including the home directly across the street. Staff has not physically seen a sample of the proposed siding, but it appears to be comparable to split log wood siding.

The City Council may find that this wood-like metal siding would not be out of place in this neighborhood, as other homes in the neighborhood have wood siding.

The City Council may find that this metal siding would be out of place within this neighborhood, as no other homes in the neighborhood have metal siding.

Summary

In order to grant a variance, the applicant must demonstrate that the request meets all three of the tests for “practical difficulties” including reasonable use of the land, uniqueness of the land that is out of the control of the owner, and that the request would not alter the existing character of the neighborhood.

This hearing is for 3 separate variances: garage size, impervious surface coverage, and metal siding. The City Council may find that one, two, all, or none of these variances meet the ordinance standards – recommending approval of one variance does not require recommending approval of another. Resolutions for approval and denial have been provided. The resolutions may be modified to reflect the findings of the City Council.

City Council Recommendation

- a. Move to adopt the resolution approving all 3 variance requests for the property located at 138 Laurel Road NE, as recommended by the Planning Commission.

Or

- b. Move adopt the alternative resolution denying the requests, based on the finding that the variance standards have not been met.

Or

- c. The Council may modify the draft resolutions to approve some of the variances and deny others.

Attachments:

1. Resolution for approval
2. Resolution for denial
3. Location map
4. Applicant Narrative dated 4/11/2025
5. City Engineer’s comments dated 5/23/2025
6. Applicant Site plan dated 5/12/2025
7. TruLog Siding example

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

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

RESOLUTION NO. 2025-XX

A RESOLUTION **GRANTING** VARIANCES FROM SECTION 22.7, SUBDIVISION B. OF THE ZONING ORDINANCE FOR A 12 x 34 FT. GARAGE, FROM SECTION 57.10, SUBDIVISION B FOR AN IMPERVIOUS SURFACE COVERAGE OF 27.6%, AND FROM SECTION 13.1, SUBDIVISION A FOR METAL SIDING ON PROPERTY LOCATED AT 138 LAUREL RD NE (PIN: 36-33-23-12-0142) LEGALLY DESCRIBED AS:

LOTS 34 THRU 36 TOG W/ LOTS 63 THRU 65 ALL IN BLK 33 COON LAKE BEACH 2ND MAP, SUBJ TO EASE OF REC

WHEREAS, the property owner, Gregory Underdahl, requested variances for a 12' x 34' single-car garage where a 24' x 24' garage is required, an impervious surface coverage allowance of 27.6% within the Shoreland Overlay District where a maximum coverage of 25% is permitted, and metal siding on a single-family residential structure; and,

WHEREAS, the Planning Commission held a public meeting on May 27, 2025; and,

WHEREAS, as a result of such public hearing and review, the Planning Commission recommends approval of the request; and,

WHEREAS, the City finds the request:

1. Is a reasonable request:
 - A 12' x 34' (408 sq. ft.) garage allows for the structure to be built on a lot with a width of 60.5 ft. without encroaching on the setbacks required by the Code.
 - The additional depth of the garage is consistent with the intent of the Ordinance.
 - The impervious surface coverage is reasonable for a 0.27-acre lot with a home, paved driveway, and existing accessory structure.
 - The metal siding has a wood-like appearance.
2. Is due to circumstances unique to the property, not caused by the landowner;
 - The narrow width and abnormal shape of the lot creates difficulty in locating a 24' wide garage on the property.
 - The 0.27 acre-size of the property and existing accessory structure limit the ability of the landowner to stay within the 25% limit of impervious surface.
 - There is a unique circumstance of the property which requires the use of metal siding.
3. Will not have a negative effect on the characteristic of the neighborhood;

- The small, narrow lots within the neighborhood have led other landowners to maintain their single-car garages or be granted variances for garage placement.
- Many lots within the neighborhood are nearly exceeding, or exceeding as a legal non-conformity, the impervious surface coverage limit of 25%.
- Several homes within the neighborhood have wooden siding. The proposed siding, though metal, is wood-like in appearance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves variances from Section 22.7, Subdivision B, Section 57.10, Subdivision B, and Section 13.1, Subdivision A of the Zoning Ordinance for a property located at 138 Laurel Road NE, subject to the following conditions:

1. The applicant obtains a building permit from the City prior to construction of the proposed structure.

Adopted this 9th day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

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

RESOLUTION NO. 2025-XX

A RESOLUTION **DENYING** VARIANCES FROM SECTION 22.7, SUBDIVISION B OF THE ZONING ORDINANCE FOR A 12 x 34 FT. GARAGE, FROM SECTION 57.10, SUBDIVISION B FOR AN IMPERVIOUS SURFACE COVERAGE OF 27.6%, AND SECTION 13.1, SUBDIVISION A FOR METAL SIDING ON A PROPERTY LOCATED AT 138 LAUREL RD NE (PIN: 36-33-23-12-0142) LEGALLY DESCRIBED AS:

LOTS 34 THRU 36 TOG W/ LOTS 63 THRU 65 ALL IN BLK 33 COON LAKE BEACH 2ND MAP, SUBJ TO EASE OF REC

WHEREAS, the property owner, Gregory Underdahl, requested variances for a 12' x 34' single-car garage where a 24' x 24' garage is required, an impervious surface coverage allowance of 27.6% within the Shoreland Overlay District where a maximum coverage of 25% is permitted, and metal siding on a single-family residential structure and;

WHEREAS, the Planning Commission held a public meeting on May 27, 2025; and,

WHEREAS, the City finds the request:

1. Is not a reasonable request:
 - Though the lot is narrow, a 24 ft. x 24. garage could be located elsewhere on the property.
 - The construction a 12 x 34 ft. garage is not consistent with the intent of the Ordinance.
 - Changes could be made to the building plan to reduce the amount of impervious surface on the lot.
 - Metal siding is not necessary for the construction on this structure. Other materials could be used that are permitted by Ordinance.
2. Is not due to circumstances unique to the property nor not caused by the landowner;
 - Though the property is narrow and has an abnormal shape, a 24 x 24 ft. wide garage could be located elsewhere on the lot.
 - While the property is small and there is an existing accessory structure on the lot, the landowner could alter physical characteristics of the site to reduce the amount of impervious surface on the parcel.
 - There are no unique circumstances which necessitate the use of metal siding on this structure.
3. Will have a negative effect on the characteristic of the neighborhood;
 - Though this garage has a larger depth than required by Ordinance, it does not have the standards dimensions of a 2-car garage expected within a residential district.

- Many property owners have encountered difficulties staying below the 25% limit of impervious surface, but many have altered their building plans to address this issue without seeking variances.
- Metal siding has not been permitted on other homes within this neighborhood. Though the siding has a wood-like appearance, it is not wood.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby denies the variances from Section 22.7, Subdivision B, Section 57.10, Subdivision B and 13.1, Subdivision A of the Zoning Ordinance for a property located at 138 Laurel Road NE based on the findings in this resolution.

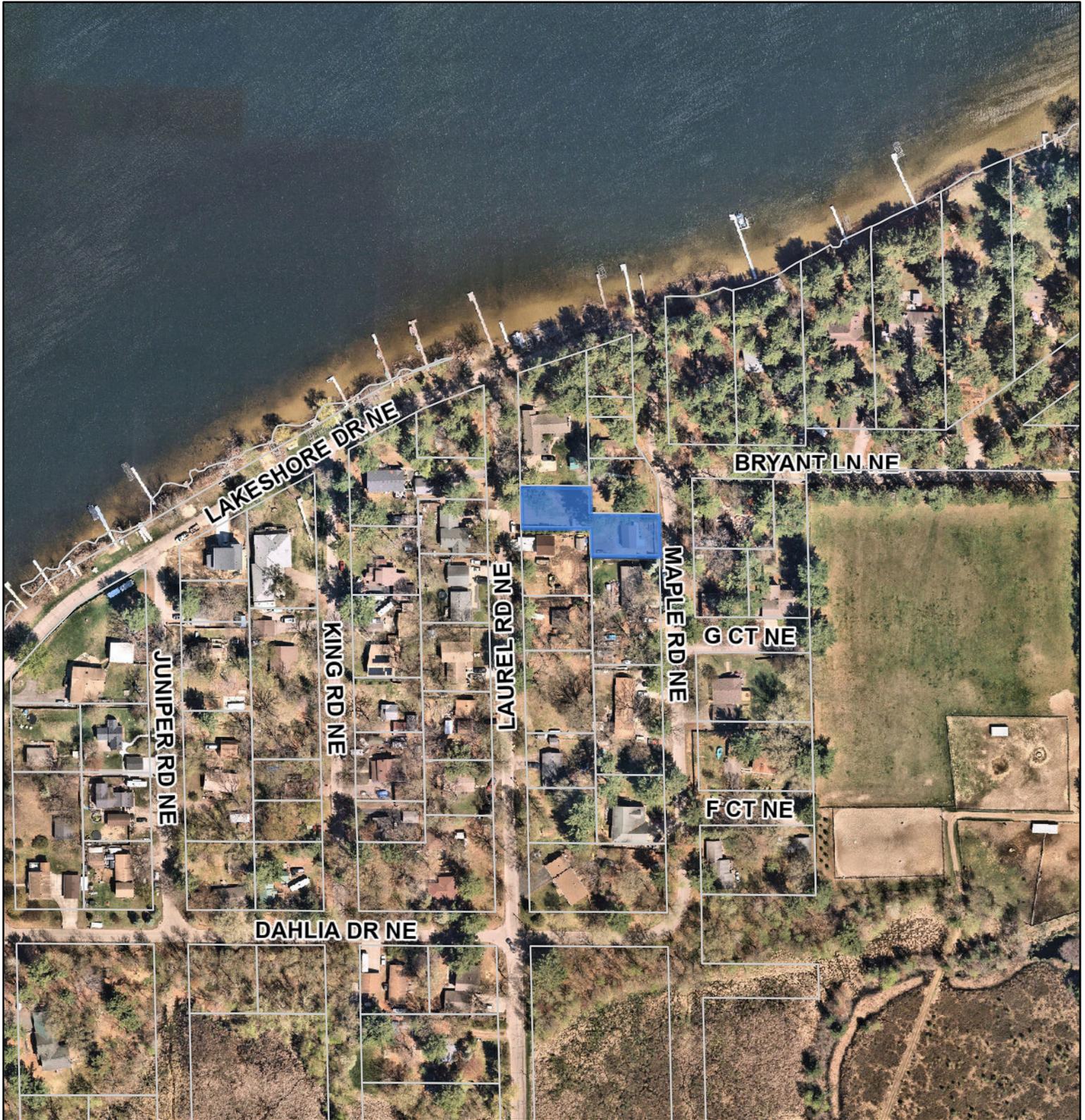
Adopted this 9th day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator



1 inch equals 279 feet

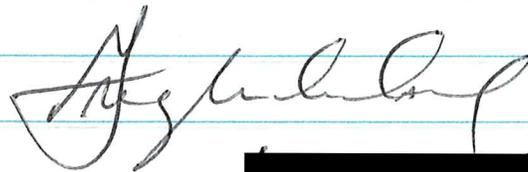


To whom it concerns:

Reason for a single car garage is the Coon Lake beach AREA has fairly small lots. The proposed plan will show that this will meet the setback requirements needed and will not look out of place due to other homes having single car as well

metal siding has come a long way and the siding I would like to use is a decorative style paint. I can give a sample when required

Thanks

 [REDACTED]

Review of Variances 138 Laurel Road



Craig Jochum

To Grace Gerard

Item 7.0 A.3



Reply



Reply All



Forward



Fri 5/23/2025 10:29 AM

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

Grace,

We have reviewed the submittal for the above referenced lot. We have the following comments:

1. From the aerial it does not appear the existing metal building is drawn correctly?
2. The lot is 311 square feet over the allowable impervious surface requirement. If the variance is not approved. The applicant could construct a rain garden/infiltration area or other volume reducing practice.
3. It is not clear from the information submitted how the lot drains. The applicant should provide information and a narrative regarding how the lot drainage works now and how it will work after the construction and should provide information to ensure this construction will not impacting adjacent properties.



Craig Jochum, P.E.

City Engineer

Hakanson Anderson

FOR GREG UNDERDAHL

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

Randy L. Kurth, L.L.S. No. 20270
Russell J. Kurth, L.L.S. No. 16113

CERTIFICATE OF SURVEY

(MEASUREMENTS SHOWN IN FEET AND DECIMALS OF A FOOT)

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE (763) 788-9769
E-MAIL: ksi@kurthsurveyinginc.com.

DATE: 4-21-2025 Item 7.0 A.3

TOTAL LOT AREA = 11,972± SQ.FT.

EX. CONC & BLDG = 1024 SQ.FT.
PROP. HOUSE-GAR = 1571 SQ.FT.
PROPOSED PORCHS = 309 SQ.FT.
PROPOSED DRIVE = 406 SQ.FT.

TOTAL IMPERV. = 3310 SQ.FT.
IMPERVIOUS COVERAGE = 27.6%

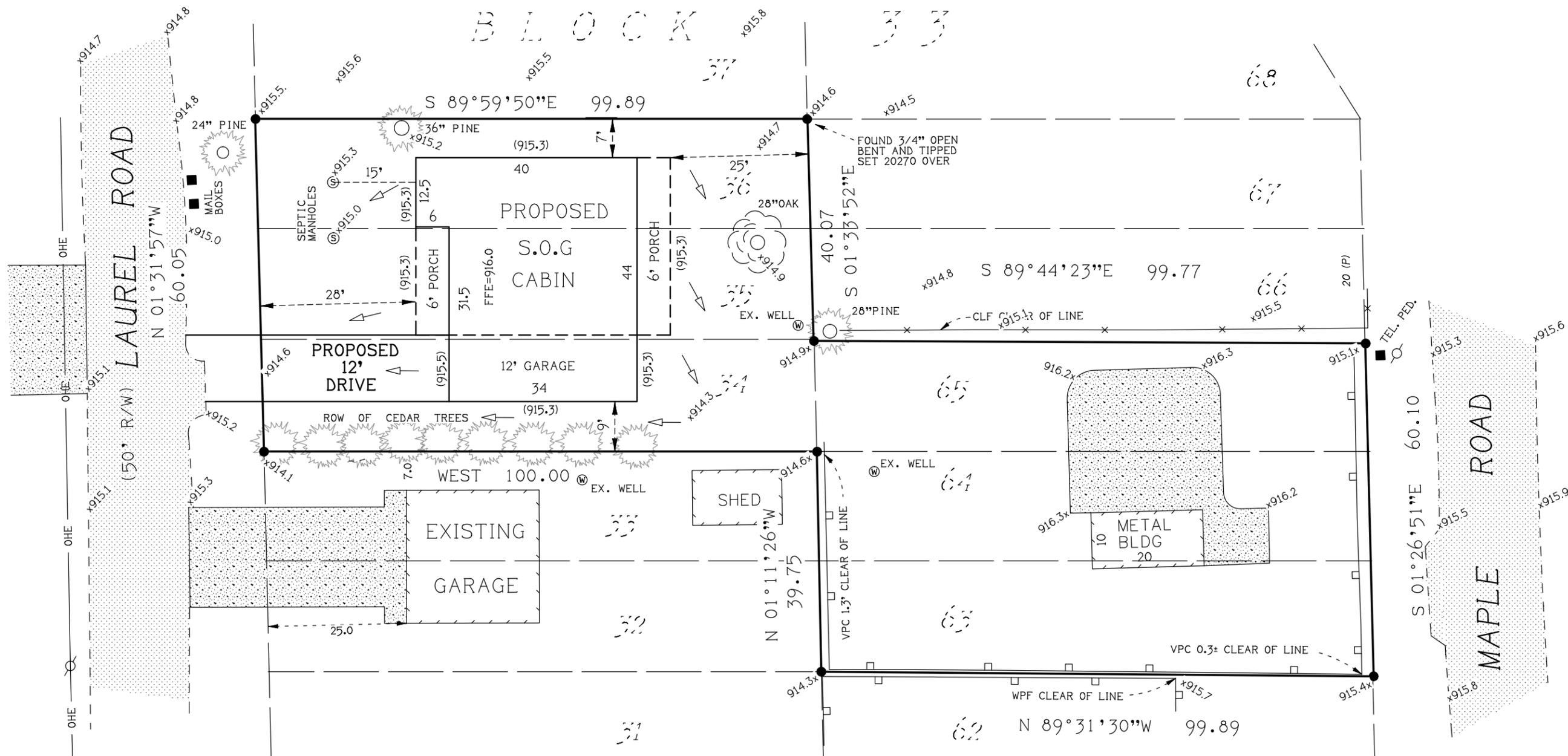
PROPOSED GRADES

GARAGE SLAB = 915.4
TOP OF FFE = 915.9
BASEMENT FLOOR = N/A

0 20

SCALE IN FEET
REV. 5-12-25
(prop drive)

- = IRON PIPE MONUMENT SET
- = IRON PIPE MONUMENT FOUND
- ⊗ = SPIKE SET
- = WOOD/VINYL FENCE - wpf\vpf
- ✕ = CHAIN LINK FENCE - clf
- = DRAINAGE
- x912.0 = EXISTING SPOT ELEVATION
- (900.0) = PROPOSED ELEVATION
- ▨ = CONCRETE SURFACE
- ▩ = BITUMINOUS SURFACE



PROPERTY DESCRIPTION PER COUNTY AUDITOR'S OFFICE
Lots 34, 35 and 36 together with Lots 63, 64, and 65,
Block 33, COON LAKE BEACH SECOND MAP, Anoka County, Minnesota.

Our Products

Our family-owned business in La Salle, Colorado proudly makes our patented steel boxed siding panels in America and can ship nationwide, directly to your doorstep.



Steel Log Siding

Starts at \$5.50/Sq ft

Steel log siding provides the authentic, genuine log home look. Panels come in 12 foot lengths and cover 9 inches high on the wall

[View Details & Colors](#)



Steel Board & Batten Siding

Starts at \$4.25/Sq ft

Steel board & batten siding provides an authentic, genuine wood look. Panels come in 8, 9, 10, or 12 foot lengths and cover 9.25 inches wide on the wall. Inquire for custom panel lengths

[View Details & Colors](#)



Steel Lap Siding Starts

Starts at \$4.25/Sq ft

Steel lap siding provides an authentic, genuine wood look. Panels come in 12 foot lengths and cover 9.25 inches high on the wall

[View Details & Colors](#)

Steel Log Siding



Our steel log siding product offers the look of a rustic log home while providing maximum durability and easy upkeep.

For a log home without the maintenance, steel log siding by TruLog has a genuine wood appearance. However, siding metal requires no care other than an occasional rinse with the garden hose.

Metal Board & Batten Siding



Whether you are building a new house or remodeling an old house, consider metal siding panels from TruLog. Our white, steel board and batten siding metal is a classic exterior option.

Our metal house siding has the perfect blend of form and function. The modern farmhouse look pairs naturally with the durability and maintenance freedom of steel. White board and batten has been around for decades. TruLog metal panel siding will continue to be a timeless exterior style for years to come.

Steel Double 4.5" Lap Siding



Our double 4.5 steel lap siding offers the rustic look of wood while providing maximum durability and easy upkeep.

You won't have to worry about staining, sealing, or painting this cedar siding. Just wash the siding metal down with a garden hose to keep it looking new. All while enjoying a 30 year warranty on your reliable home siding product.

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



Meeting Date: June 9, 2025

Agenda Item Number: 7.A.4

Request: Variances for a reduction of the rear yard setback for a principal structure and an increase in the amount of impervious surface allowed for the property located at 144 Laurel Road NE (City File 25-015).

Review Deadline: July 6, 2025

Background/Context

The City's discretion in approving or denying a variance is limited to whether or not the proposed project meets the standards in the Zoning Ordinance for a variance. The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met. On April 14, 2025, the City became aware that a structure on the property at 144 Laurel Road was in violation of the City's 25' rear setback standard within the Coon Lake District. Upon review, staff confirmed that the home is encroaching on the rear property line. Staff also discovered that the property exceeds the allowed amount of impervious surface in the Shoreland Overlay District.

This building permit for this structure was issued in April 2024 and a Certificate of Occupancy was issued in November 2024. A building permit should not have been issued for this structure because the Ordinance standards for setbacks and impervious area were not met. To rectify this issue, staff is recommending an after-the-fact variance for a rear setback reduction and impervious surface coverage. Currently, this structure has no protections in the case of damage and its nonconformity would likely complicate its future sale, as it is not a legal non-conforming use. A variance would bring this structure into conformity, allowing it the same protections as other structures constructed with variances.

On April 25, 2025, staff mailed a letter to Mark Fors, the owner of property at 144 Laurel Road, alerting him of this issue. The property owner responded with a variance application and updated land survey.

The property owner is requesting two variances:

1. A variance from Section 51.7, Subd. B of the Zoning Ordinance to allow a setback reduction from 25 ft. to 9.3 ft.
2. A variance from Section 57.10, Subd. B of the Zoning Ordinance to allow for impervious surface coverage of 25.09%, exceeding the 25% limit within the Shoreland Overlay District.

The property is zoned and guided Coon Lake Residential within the Shoreland Overlay District. The intent of the Coon Lake zoning and land use designation is to manage development of the many small, non-conforming lots surrounding Coon Lake. The intent of the Shoreland Overlay District is to regulate the use, subdivision, and development of shorelands to preserve and enhance the quality of public waters and environmental features. The surrounding properties are guided and zoned the same.

Planning Commission Review

The Planning Commission held a public hearing on this item on May 27, 2025. During the public hearing, one neighbor spoke in opposition of the variance request, citing concerns over the proximity of the applicant's home to her property line. The applicant was present to speak on the item. The Planning Commission voted 5-0 to recommend approval of both variance requests.

Analysis

Section 51.7, Subdivision B of the Zoning Ordinance establishes the setback standards within the Coon Lake Residential District. Principal structures must be setback 25 ft. from the rear property line. The as-built survey of this property shows the applicant's home is setback 9.3 ft. from the rear property line. Section 57.10, Subdivision B of the Zoning Ordinance establishes a limit of 25% impervious coverage for properties in the Shoreland Overlay District. This property has an impervious surface coverage of 25.09%.

Section 4.10 of the Zoning Ordinance establishes standard for review of a variance request. Consideration of a variance requires the following three-factor test for practical difficulties. Economic considerations alone do not constitute a practical difficulty. All three must be met in order to grant the variance:

1. *Reasonableness. The property owner proposes to use the property in a reasonable manner not permitted by an official control.*
 - A. The landowner's home is located 9.3 ft. from the rear property line. The home is 55.2 ft. from the front property line, and 18.1 ft. from the septic drain field in front of the home. Had this encroachment and overage of impervious surface been noticed during plan review, it appears that there is space nearer the front of the lot line that the home could've been located, reducing the setback encroachment.

As this home has been issued as Certificate of Occupancy, there are limited options for addressing this issue and bringing the structure into conformance. One option is moving the home. This option would be costly and contentious process for the property owner and the City. The other option is for the City to grant an after-the-fact variance. This would bring the structure into conformance under the Code. While this is not a common or preferred practice, it is less costly and contentious than ordering the home to be removed.

The City Council could find that granting a setback reduction from 25' to 9.3' is reasonable due to the cost and difficulty associated with moving the structure.

The City Council could find that granting a setback reduction from 25' to 9.3' is not reasonable given the fact that this variance is being sought after-the-fact.

- B. The landowner's property has an impervious surface coverage of 25.09% (2,501 sq. ft.), a .09% (9 sq. ft.) overage of the allotted 25% (2,492 sq. ft.) within the Shoreland Overlay District. While this is a small amount of impervious surface, if noticed during plan review, it is likely plan changes could have been made to bring the site into compliance. The landowner could remove a small portion of the driveway or garage stoop to bring the site into compliance.

The City Council could find that allowing an impervious surface coverage of 25.09% is reasonable, as the structure and surface is already in place.

The City Council could find that allowing an impervious surface coverage of 25.09% is not reasonable because a small amount of impervious surface could be removed to bring the lot into compliance.

2. *Uniqueness. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The uniqueness generally relates to the physical characteristics of the particular property.*

- A. This lot is 0.22 acres. The septic tank and drain field are located in front of the house and were existing at the time of construction. The small size of the lot and existing septic system and well limit the location of the home, though it is possible the structure could have been reoriented to increase the distance from the home to the rear property line. Additionally, this home is already constructed. Though this is not a unique physical feature of the property, it does limit the property owner's ability to bring the structure into conformance.

The City Council may find that the size of the lot, location of the well and septic system, and fact that the home is already constructed are unique and restrict the ability of the structure to comply with the standards established in the Zoning Ordinance.

The City Council may find that these circumstances are not unique and could have been addressed prior to the construction of the home.

- B. The size of the lot limits the total square footage of impervious surface on the lot. When fitting a home, garage, and paved driveway on a lot, many landowners encounter challenges staying below the 25% maximum impervious limitation. However, it is possible that some impervious surface could have been eliminated during the planning phase and 9 sq. ft. of driveway could be removed now to bring the site into compliance with the impervious surface limits.

The City Council may find that the size of the lot is unique and present difficulty keeping the impervious surface allotment below 25%.

The City Council may find that these circumstances are not unique and could have been addressed prior to the construction of the home and impervious surface area can be removed to bring the site into compliance.

3. *Character. A variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure or improvement will be out of scale, out of place, or otherwise inconsistent with the surrounding area.*

- A. Many structures within the Coon Lake neighborhood have been issued variances for front, side, or rear yard setback reductions and variances for impervious surface. These structures are on lots which are similarly small, and many have septic systems located in unique locations that limit the possible siting for a home. However, it is important to note that no variance sets a precedent and each variance must be reviewed based on the unique circumstances on a property.

The City Council may find the rear yard setback reduction does not alter the essential character of the neighborhood.

The City Council may find that the rear yard setback reduction would alter the existing character of the neighborhood.

- B. Many lots within the Coon Lake neighborhood are nearly exceeding, exceeding with a variance, or exceeding as a legal non-conformity the impervious surface lot coverage allotment of 25%. The small size of the lots within this neighborhood can make it challenging to comply with the impervious surface coverage limit. Each variance must be reviewed based on the unique circumstances on a property, and other homes having a variance for impervious surface coverage would not set precedent for others.

The City Council may find that granting an impervious surface allotment of 25.09% would not be out of place within the neighborhood, as it is a small overage.

The City Council may find that granting an impervious surface allotment of 25.09% would be out of place within the neighborhood because the applicant could remove 9 sq. ft. of impervious area from the driveway to bring the site into compliance.

Summary

In order to grant a variance, the applicant must demonstrate that the request meets all three of the tests for “practical difficulties” including reasonable use of the land, uniqueness of the land that is out of the control of the owner, and that the request would not alter the existing character of the neighborhood.

The Council could find that both variances meet the ordinance standards, neither of the variances meet ordinance standards, or one of the variances meets the ordinance standards and the other ordinance does not. The resolutions may be modified to reflect the findings of the Council.

City Council Recommendation

- a. Motion to adopt the resolution approving the two variances for a rear setback reduction and impervious surface as recommended by the Planning Commission.

Or

- b. Move adopt the alternative resolution denying the request, based on the finding that the variance standards have not been met.

Or

- c. The Council may modify the draft resolutions to approve one variance and deny the other.

Attachments

1. Resolution for approval
2. Resolution for denial
3. Location map
4. Applicant narrative dated May 8, 2025
5. City Engineer’s comments dated May 23, 2025
6. Applicant plans dated May 7, 2025

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

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

RESOLUTION NO. 2025-XX

A RESOLUTION **GRANTING** VARIANCES FROM SECTION 51.7, SUBDIVISION B OF THE ZONING ORDINANCE FOR A REAR YARD SETBACK OF 9.3 FT. AND FROM SECTION 57.10, SUBDIVISION B FOR AN IMPERVIOUS SURFACE COVERAGE OF 25.09% ON A PROPERTY LOCATED AT 144 LAUREL RD NE (PIN: 36-33-23-12-0064) LEGALLY DESCRIBED AS:

LOTS 29 THRU 33, BLOCK 33 COON LAKE BEACH 2ND MAP

WHEREAS, the property owner, Mark Fors, requested a variance for a rear setback reduction from 25 ft. to 9.3 ft. within the Coon Lake Residential District, and a variance for an impervious surface coverage allowance of 25.09% within the Shoreland Overlay District where 25% is the maximum allowed impervious surface area; and,

WHEREAS, the Planning Commission held a public meeting on May 27, 2025; and,

WHEREAS, as a result of such public hearing and review, the Planning Commission recommends approval of the request; and,

WHEREAS, the City finds the request:

1. Is a reasonable request:
 - The rear setback reduction is reasonable due to the size of the lot and cost and difficulty associated with removing/moving the structure.
 - The impervious surface coverage is reasonable as the structure and surface is already in place.
2. Is due to circumstances unique to the property, not caused by the landowner;
 - The 0.22-acre size of the property, location of the septic system, and fact that the home is already constructed limits the placement of the home and options for addressing the non-conformity.
 - The 0.22-acre size of the property presents difficulty in keeping the impervious surface square footage below 25%.
3. Will not have a negative effect on the characteristic of the neighborhood;
 - Many homes within the neighborhood have variances for setback reductions because the Coon Lake Beach neighborhood has many small, narrow lots.
 - Many lots within the neighborhood are nearly exceeding, or exceeding as a legal non-conformity, the impervious surface coverage limit of 25%.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves variances from Section 51.7, Subdivision B and Section 57.10, Subdivision B of the Zoning Code for the property located at 144 Laurel Road NE.

Adopted this 9th day of June, 2025 by the City Council of the City of East Bethel

CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

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

RESOLUTION NO. 2025-XX

A RESOLUTION **DENYING** VARIANCES FROM SECTION 51.7, SUBDIVISION B OF THE ZONING ORDINANCE FOR A REAR YARD SETBACK OF 9.3 FT. AND FROM SECTION 57.10 SUBDIVISION B FOR AN IMPERVIOUS SURFACE COVERAGE OF 25.09% ON A PROPERTY LOCATED AT 144 LAUREL RD NE (PIN: 36-33-23-12-0064) LEGALLY DESCRIBED AS:

LOTS 29 THRU 33, BLOCK 33 COON LAKE BEACH 2ND MAP

WHEREAS, the property owner, Mark Fors, requested a variance for a rear setback reduction from 25 ft. to 9.3 ft. within the Coon Lake Residential District and a variance for an impervious surface coverage allowance of 25.09% within the Shoreland Overlay District where 25% is the maximum allowed impervious surface area, and;

WHEREAS, the Planning Commission held a public hearing on May 27, 2025, and;

WHEREAS, the City finds the request:

1. Is not a reasonable request:
 - The rear setback reduction is not reasonable because the variance is being sought after-the-fact.
 - The property owner could remove a small amount of impervious surface to bring the property into compliance.
2. Is not due to circumstances unique to the property nor not caused by the landowner;
 - There are no physical site constraints nor issues related to the location of the well or septic that are unique and require a rear setback reduction or increased allotment of impervious surface.
 - The property owner could remove a small amount of impervious surface to bring the property into compliance. No features on the lot require the impervious surface to exceed the amount allowed by the Code.
3. Will have a negative effect on the characteristic of the neighborhood;
 - Many homes within the neighborhood have variances to reduce their setbacks, but this is a substantial reduction from the 25' setback required by the Code.
 - Many property owners have encountered difficulties staying below the 25% limit of impervious surface, but many have altered their building plans to address this issue without seeking variances.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby denies the variances from Section 51.7, Subdivision B and Section 57.10, Subdivision B of the Zoning Code based on the findings in this resolution.

Adopted this 9th day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator



144 Laurel Rd Variance Practical Difficulties

The property owner proposes to use the property in a reasonable manner not permitted by an official control.

This home is our permanent residence, which we just completed construction on in November of 2024. We submitted all required documentation and received all required approvals and inspections from the city during the process. Surveys were submitted and reviewed including all setbacks. Again, all were reviewed and approved by the city. We received our final Certificate of Occupancy from Steve Lutmer, City of East Bethel Building Inspector on November 19, 2024. We look forward to living out our retirement years in the Coon Lake Beach neighborhood.

The plight of the landowner is due to circumstances unique to the property not created by the landowner

The fact that our home is not in compliance came as a surprise to us since we had been filing required paperwork all along. We are not in compliance due to error on the part of the City of East Bethel. Had we been told during the initial design phase we would have either changed the home location to be compliant or chosen to not proceed with the project.

To come into compliance would require us to tear down the home, pull up the slab foundation, and remove and backfill the existing septic. Depending where the septic need to be placed we may have to move the well. The build process (including above) with a new property layout would have total costs would be somewhere on the \$600,000-\$700,000 range. Also to do this we would need to find a new place to live at an additional \$3000 per month. Assuming an eighteen-month project timeline that would be and \$50,000-\$55,000. Total build cost we would incur would likely be around \$750,000. Additionally, we already invested \$500,000 in the build of the current home and still need to pay off our current mortgage on the property. This would place the final figure around \$1,000,000.

It is not likely the we could find a bank willing to extend to us a construction loan since we will not have any external collateral. We used equity in our previous home for that purpose for this construction. And we have the debt of the current mortgage. All together this is a financial burden we cannot take on.

Regarding the permeable percentage, we were basing our calculations off of the 100x100 lot size as found in the Anoka County data. We were surprised to find out our lot was only 9968 square feet. Again, while we made our decisions in good faith, if this is an issue I can remove our 4x4 garage stoop and replace it with garden pavers. Also ,would point out that out sidewalk footage is 34 square feet (2 3x3 and 1 4x4 stoop). Removing the 16 square feet, if required, will bring us to 24.9%. As to our eventual walkway, we will be using pavers with drainage space

between them. Also of note is that our property elevation is significantly below the road crown and our neighbors to the lake direction. Any rain falling on our property will drain into our property.

The variance if granted will not alter the essential character of the locality

There are many homes in the neighborhood who definitely seem to be closer to their back property lines than 25 feet. Some of them are new builds. While we have not entered these properties to actually measure, our contention is that a smaller setback situation is not unique to the neighborhood .

Review of Variances 144 Laurel Road



Craig Jochum

To: Grace Gerard

You replied to this message on 5/23/2025 10:28 AM.



Fri 5/23/2025 10:15 AM

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

Grace,

We have reviewed the submittal for the above referenced lot. We have the following comments:

1. The lot is 9 square feet over the allowable impervious surface requirement. The concrete apron on the south side of the garage is 16 square feet. This could be removed and replaced with a pervious surface if the variance is not approved. Alternately the applicant could construct a rain garden/infiltration area or other volume reducing practice.
2. It is not clear from the information submitted how the lot drains. There may be a low area between the drain field and the existing garage and another low area along the north side of the lot? The applicant should provide information and a narrative regarding how the lot drainage worked before and after the construction and should provide information to ensure this construction is not impacting adjacent properties.



Craig Jochum, P.E.

City Engineer

Hakanson Anderson

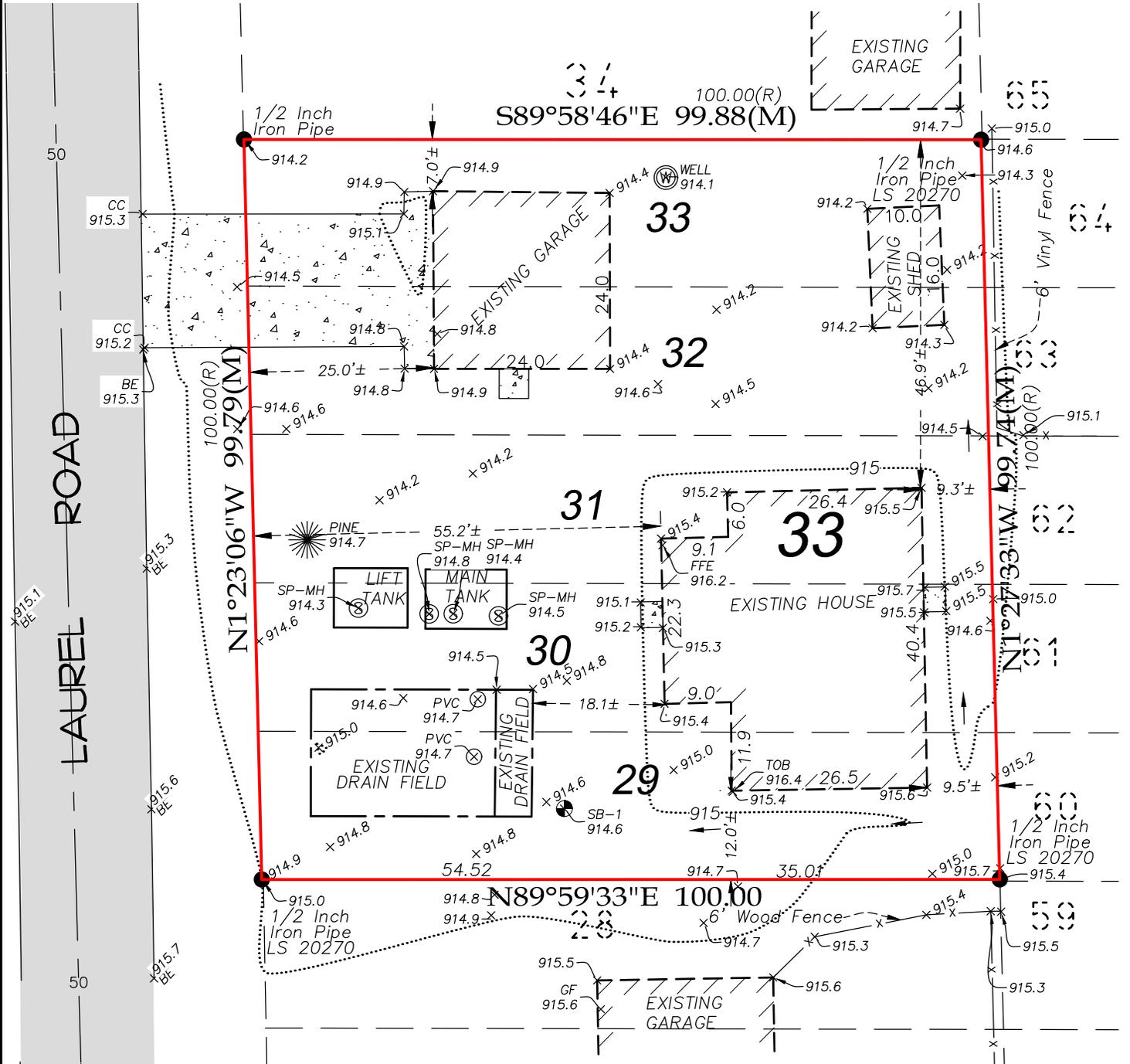
GRADING AS-BUILT SURVEY

FOR: Mark Fors

PROPERTY ADDRESS:
144 Laurel Road NE.
East Bethel, MN 55092

PROPERTY DESCRIPTION

Lots 29, 30, 31, 32, and 33, Block 33, COON LAKE BEACH SECOND MAP, Anoka County, Minnesota.



AREA CALCULATIONS

Total Lot = ±9,968 Sq. Ft.
Existing Shed = ±157 Sq. Ft.
Existing House = ±1,264 Sq. Ft.
Existing Garage = ±569 Sq. Ft.
Existing Driveway = ±475 Sq. Ft.
Existing Sidewalk = ±36 Sq. Ft.
Total Impervious = ±2,501 Sq. Ft.
Impervious = ±25.09%

NOTES

- AS-BUILT SURVEY PERFORMED ON 11-07-24.
- VERTICAL DATUM BASED ON PREVIOUS SURVEY BY KURTH SURVEYING, INC.
- BEARINGS SHOWN ARE BASED ON ANOKA COUNTY NAD83/1996 ADJUSTMENT.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURF ESTABLISHMENT.
- HOUSE IS A SLAB ON GRADE.
- SURVEY MAY NOT REFLECT ACCURATE LOCATION OF EXISTING SHED.
- SIZE AND LOCATION OF GARAGE SIDEWALK IS BASED ON MEASUREMENTS PROVIDED BY CLIENT.

LEGEND

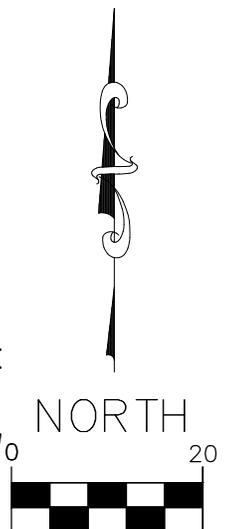
- 910.3 DENOTES PROPOSED ELEVATION
- x905.00 DENOTES EXISTING ELEVATION
- ⊠ DENOTES METAL SPIKE SET
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE SET
- DENOTES BITUMINOUS
- ▨ DENOTES CONCRETE
- ⊙ DENOTES EXISTING WELL
- M= DENOTES MEASURED DISTANCE
- P= DENOTES RECORDED DISTANCE
- ⋯ DENOTES PROPOSED CONTOUR PER APPROVED GRADING PLAN
- SB-1 DENOTES SOIL BORING

PROPOSED ELEVATIONS

TOP OF BLOCK = 916.0
LOWEST FLOOR = 916.0

EXISTING ELEVATIONS

TOP OF BLOCK = 916.4
LOWEST FLOOR = 916.2



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Lyle C. Reynolds
LYLE C. REYNOLDS

JOB #24807GAB

Date: 5/02/2025 City Council Record No. 13072

ACRE LAND SURVEYING
26450 Rum River Drive NW.
Isanti, MN 55040
763-439-2702 lr.acrelandsurvey@gmail.com

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



Meeting Date: June 9, 2025

Agenda Item Number: 7.A.5

Request: A Final Plat for “Hidden Prairie” for a 17-lot subdivision located at PID #22-33-23-33-0005 and #22-33-23-34-0006 (City File 25-13)

Review Deadline: June 22, 2025

Background/Context

On July 25, 2023, the Planning Commission reviewed a Concept Plan from TH Construction for the revised development plan for a previously approved Preliminary Plat for the Hidden Pines Rural Residential Subdivision. The developer acquired additional adjacent land and incorporated the additional acreage into the revised plan. A public hearing was held and a recommendation of approval was forwarded to the City Council on August 14, 2023. The City Council approved the proposed Concept Plan.

On January 5, 2024, a Preliminary Plat Application and supporting materials were delivered to the City. This plat was consistent with the approved concept plan. It consists of seventeen (17) buildable single family rural residential lots. The City Council approved the Preliminary Plat on February 12, 2024 in Resolution 2024-13.

On January 17, 2025, the city received a request from TH Construction for an extension of the Preliminary Plat approval for Hidden Prairie as the applicant worked with the adjacent landowner to address approval conditions related to property access. On January 27, 2025, the City Council approved the Preliminary Plat extension.

The City received the Final Plat Application and final supporting materials on April 23, 2025. The Final Plat is named “Hidden Prairie” and is located at PID #22-33-23-33-0005 and #22-33-23-34-0006. The parcels are guided Rural Residential and zoned RR- Rural Residential. The properties surrounding this parcel are all guided and zoned the same.

Analysis

When reviewing a Final Plat, the City’s discretion is limited to whether the proposed plat meets the standards outlined in the City’s subdivision and zoning ordinance. If it meets the standards, the City must approve the plat.

The plat is consistent with the preliminary plat that was approved on February 12, 2024. The plat consists of seventeen (17) buildable single family rural residential lots. Within the RR- Rural Residential zoning district a minimum lot size required is 2 acres, with a density not to exceed 1 unit per 2.5 acres. All lots within the proposed subdivision meet the 2-acre minimum lot size. Additionally, each lot meets the required minimum 200-foot width at the right-of-way setback line.

Streets

The development will be accessed off of East Bethel Blvd/County Road 15; therefore, the Anoka County Highway Department is required to review the plan. On May 7, 2024, The Anoka County Highway Department notified the developer that all comments required for approval have been addressed.

Public Works

East Bethel Public Works comments were addressed during the previously approved Preliminary Plat and they have provided no new comments.

Parks Commission

The new concept plan was placed on the August 8, 2023 Parks Commission meeting and they recommended Park Dedication Fees in lieu of park land. The Parks Plan does not support a park in this area of the City. This will be included as a condition of approval.

City Engineer

The City Engineer reviewed the Plat and provided a comments prior to Preliminary Plat approval. On May 19, 2025, the City was notified that all of the City Engineer’s comments have been addressed by the developer.

Summary

The Final Plat request meets the standards in the code and matches the Preliminary Plat previously reviewed by the City. The conditions noted in the Preliminary Plat have been addressed by the Developer. A Development Agreement will be drafted at a later date for execution by the City and Developer prior to the Final Plat recording with Anoka County.

City Council Recommendation

Move to adopt the resolution approving the Final Plat for “Hidden Prairie,” a subdivision located at PID #22-33-23-33-0005 and #22-33-23-34-0006.

Attachments:

1. Resolution Approving the Final Plat of “Hidden Prairie”
2. Location Map
3. Final Plat dated April 23, 2025
4. City Engineer’s comments dated May 19, 2025
5. Anoka County Highway Department approval letter dated May 7, 2024
6. Civil Plans dated September 27, 2024
7. Grading Agreement with Adjacent Property Owner submitted April 18, 2025
8. Grading Plan dated May 6, 2025

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

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

RESOLUTION NO. 2025-XX

**A RESOLUTION APPROVING THE FINAL PLAT OF “HIDDEN PRAIRIE” FOR
PROPERTY LEGALLY DESCRIBED AS:**

All that part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section Twenty-Two (22), Township Thirty-Three (33), Range Twenty-Three (23), Anoka County, Minnesota.

WHEREAS, TH Construction of Anoka has requested approval of a final plat for “Hidden Prairie”; and

WHEREAS, the City Council has approved the preliminary plat at the February 12, 2024 meeting; and

WHEREAS, the City Council has approved the preliminary plat extension at the January 27, 2025 meeting; and

WHEREAS, the East Bethel Review Committee has reviewed the final plat and have provided comments; and

WHEREAS, the City Administrator and Mayor are authorized to execute a Development Contract with the applicant at a later date to be recorded with the final plat;

WHEREAS, grading work may be authorized to commence prior to the recording of the final plat; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby approves the final plat of “Hidden Prairie”, with the following conditions:

1. A final plat for “Hidden Prairie” is approved to create 17 buildable lots, in accordance with the application received by the City on April 23, 2025 except as amended by this resolution.
2. The applicant shall comply with all conditions of the preliminary plat approval from Resolution 2024-13.
3. The Developer shall be responsible for the cost of construction of all improvements proposed as a part of the final plat.

FURTHER, prior to release of the final plat for recording:

4. A Development Agreement acceptable to the City Attorney must be executed by the Developer and filed with Anoka County.

5. Park dedication fees of \$34,000.00 total for the 17 new lots must be paid.
6. All financial guarantees and securities must be in place.

FURTHER, that the following conditions be met prior to issuance of building permits:

7. Wetland buffers must be planted and maintained as required by Section 66-255 of the City Code. This includes installation of all signage as shown on the plans.
8. The driveway design and access for each lot will be reviewed individually for compliance with Section 10-15 of the Zoning Ordinance.
9. All potential septic sites must be fenced off and protected during construction.
10. Lot corner monuments shall be installed as required by the Subdivision Ordinance. A financial Guarantee shall be required to ensure installations per City requirements.

FURTHER, that the following conditions must be met prior to release of remaining escrow:

11. Any request for the City to inspect the required pond and wetland buffers in order to reduce financial guarantees must be accompanied by a recertification/verification of field inspection by the project Landscape Architect. A letter signed by the Landscape Architect verifying buffers have been correctly seeded in compliance with the plans and specifications will suffice.

Adopted this 9th day of June, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

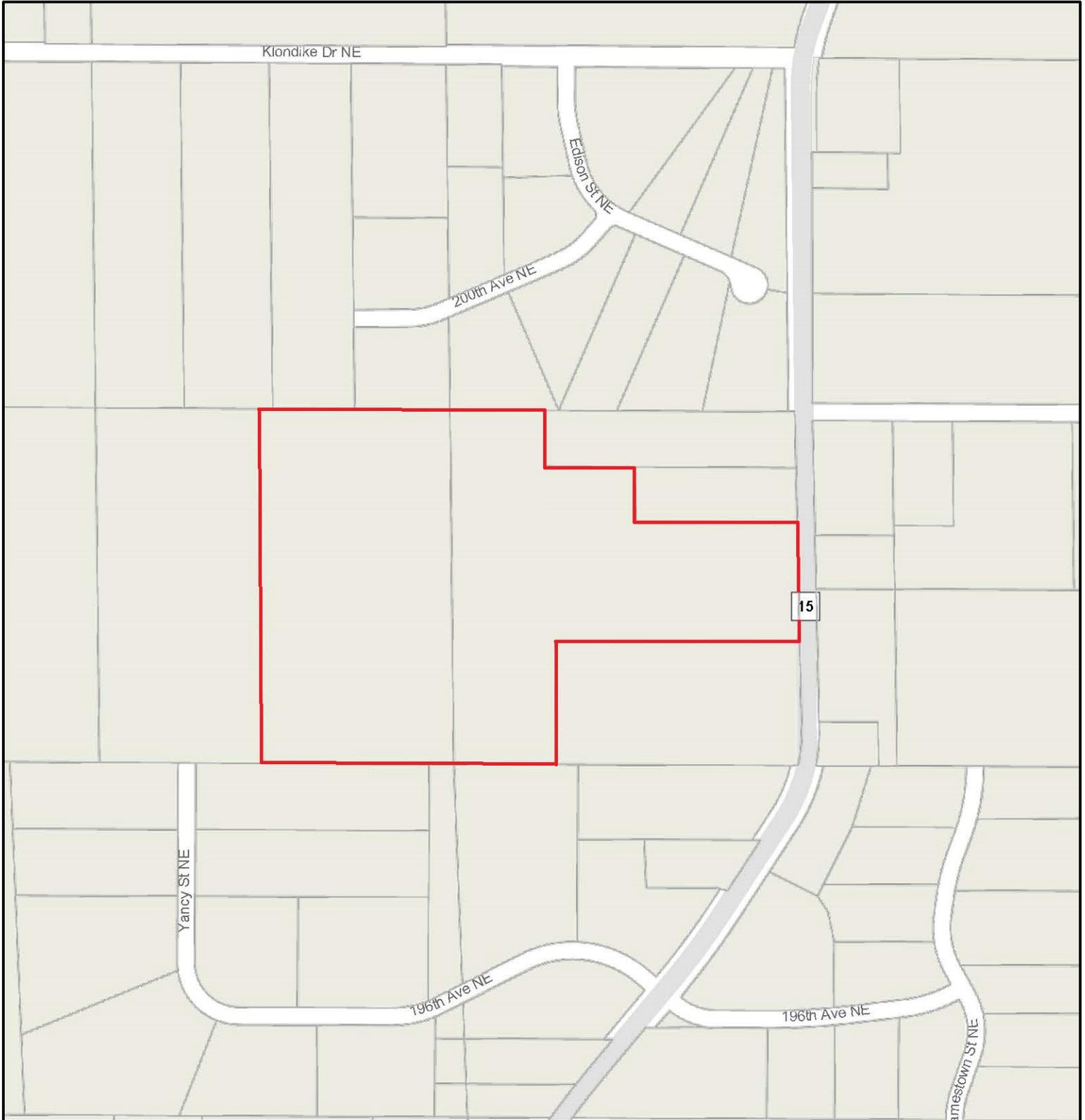
ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

Hidden Prairie - Location Map

Item 7.0 A.3, Attachment 2



-  Parcels
-  City Mask

1 inch equals 504 feet



**CITY OF EAST BETHEL
COUNTY OF ANOKA
SEC. 22, T33N, R23W**

HIDDEN PRAIRIE

KNOW ALL PERSONS BY THESE PRESENTS: That T.H. Construction of Anoka, Inc., a Minnesota corporation, owner of the following described property:

All that part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 22, Township 33, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 47 minutes 02 seconds East, assumed bearing, along the east line of said Southeast Quarter of the Southwest Quarter a distance of 462.00 feet to the point of beginning of the parcel to be described; thence North 89 degrees 55 minutes 47 seconds West, parallel to the south line of said Southeast Quarter of the Southwest Quarter, a distance of 942.81 feet; thence South 00 degrees 47 minutes 02 seconds East, parallel to said east line of the Southeast Quarter of the Southwest Quarter, a distance of 462.00 feet to said south line of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 55 minutes 47 seconds West, along said south line of the Southeast Quarter of the Southwest Quarter and the South line of said Southwest Quarter of the Southwest Quarter, a distance of 1101.58 feet to the east line of the West 611 feet of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 49 minutes 29 seconds West along said east line of the West 611 feet of the Southwest Quarter of the Southwest Quarter, a distance of 1329.16 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 24 seconds East along said north line of the Southwest Quarter of the Southwest Quarter and the north line of said Southeast Quarter of the Southwest Quarter, a distance of 1077.94 feet; thence South 00 degrees 48 minutes 15 seconds, a distance of 210.03 feet to the south line of the North 210 feet of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 24 seconds East along said south line of the North 210 feet of the Southeast Quarter of the Southwest Quarter, a distance of 329.78 feet to the west line of the East 637.5 feet of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 47 minutes 02 seconds East along said west line of the East 637.5 feet of the Southeast Quarter of the Southwest Quarter, a distance of 205.03 feet to the south line of the North 415 feet of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 24 seconds East along said south line of the North 415 feet of the Southeast Quarter of the Southwest Quarter, a distance of 637.58 feet to the east line of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 47 minutes 02 seconds West along said east line of the Southeast Quarter of the Southwest Quarter, a distance of 449.48 feet to the point of beginning.

Has caused the same to be surveyed and platted as HIDDEN PRAIRIE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County Road 15 as shown on this plat.

In witness whereof said T.H. Construction of Anoka, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

T.H. CONSTRUCTION OF ANOKA, INC.

Anthony Lee Hennen, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__ by Anthony Lee Hennen, President of T.H. Construction of Anoka, Inc., a Minnesota corporation, on behalf of the company.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Jason E. Rud.

(Signature)

(Print Name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF EAST BETHEL, MINNESOTA

This plat of HIDDEN PRAIRIE was approved and accepted by the City Council of the City of East Bethel, Minnesota at a regular meeting thereof held this day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of East Bethel, Minnesota

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

Property Tax Administrator

By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of HIDDEN PRAIRIE was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock __.M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By _____, Deputy

PRELIMINARY COPY

LAST SAVED BY: CBASSETT on Wednesday, April 23, 2025 at 1:49:55 PM
LOCATION: S:\RUD\CAD\22PROJ\220088PP\WEST SITE
FILENAME: 220088PP - FINAL PLAT.DWG
FILESIZE: 2.36MB



RE: Hidden Prairie



Craig Jochum

To: Adam Ginkel; TH Construction

Cc: Kendra Lindahl, AICP; Matt Look; Nate Ayshford; Steve Strandlund Sr; Grace Gerard

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

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

All my comments have been addressed.



Craig Jochum, P.E.

President

Hakanson Anderson

Item 7.0 A.5

 Reply

 Reply All

 Forward



Mon 5/19/2025 10:43 AM



Anoka County

TRANSPORTATION DIVISION

Highway

Joseph J. MacPherson, PE
County Engineer

May 7, 2024

Adam Ginkel
Plowe Engineering, Inc.
6776 Lake Dr, Suite 110
Lino Lakes, MN 55014

RE: **Hidden Prairie**
Anoka County Approval

Dear Mr. Ginkel,

Anoka County has reviewed the Hidden Prairie plan and has no further comments. Your contractor can contact our permits section at 763-324-3176 or HighwayPermits@co.anoka.mn.us to obtain the right of way permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon T. Ulvenes".

Brandon T. Ulvenes
Design Engineer

cc: File (Hidden Prairie)
Joe MacPherson, ACHD
Jerry Auge, ACHD
Jorge Bernal, ACHD
Sue Burgmeier, ACHD
I:\Eng\Plan Reviews\East Bethel\2022\Hidden Pines\ACHD Approval (05-07-24).docx

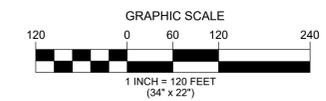
Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway
City Council Packet, page 127
Affirmative Action / Equal Opportunity Employer

HIDDEN PRAIRIE

TITLE SHEET, LEGEND & NOTES

EAST BETHEL, MINNESOTA



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

DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3	4-10-24	ACRD REVIEW #1
4	5-1-24	ACRD SIGNATURE BLOCK ADDED
5	9-27-24	CITY REVIEW COMMENTS
6		
7		
8		

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.
ADAM GINKEL
Date: 09.27.2024 License No. 43983

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
TITLE SHEET, LEGEND & NOTES
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C0

GENERAL NOTES

1. 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.
2. CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES (MOST CURRENT EDITION) AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (MOST CURRENT EDITION).
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY OF EAST BETHEL A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. 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.

STORM SEWER NOTES

1. PROPOSED STORM SEWER PIPE SHALL BE:
 - 1.1. REINFORCED CONCRETE PIPE (RCP) WITH R-4 GASKETS (IN PUBLIC RIGHT-OF-WAY).
 - 1.2. CORRUGATED METAL PIPE (DRIVEWAY CULVERTS)
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
4. TRASH GUARDS ARE NOT REQUIRED FOR CULVERTS.
5. RIP-RAP (SEE DETAIL 500/C4.2) IS REQUIRED AT ALL PIPE DISCHARGE POINTS. RIP-RAP SHALL BE TYPE III WITH TYPE IV GEOTEXTILE FABRIC.

BITUMINOUS NOTES

1. REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
2. ALL MATCH POINTS AND PAVEMENT PATCHES TO BE SAW-CUT AT FULL DEPTH.
3. RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

MISCELLANEOUS NOTES

1. SEPTIC AND WELL DESIGN BY OTHERS.
2. SITE TOPOGRAPHY PROVIDED BY OTHERS.

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

SHEET INDEX

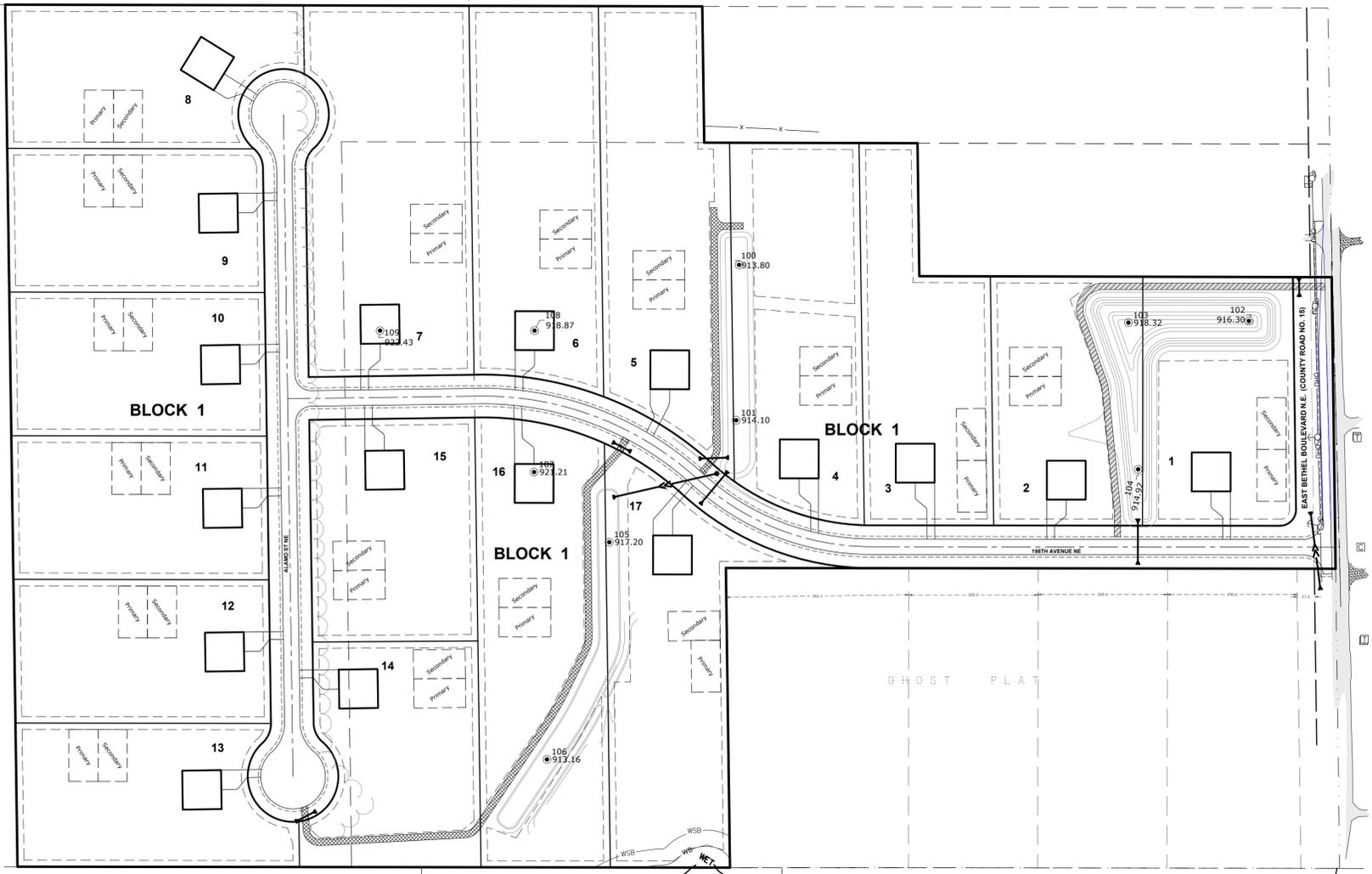
C0	TITLE SHEET, LEGEND & GENERAL NOTES
S1	CERTIFICATE OF SURVEY / RESOURCE INVENTORY
C1.1	GRADING, DRAINAGE & EROSION CONTROL PLAN
C1.2	GRADING, DRAINAGE & EROSION CONTROL PLAN
C1.3	GRADING, DRAINAGE & EROSION CONTROL PLAN
C2.1	PLAN / PROFILE - 198TH AVE NE
C2.2	PLAN / PROFILE - 198TH AVE NE
C2.3	PLAN / PROFILE - ALAMO ST NE
C2.4	CR15 - RIGHT-TURN LANE PLAN
C3.1	CROSS-SECTIONS
C3.2	CROSS-SECTIONS
C4.1	DETAILS & LOT CHART
C4.2	DETAILS
C5.1	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C5.2	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

LEGEND

- DENOTES EXISTING FENCE
- DENOTES EXISTING CONTOURS (SHOWN AT 2 FOOT INTERVAL)
- DENOTES PROPOSED CONTOURS (2 FOOT INTERVAL)
- DENOTES PROPOSED SPOT ELEVATION
- TP-1 DENOTES TEST PIT (TRADEWELL SOIL TESTING, INC.)
- DENOTES BUILDING SETBACK LINE
- DENOTES CABLE PEDESTAL
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY POLE
- DENOTES GUY WIRE
- DENOTES TREE LINE
- EXISTING TREES
- EXISTING TREES (TO BE REMOVED)
- DENOTES EXISTING GRAVEL SURFACE
- DENOTES EXISTING BITUMINOUS SURFACE
- DENOTES WETLAND DELINEATION BY KJOLHAUG ENVIRONMENTAL SERVICES. FLAGS LOCATED BY E.G. RUD & SONS, INC.
- DENOTES PROPOSED SILT FENCE (SEE DETAIL 501/C4.2)
- DENOTES PROPOSED BIOROLLS (SEE DETAIL 503/C4.2)
- DENOTES TREE PROTECTION FENCING
- DENOTES PROPOSED STORM SEWER PIPE
- DENOTES PROPOSED STORM SEWER FLARED-END
- DENOTES PROPOSED RIPRAP (SEE DETAIL 500/C4.2)
- DENOTES VEHICLE MAINTENANCE ACCESS ROUTE
- DENOTES WETLAND BUFFER
- DENOTES WETLAND SETBACK

APPROVED FOR COUNTY TURN LANE ITEMS ONLY
ANOKA COUNTY ENGINEER DATE

VICINITY MAP



ENGINEER
PLOWE ENGINEERING, INC.
ADAM GINKEL
6776 LAKE DR
LINO LAKES, MN 55014
(651) 361-9182

DEVELOPER
TH CONSTRUCTION OF ANOKA
TONY HENNER
617 E MAIN ST STE 3
EAST BETHEL, MN 55303
(763) 422-8809

SURVEYOR
EG RUDS LAND SURVEYING, INC.
JASON RUD
6776 LAKE DR
LINO LAKES, MN 55014
(651) 361-8200

CERTIFICATE OF SURVEY / RESOURCE INVENTORY

~for~ T.H. CONSTRUCTION OF ANOKA, INC.
 ~of~ HIDDEN PRAIRIE

DEVELOPER/OWNER

TH CONSTRUCTION OF ANOKA
 TONY HENNING
 617 E MAIN ST., STE 3
 EAST BETHEL, MN 55303
 (763)-422-8809

PROPERTY DESCRIPTION

Parcel 1:

All that part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 22, Township 33, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 47 minutes 02 seconds East, assumed bearing, along the east line of said Southeast Quarter of the Southwest Quarter a distance of 462.00 feet to the point of beginning of the parcel to be described; thence North 89 degrees 55 minutes 47 seconds West, parallel to the south line of said Southeast Quarter of the Southwest Quarter, a distance of 942.81 feet; thence South 00 degrees 47 minutes 02 seconds East, parallel to the east line of said Southeast Quarter of the Southwest Quarter, a distance of 462.00 feet to said south line of the Southeast Quarter of the Southwest Quarter; thence North 89 degrees 55 minutes 47 seconds West, along said south line of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, a distance of 584.95 feet to the west line of the East 200.00 feet of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 48 minutes 15 seconds West, along said west line of the east 200.00 feet of the Southwest Quarter of the Southwest Quarter, a distance of 1118.46 feet to the south line of the north 210.00 feet of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 24 seconds East along the south line of the north 210.00 feet of said Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 24 seconds East along said south line of the north 210.00 feet of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 47 minutes 02 seconds East, along said west line of the east 637.50 feet of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 51 minutes 24 seconds East along said south line of the north 415.00 feet of the Southwest Quarter; thence South 89 degrees 51 minutes 24 seconds East along said south line of the north 415.00 feet, a distance of 637.58 feet to said east line of the Southeast Quarter of the Southwest Quarter; thence South 00 degrees 47 minutes 02 seconds East, along said east line, a distance of 449.48 feet to the point of beginning and terminating thereat.

EXCEPT

The East 200 feet of the Southwest Quarter of the Southwest Quarter, Section 22, Township 33, Range 23, Anoka County, Minnesota, EXCEPT the North 210 feet thereof.

Parcel 2:

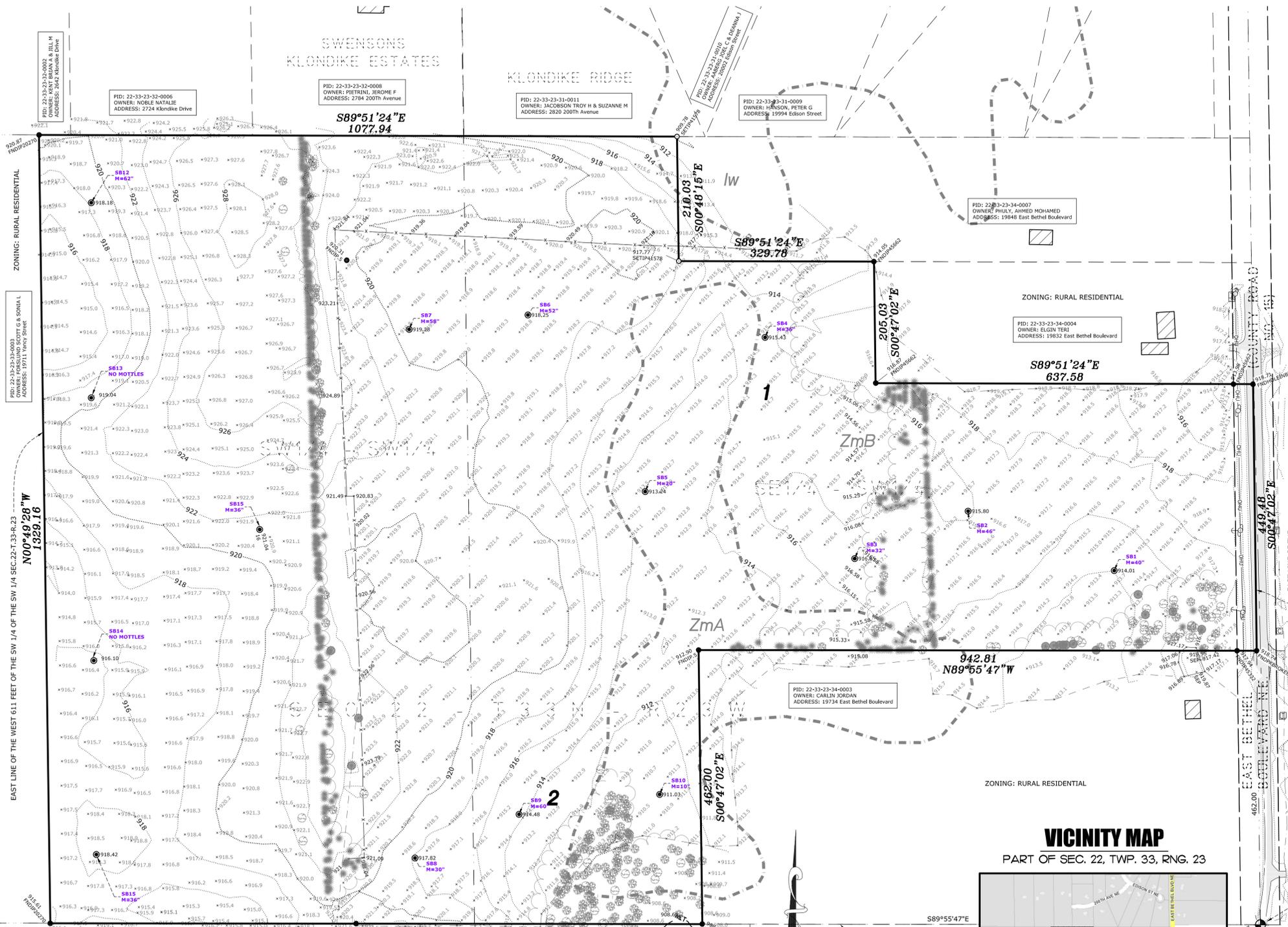
The East 200 feet of the Southwest Quarter of the Southwest Quarter, Section 22, Township 33, Range 23, Anoka County, Minnesota, EXCEPT the North 210 feet thereof.

Parcel 3:

That part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 33, Range 23, lying East of the West 611 feet thereof, except that part of the East 200 feet of the said Southwest Quarter of the Southwest Quarter lying South of the North 210 feet thereof, according to the U.S. Government Survey, Anoka County, Minnesota.

Parcel 4:

The West 360.74 feet of the North 210.00 feet of the Southeast Quarter of the Southwest Quarter of Section 22, Township 33, Range 23, Anoka County, Minnesota.



TREE LEGEND

- DENOTES OAK, BIRCH, BOXELDER, POPLAR, ASH, OR MAPLE TREE
- DENOTES PINE / SPRUCE TREE
- DENOTES CHERRY, ELM, OR LOCUST TREE
- DENOTES CEDAR TREE

LEGEND

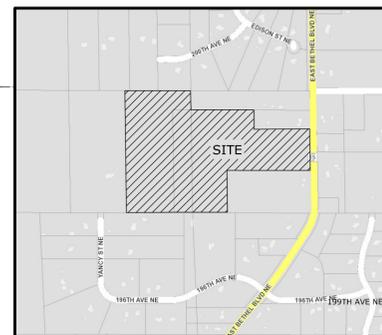
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SOIL BORING. (BY MARK TRADEWELL)
- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES SOIL LINE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

SOIL LEGEND

- Iw = ISANTI FINE SANDY LOAM
- ZmA = ZIMMERMAN FINE SAND, 0-2 PERCENT SLOPES
- ZmB = ZIMMERMAN FINE SAND, 1-6 PERCENT SLOPES

VICINITY MAP

PART OF SEC. 22, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

NORTH

GRAPHIC SCALE



1 INCH = 100 FEET

NOTES

- Field work was completed by E.G. Rud and Sons, Inc. on 10-31-22 and 10-23-23.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 22-33-23-33-0005 and 22-33-23-34-0006.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) according to Flood Insurance Rate Map No. 27003C0205E Community No. 270012 Panel No. 0205 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015.
- This survey is based upon information found in the commitment for title insurance prepared by Stewart Title Guaranty Company, File No. 600078, dated effective December 30, 2019 at 10:10 A.M.
- Wetland delineated by Kjolhaug Environmental.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

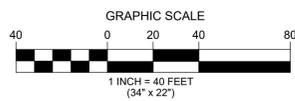
JASON E. RUD

Date: 1/5/2024 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	11-7-22	ADJUST PROPOSED ROW	CMB
2	1-5-24	UPDATE BNDRY / ADD TREES	CMB
3			

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

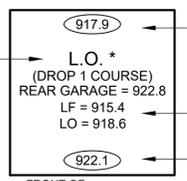
BENCHMARK
 ANOKA COUNTY BENCHMARK NO. 2041
 ELEVATION = 909.386 (NAVD88)



APPLICANT SHALL NOTIFY THE SMALL UTILITIES FOR RELOCATION OF EXISTING UTILITIES AND THE CONSTRUCTION OF NEW UTILITIES. APPLICANT SHALL COORDINATE THE INSTALLATION OF UTILITY CONDUIT CROSSINGS TO AVOID BORING UNDER THE CITY STREETS.

GRADE MUST DROP 5% FOR 10 FEET PAST PAD / HOUSE

BUILDING TYPE
W.O. = WALK-OUT
L.O. = LOOK-OUT
* = DROPPED GARAGE



FINISHED GRADE AT REAR OF HOUSE
-0.5-FT LOWER THAN LF FOR WALK-OUT
-0.7-FT LOWER THAN LF FOR LOOK-OUT
LF = LOWEST FLOOR
LO = LOWEST OPENING
FINISHED GROUND ELEVATION AT FRONT OF HOUSE (0.3-FT LOWER THAN FRONT OF GARAGE)



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

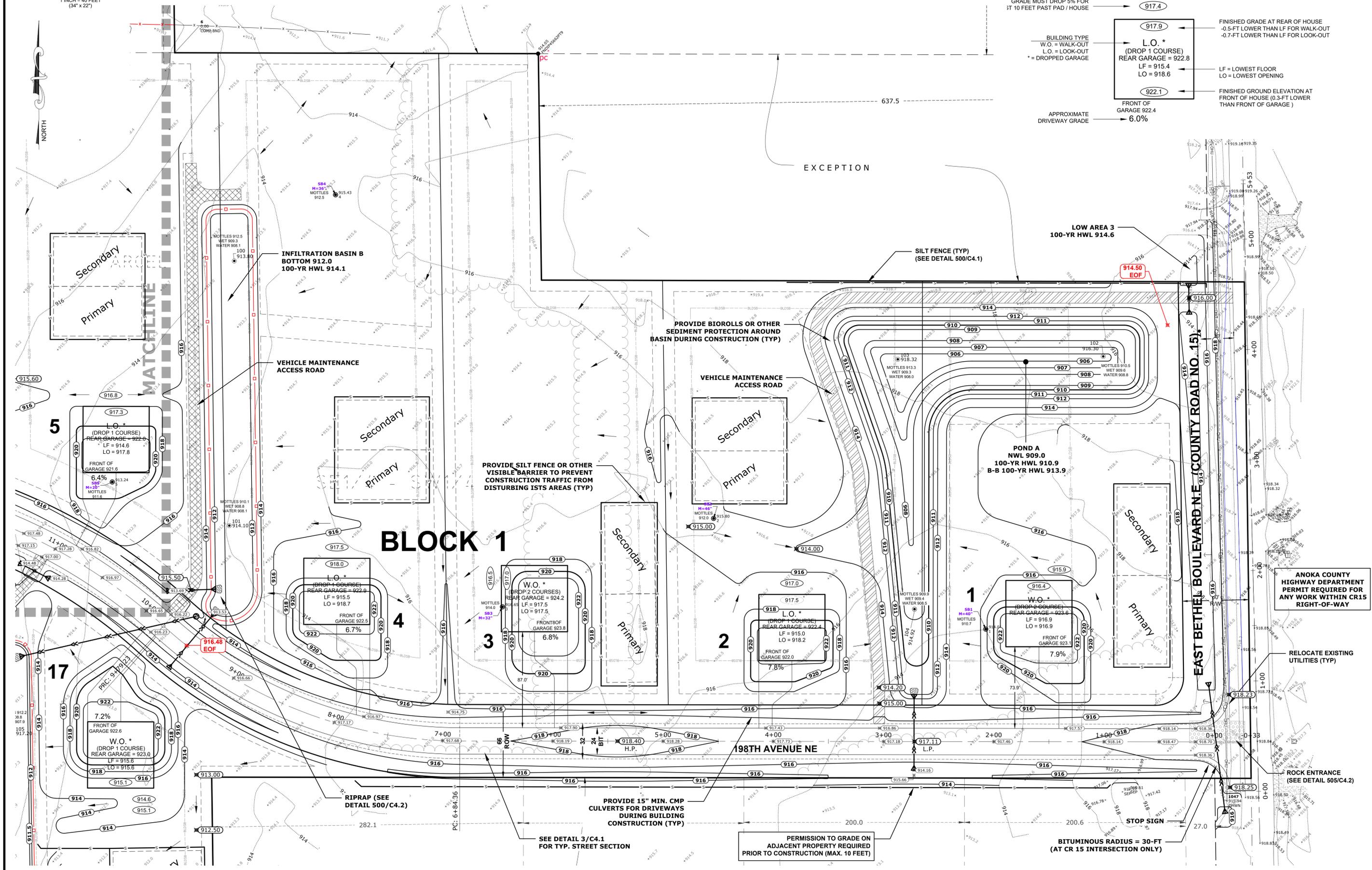
DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

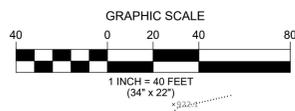
NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3	4-10-24	FIELD REVIEW #1
4	8-5-24	FIELD REVIEW SHOWED SEPTIC IS ON ADJACENT PROPERTY ENTIRELY
5	9-27-24	CITY REVIEW COMMENTS
6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
ADAM GINKEL
Date: 09.27.2024 License No. 43963

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C1.1

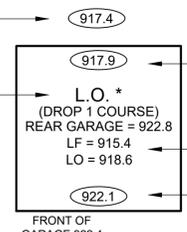




APPLICANT SHALL NOTIFY THE SMALL UTILITIES FOR RELOCATION OF EXISTING UTILITIES AND THE CONSTRUCTION OF NEW UTILITIES. APPLICANT SHALL COORDINATE THE INSTALLATION OF UTILITY CONDUIT CROSSINGS TO AVOID BORING UNDER THE CITY STREETS.

GRADE MUST DROP 5% FOR AT 10 FEET PAST PAD / HOUSE

BUILDING TYPE
W.O. = WALK-OUT
L.O. = LOOK-OUT
* = DROPPED GARAGE



FINISHED GRADE AT REAR OF HOUSE
-0.5-FT LOWER THAN LF FOR WALK-OUT
-0.7-FT LOWER THAN LF FOR LOOK-OUT
LF = LOWEST FLOOR
LO = LOWEST OPENING

APPROXIMATE DRIVEWAY GRADE = 6.0%

WEST LINE OF THE SE1/4-SW1/4 OF SEC.22-T33N R23W

NOTE: TREES IN RED ARE TO BE REMOVED.

REMOVE EXISTING FENCE WITHIN PROPERTY LIMITS

LOW AREA 6
100-YR HWL 918.6

APPROX. EOF 918.5

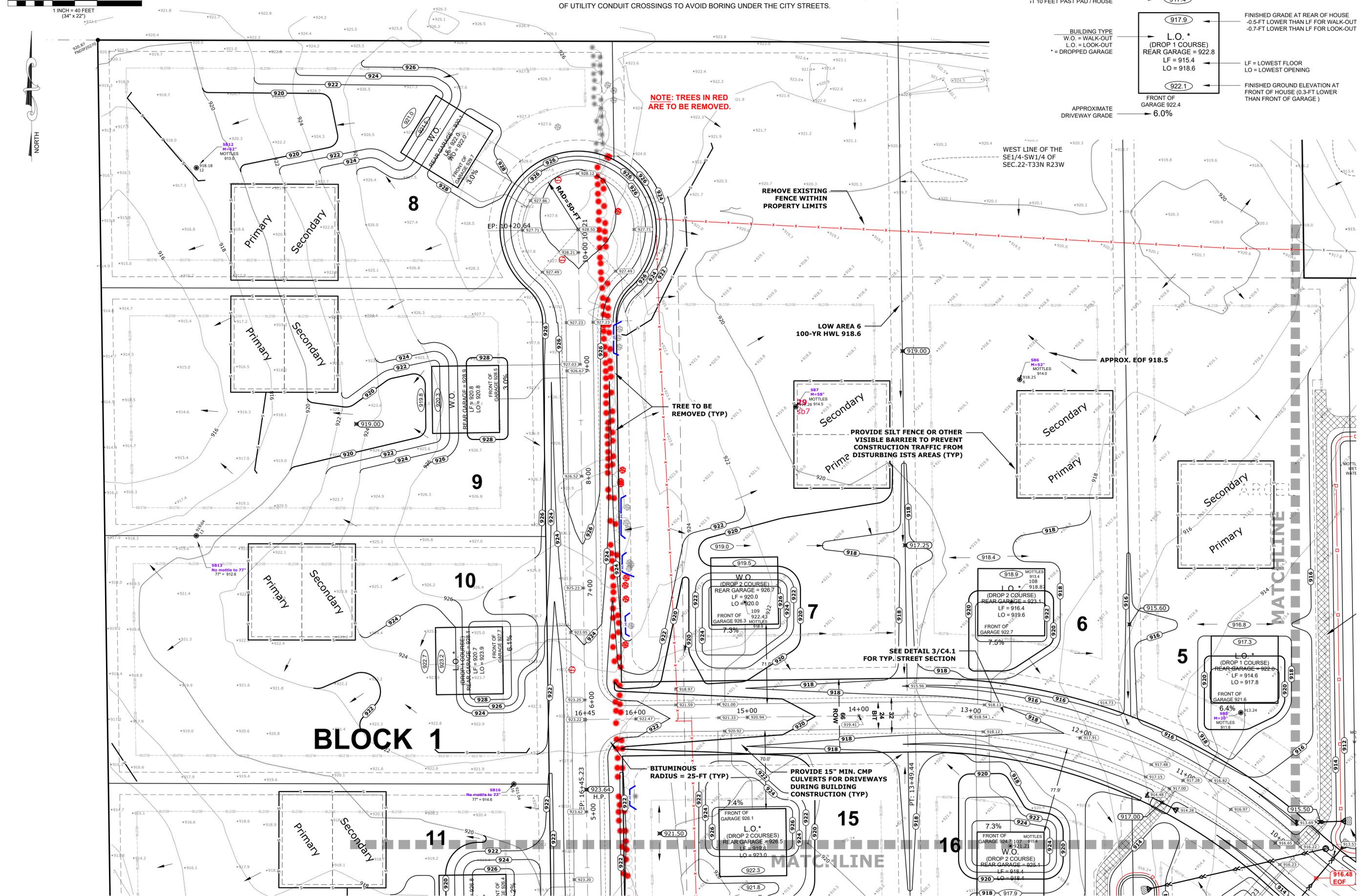
TREE TO BE REMOVED (TYP)

PROVIDE SILT FENCE OR OTHER VISIBLE BARRIER TO PREVENT CONSTRUCTION TRAFFIC FROM DISTURBING AESTHETIC AREAS (TYP)

SEE DETAIL 3/C4.1 FOR TYP. STREET SECTION

PROVIDE 15" MIN. CMP CULVERTS FOR DRIVEWAYS DURING BUILDING CONSTRUCTION (TYP)

BITUMINOUS RADIUS = 25-FT (TYP)



BLOCK 1



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3	9-27-24	CITY REVIEW COMMENTS
4		
5		
6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
ADAM GINKEL
Date: 09.27.2024 License No. 43963

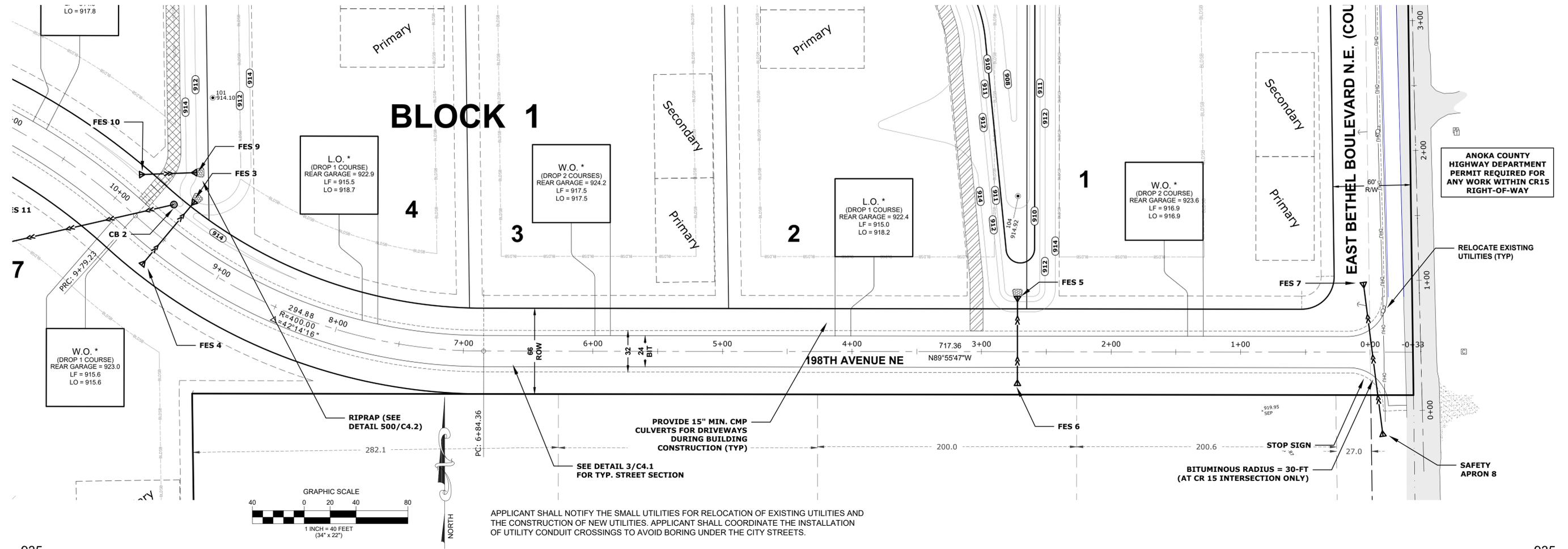
HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C1.2



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

DRAWN BY:	AG	CHECK BY:	CWP
JOB NO.:	22-2076	DATE:	11/16/22
1-5-24	PLAT EXPANDED & REMAINED		
2	CITY REVIEW #1		
3	ACRD REVIEW #1		
4	CLARIFICATION FOR SAFETY APRON 8		
5-7-24	CITY REVIEW COMMENTS		
6			
7			
8			
NO.	DATE	DESCRIPTION	



**ANOKA COUNTY
HIGHWAY DEPARTMENT
PERMIT REQUIRED FOR
ANY WORK WITHIN CR15
RIGHT-OF-WAY**

RELOCATE EXISTING UTILITIES (TYP)

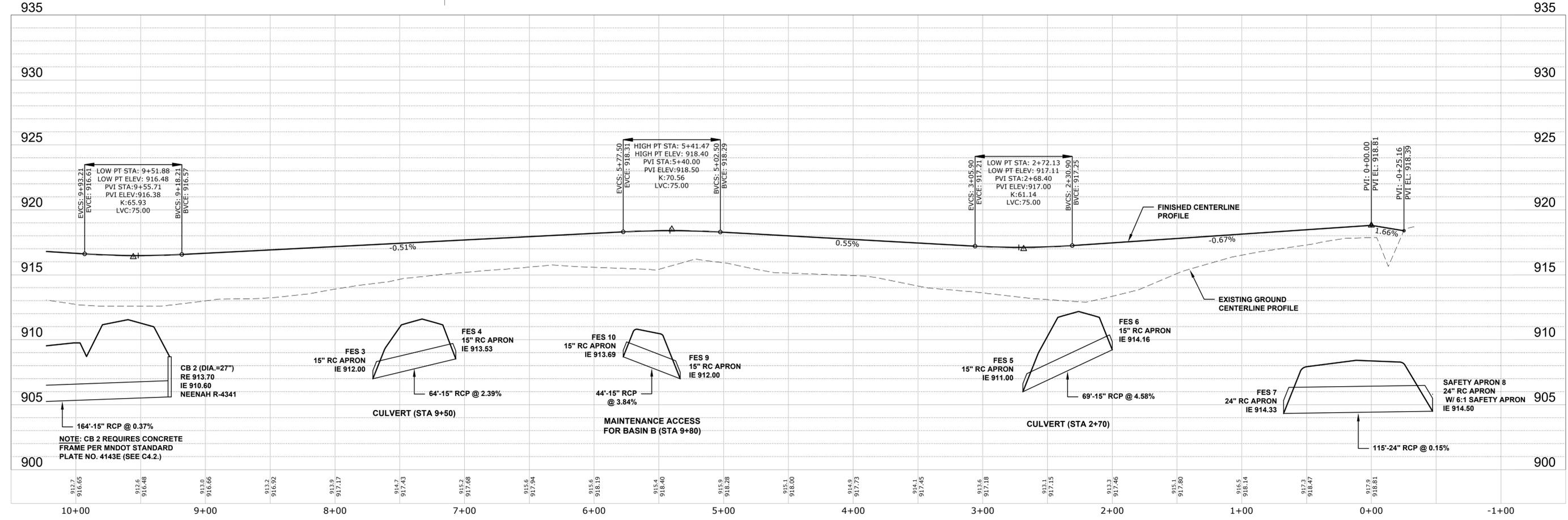
SAFETY APRON 8

STOP SIGN
BITUMINOUS RADIUS = 30-FT
(AT CR 15 INTERSECTION ONLY)

PROVIDE 15" MIN. CMP CULVERTS FOR DRIVEWAYS DURING BUILDING CONSTRUCTION (TYP)

SEE DETAIL 3/C4.1 FOR TYP. STREET SECTION

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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.

ADAM GINKEL
Date: 09.27.2024 License No. 43963

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
PLAN - PROFILE
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C2.1



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
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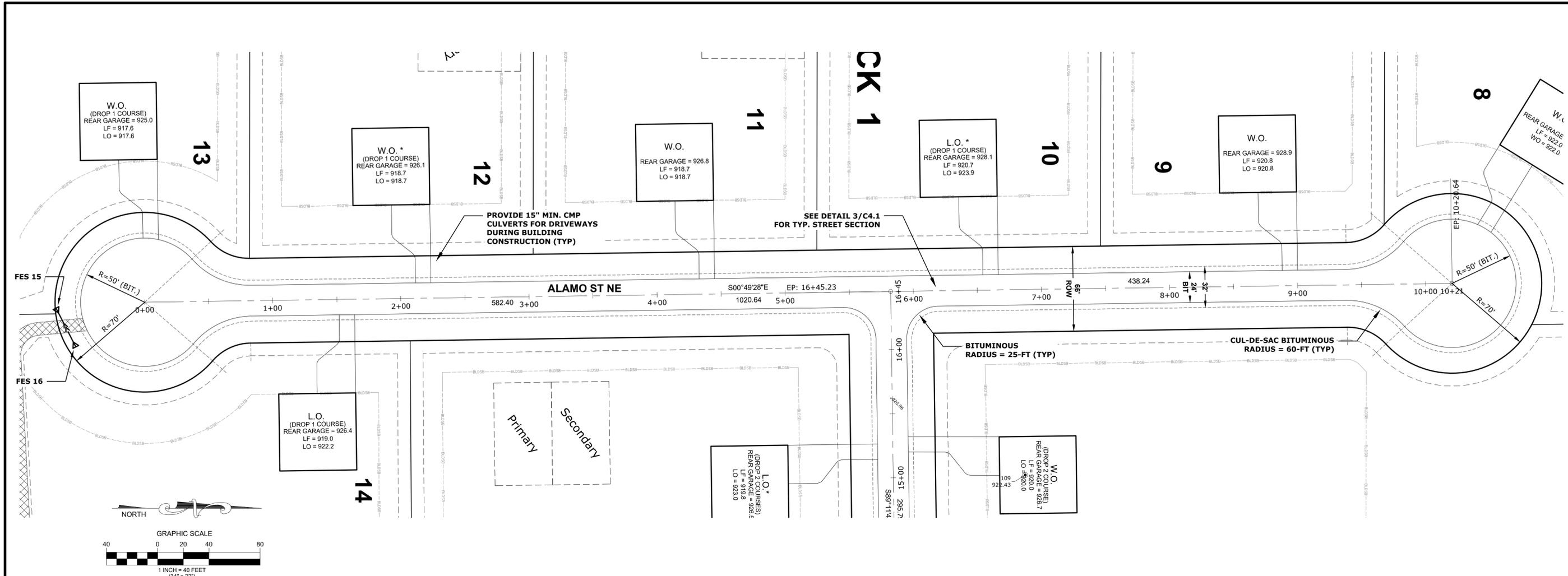
DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

NO.	DATE	DESCRIPTION
1	1-5-24	PLAN EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3		
4		
5		
6		
7		
8		

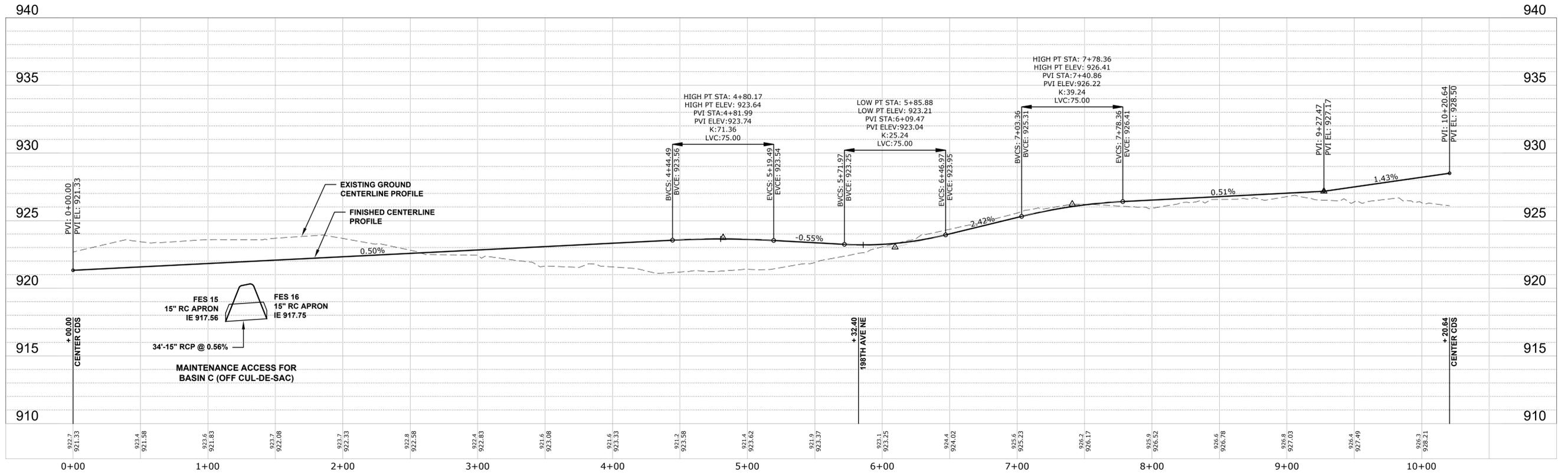
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
ADAM GINKEL
Date: 09.27.2024
License No. 43963

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
PLAN - PROFILE
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C2.3



APPLICANT SHALL NOTIFY THE SMALL UTILITIES FOR RELOCATION OF EXISTING UTILITIES AND THE CONSTRUCTION OF NEW UTILITIES. APPLICANT SHALL COORDINATE THE INSTALLATION OF UTILITY CONDUIT CROSSINGS TO AVOID BORING UNDER THE CITY STREETS.





PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	1-12-24	CROSS SECTIONS ADDED
3	2-10-24	CITY REVIEW #1
4	4-10-24	ACHD REVIEW #1
5		
6		
7		
8		

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.

ADAM GINKEL
Date: 09.27.2024
License No. 43963

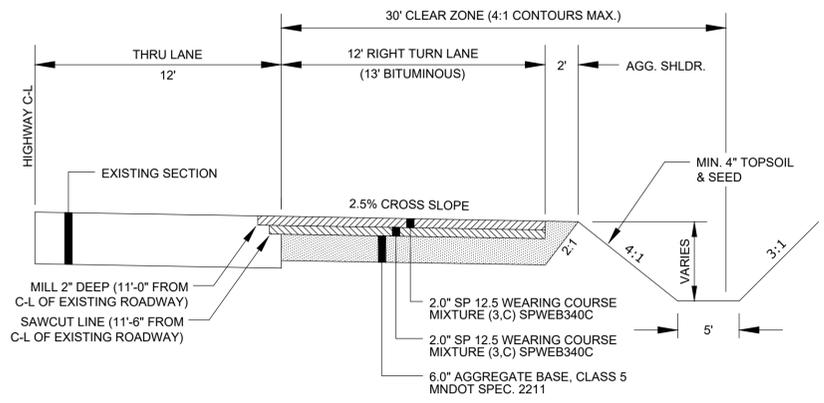
HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
CR15 - RIGHT TURN LANE PLAN
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C2.4

LEGEND

- x-x- DENOTES FENCE
- DENOTES SOIL BORING (TRADEWELL SOIL TESTING)
- DENOTES CABLE PEDESTAL
- DENOTES TELEPHONE PEDESTAL
- DENOTES MISC. UTILITY PEDESTAL
- DENOTES GAS METER
- DENOTES UTILITY POLE
- ~ DENOTES GUY WIRE
- OHV DENOTES OVERHEAD WIRE
- SS DENOTES STORM SEWER PIPE
- BLD/SLB DENOTES BUILDING SETBACK LINE
- WET DENOTES WETLAND DELINEATION BY KJOLHAUG ENVIRONMENTAL SERVICES
- WB DENOTES WETLAND BUFFER LINE
- Gravel Pattern DENOTES GRAVEL SURFACE
- Bit Pattern DENOTES BITUMINOUS SURFACE
- SS with Arrow DENOTES PROPOSED STORM SEWER PIPE
- SS with Flared End DENOTES PROPOSED STORM SEWER FLARED-END
- Riprap Pattern DENOTES PROPOSED RIPRAP

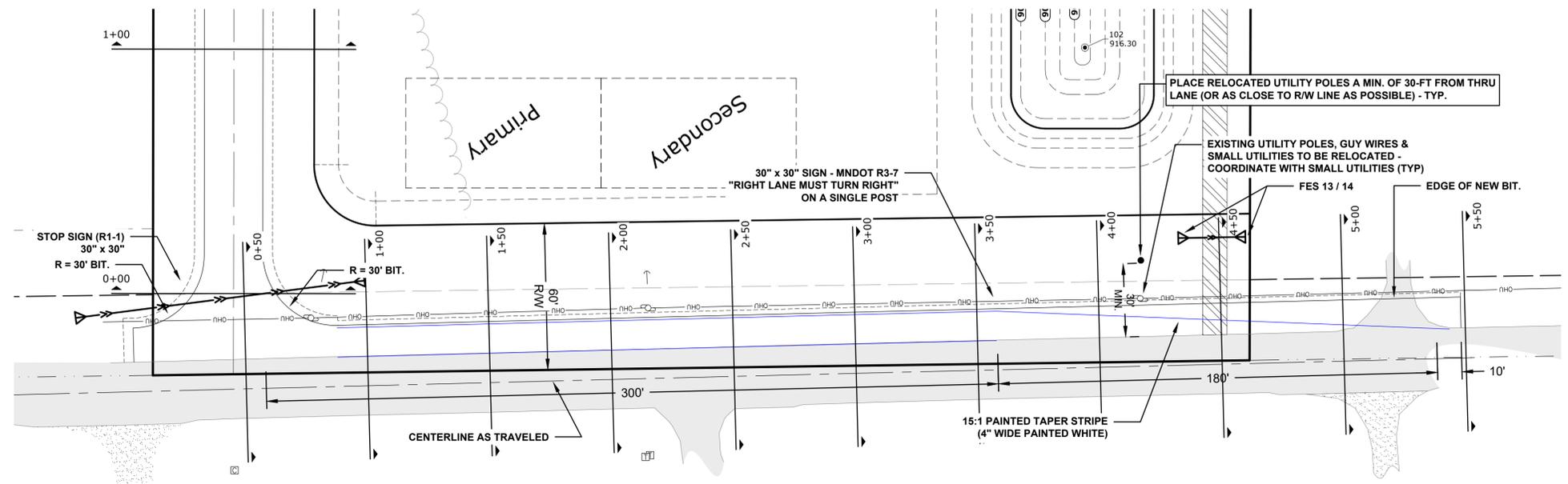
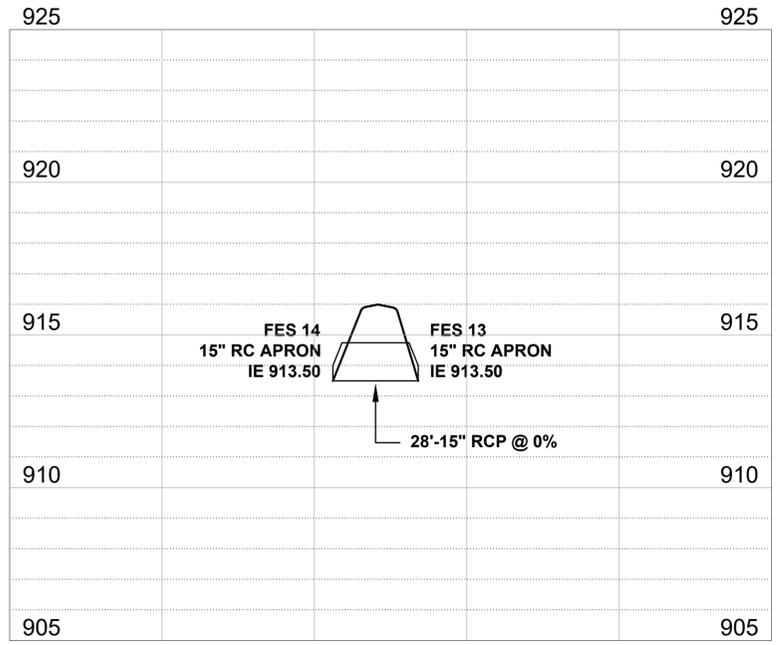
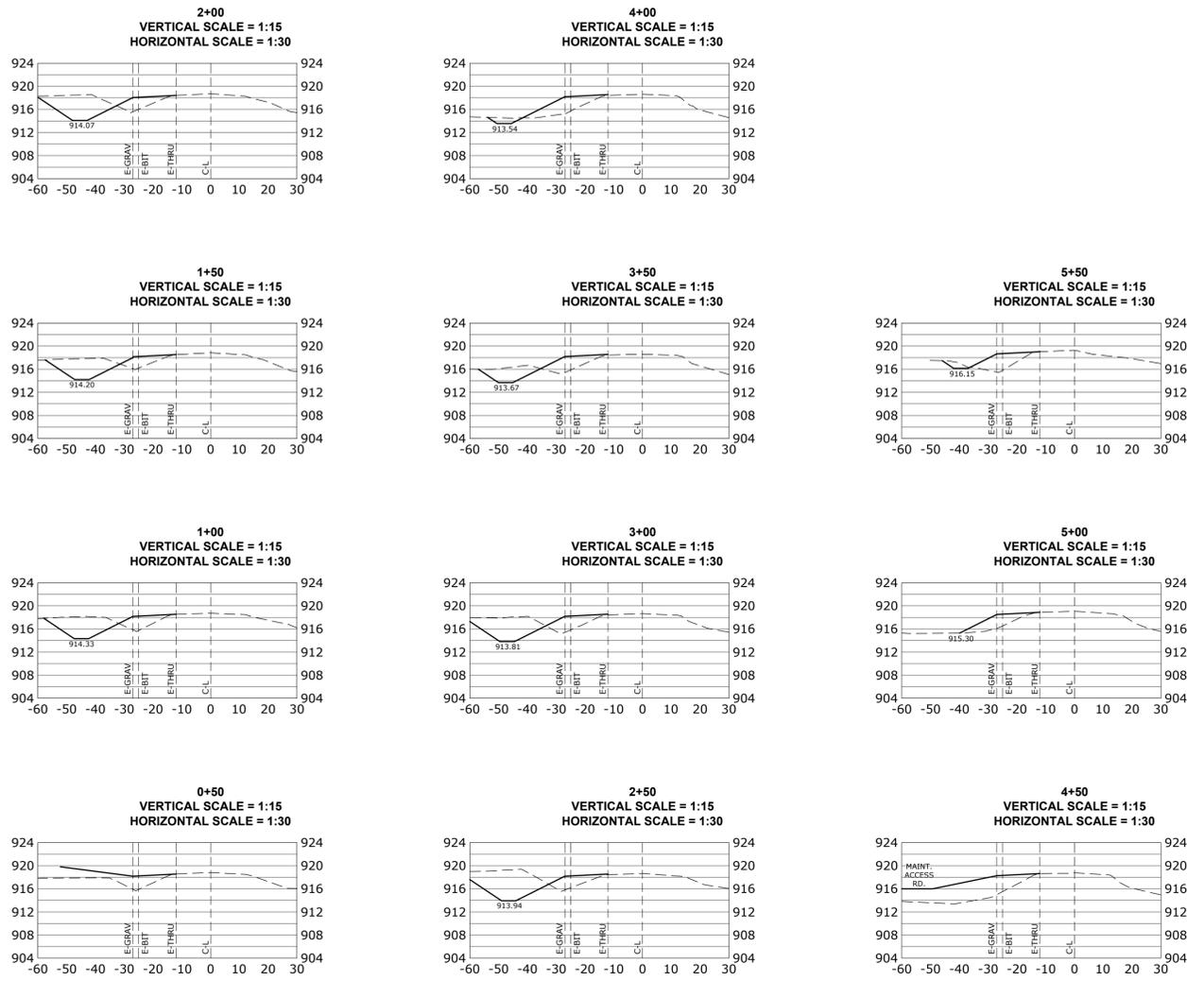
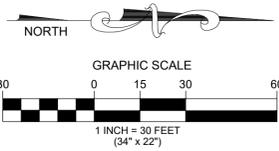
PROPOSED RIGHT TURN LANE



- NOTES**
- ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATIONS (LATEST EDITION)
 - ALL DISTURBED SOIL WITHIN COUNTY RIGHT-OF-WAY MUST BE SEEDED (MNDOT 25-141) & MULCHED (TYPE 1, DISC ANCHORED)
 - USE ALL STRAW FIBER BLANKET FOR DITCH SLOPES OF 3:1 OR GREATER
 - PAVEMENT MARKINGS SHALL BE EPOXY
 - CONTRACTOR TO CONTACT ANOKA COUNTY PERMITS SECTION AT (763) 324-3176 TO OBTAIN THE RIGHT-OF-WAY PERMIT.

MISCELLANEOUS NOTES

- SEE SHEET C0 FOR ADDITIONAL CONSTRUCTION NOTES.
- SEE SHEETS C4.1 AND C4.2 FOR STANDARD DETAILS.
- SEE SHEETS C5.1 AND C5.2 FOR STORMWATER POLLUTION PREVENTION PLAN.





SITE PLANNING & ENGINEERING

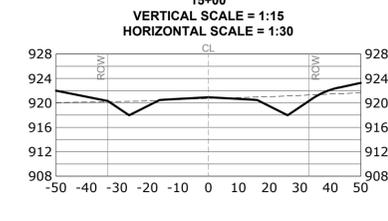
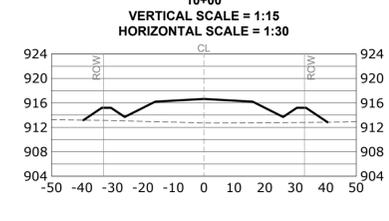
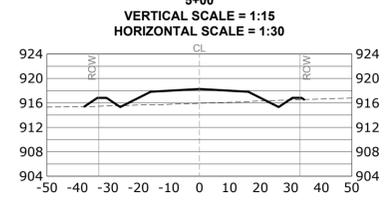
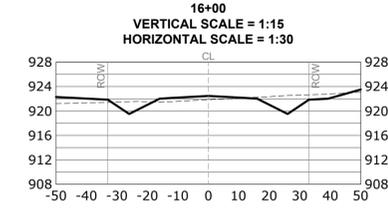
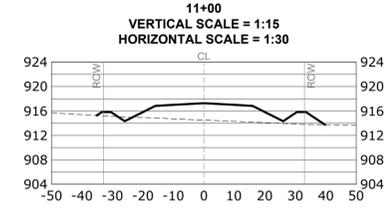
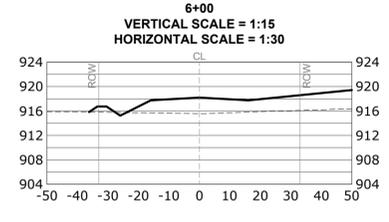
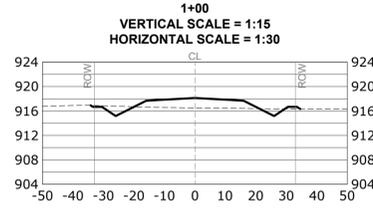
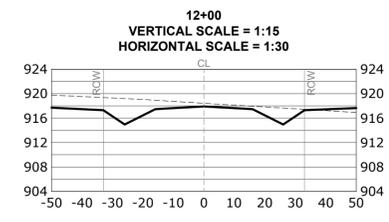
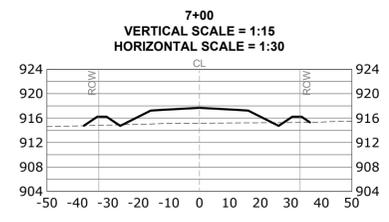
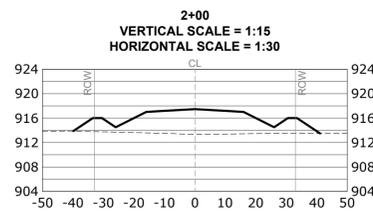
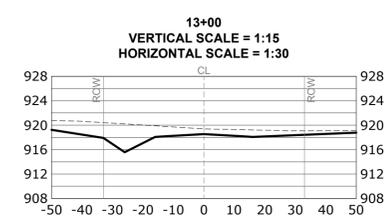
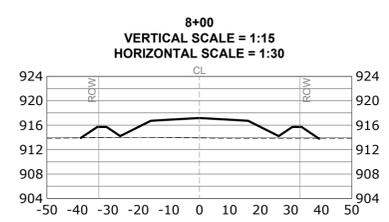
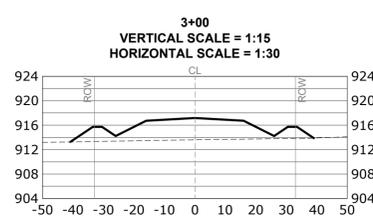
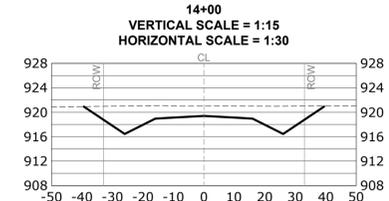
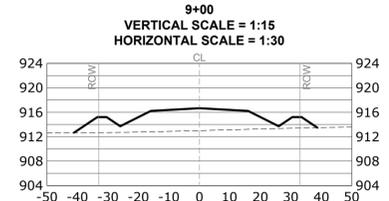
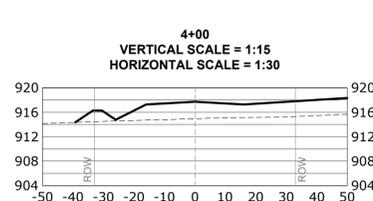
PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

198TH AVENUE N.E.



NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAILED
2	2-12-24	CITY REVIEW #1
3		
4		
5		
6		
7		
8		

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.

Adam Ginkel
ADAM GINKEL License No. 43963
Date: 09.27.2024

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
CROSS-SECTIONS
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C3.1



SITE PLANNING & ENGINEERING

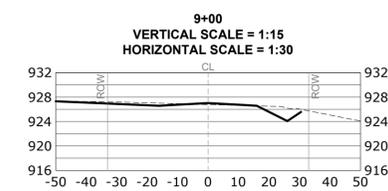
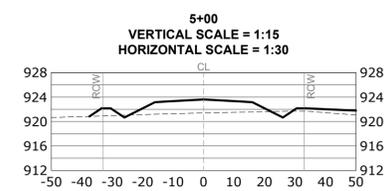
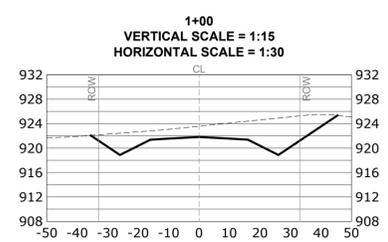
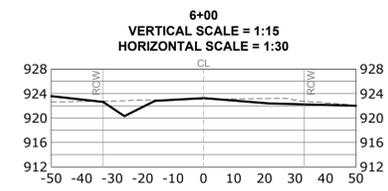
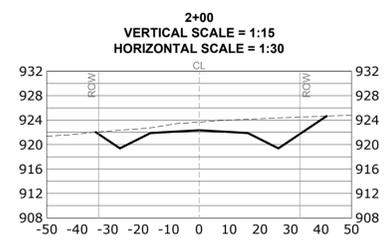
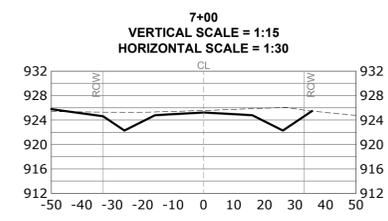
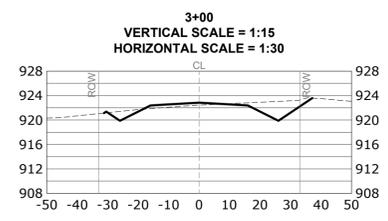
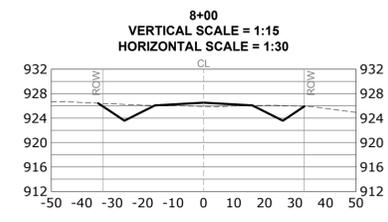
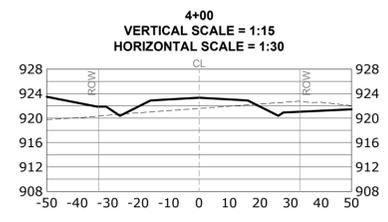
PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

ALAMO ST NE



NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAILED
2	2-12-24	CITY REVIEW #1
3		
4		
5		
6		
7		
8		

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ADAM GINKEL
Date: 09.27.2024 License No. 43963

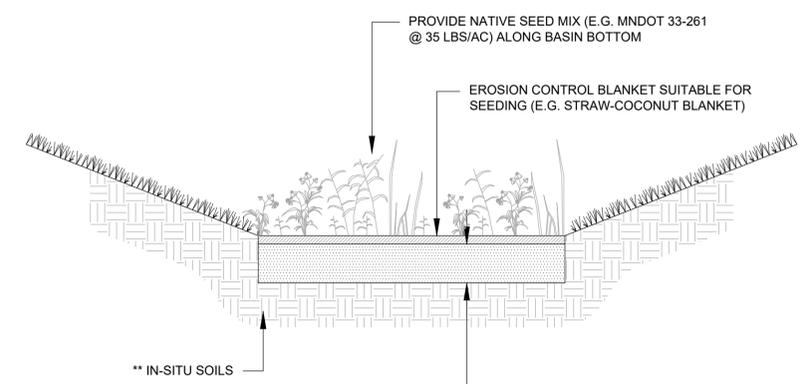
HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
CROSS-SECTIONS
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C3.2

Lot	Block	Lowest Floor Elevation	Low Floor Determining Factor	Lowest Opening	Low Opening Determining Factor	HWL
1	1	916.9	Tradewell Boring #1 (Mottles: 910.7)	916.9	3-feet above 100-year B-B HWL of Pond A 916.9	913.9 (B-B) Pond A
2	1	915.0	Tradewell Boring #2 (Mottles: 912.0)	918.2	3-feet above 100-year B-B HWL of Pond A 916.9	913.9 (B-B) Pond A
3	1	917.5	Tradewell Boring #3 (Mottles: 914.0)	917.5	Street EOF 916.5	-
4	1	915.5	Above existing ground	918.7	Street EOF 916.5	914.1 Basin B
5	1	914.6	Tradewell Boring #5 (Mottles: 911.6)	917.8	Street EOF 916.5	914.1 Basin B
6	1	916.4	Tradewell Boring #108 (Mottles: 913.4)	919.6	Street EOF 916.5	914.1 Basin B
7	1	920.0	Tradewell Boring #109 (Mottles: 916.9)	920.0	Street EOF 916.5	-
8	1	922.0	Tradewell Boring #12 (No mottles to 914.6)	922.0	-	-
9	1	920.8	Tradewell Boring #16 (No mottles to 914.6 - follows 922 contour)	920.8	-	-
10	1	920.7	Tradewell Boring #16 (No mottles to 914.6)	923.9	-	-
11	1	918.7	Tradewell Boring #16 (No mottles to 914.6)	918.7	-	-
12	1	918.7	Tradewell Boring #16 (No mottles to 914.6)	918.7	-	-
13	1	917.6	Tradewell Boring #16 (No mottles to 914.6)	917.6	-	-
14	1	919.0	Tradewell Boring #7 (No mottles to 914.5 - follows 920 contour)	922.2	Basin C EOF 912.5	911.6 Basin C
15	1	919.8	Above existing ground	923.0	Basin C EOF 912.5	911.6 Basin C
16	1	918.4	Tradewell Boring #107 (Mottles: 915.4)	918.4	Basin C EOF 912.5	911.6 Basin C
17	1	915.6	Above existing ground	915.6	Basin C EOF 912.5	911.6 Basin C

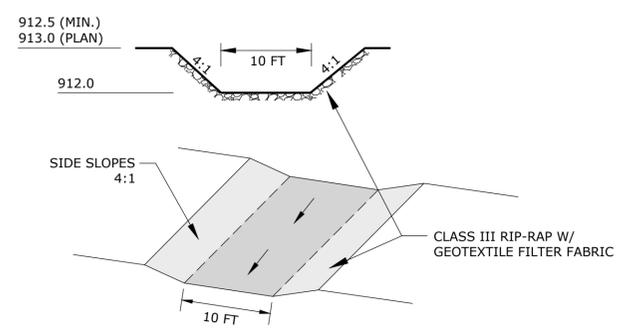
- NOTES
- MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
 - USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) WITHIN BASIN.
 - PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES
 - DO NOT EXCAVATE BASIN TO FINAL GRADE UNTIL UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
 - REMOVE ANY TOPSOIL AND/OR UNSUITABLE SOILS WITHIN INFILTRATION BASIN FOOTPRINT. ANY SEDIMENT THAT IS WASHED INTO THE BASIN SHALL BE REMOVED. NO MINING OF SANDY SOILS ALLOWED IN BASIN AREA.
 - EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. ALLEVIATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.

AFTER INFILTRATION BASIN AREA HAS BEEN EXCAVATED TO FINAL GRADE, PERFORM A DOUBLE-RING INFILTROMETER TEST(S) TO VERIFY INFILTRATION CAPACITY OF IN-SITU SOILS.



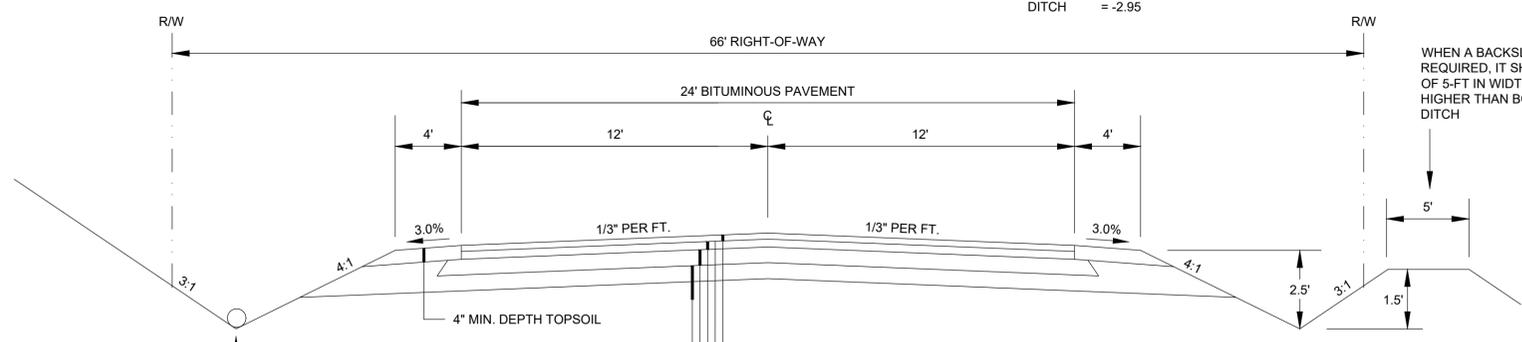
1 INFILTRATION BASIN
C4.1

- REMOVE ANY EXISTING TOPSOIL OR FILL DEEMED UNSUITABLE FOR INFILTRATION (GEOTECHNICAL ENGINEER TO REVIEW ON-SITE SOILS)
- IN AREAS OF FILL, PLACE SALVAGED ON-SITE SANDY SOILS SUITABLE FOR INFILTRATION WITH <5% FINES (AS DETERMINED BY GEOTECHNICAL ENGINEER)

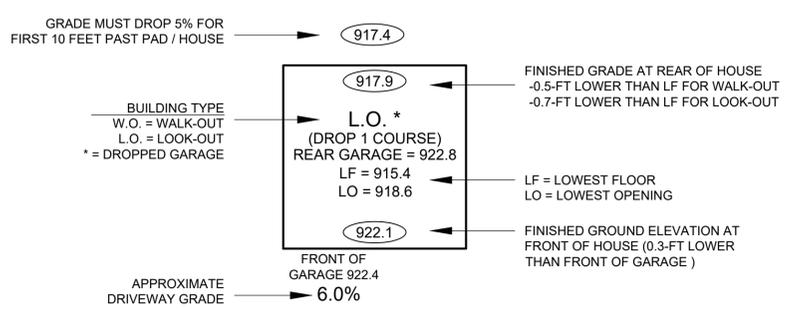


2 BASIN C OVERFLOW
C4.1 N.T.S.

C-L = 0
EBIT = -0.33
EGRV = -0.45
DITCH = -2.95



3 LOCAL RESIDENTIAL RURAL STREET SECTION - 10 TON
C4.1



NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3		
4		
5		
6		
7		
8		

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.

ADAM GINKEL
Date: 09.27.2024
License No. 43963

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
DETAILS & LOT TABLE
PREPARED FOR: TH. CONSTRUCTION OF ANOKA



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

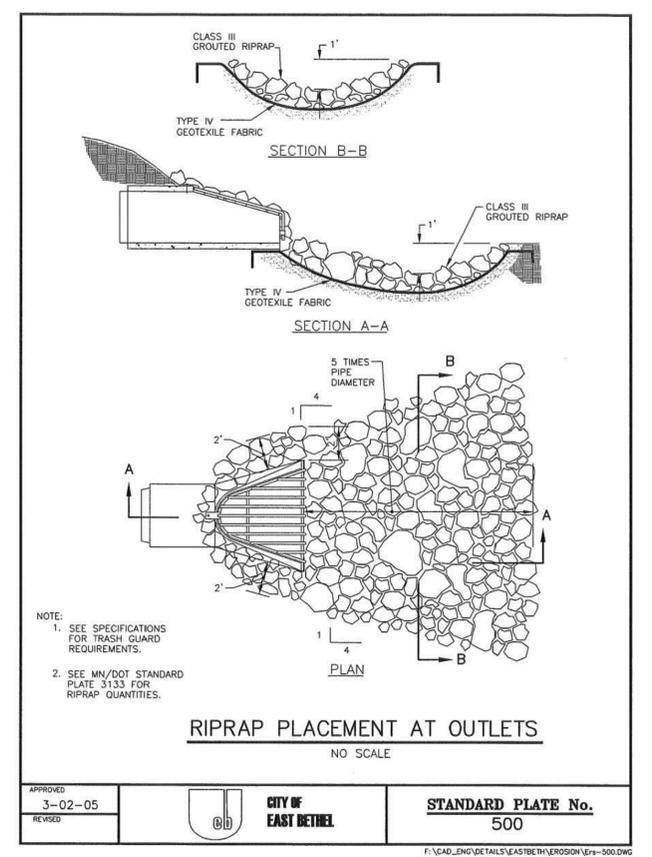
NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3		
4		
5		
6		
7		
8		

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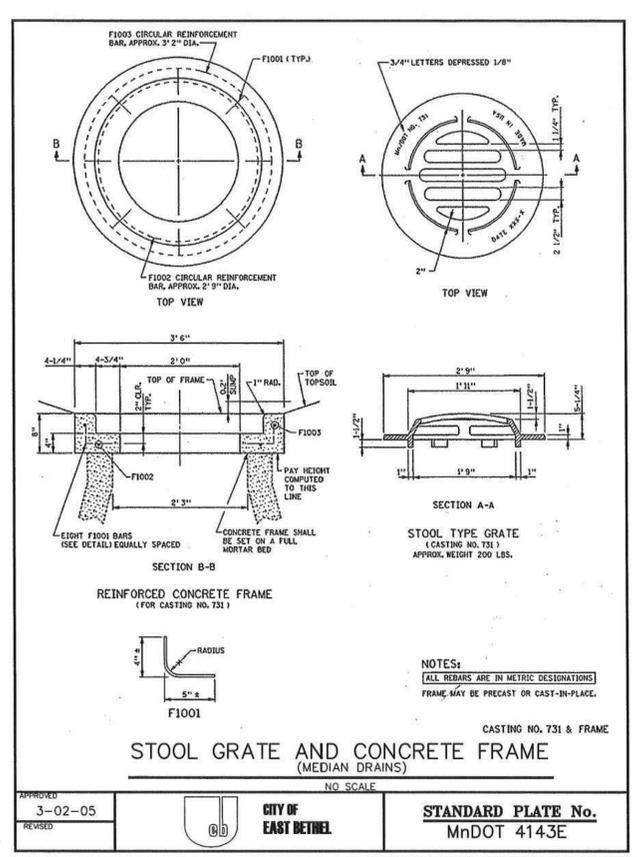
ADAM GINKEL
Date: 09/27/2024
License No. 43963

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
DETAILS
PREPARED FOR: TH CONSTRUCTION OF ANOKA

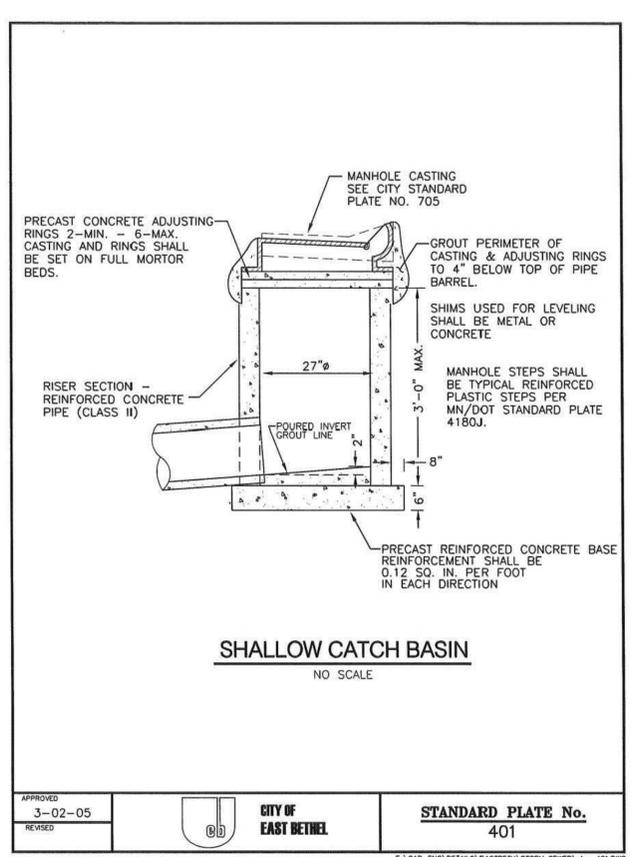
SHEET
C4.2



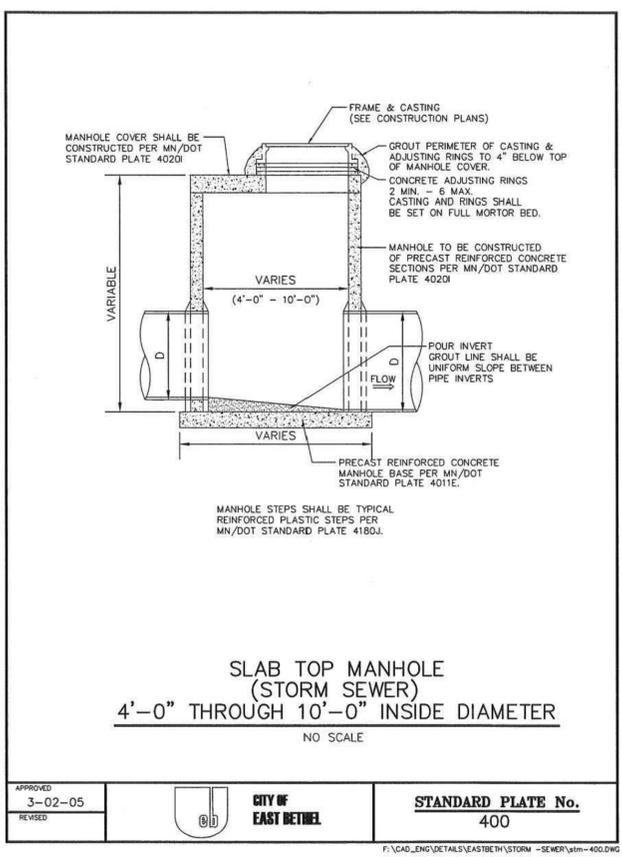
APPROVED 3-02-05
REVISED
CITY OF EAST BETHEL
STANDARD PLATE No. 500
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APPROVED 3-02-05
REVISED
CITY OF EAST BETHEL
STANDARD PLATE No. MnDOT 4143E
F:\CAD_ENG\DETAILS\EASTBETH\STORM SEWER\400.DWG



APPROVED 3-02-05
REVISED
CITY OF EAST BETHEL
STANDARD PLATE No. 401
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APPROVED 3-02-05
REVISED
CITY OF EAST BETHEL
STANDARD PLATE No. 400
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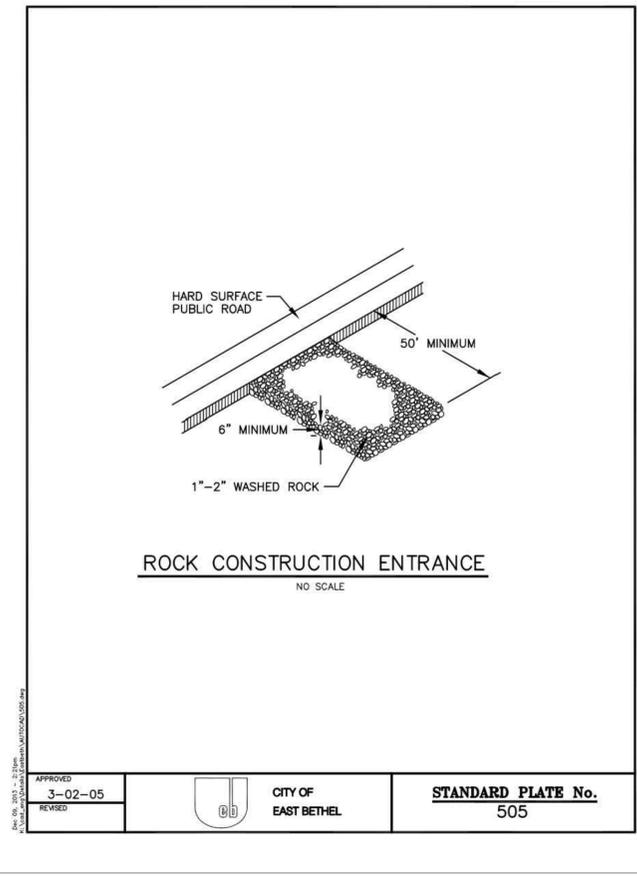
TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d ₅₀ = 6"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"		
		GEOTEXTILE FILTER UNDER APRON	12" RIPRAP	18" RIPRAP	GEOTEXTILE FILTER UNDER APRON	18" RIPRAP	24" RIPRAP	GEOTEXTILE FILTER UNDER APRON	18" RIPRAP	24" RIPRAP
12	8	18.9	0.2	3.0	19.6	0.3	4.1	22.6	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.6	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	16.9	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	29.6

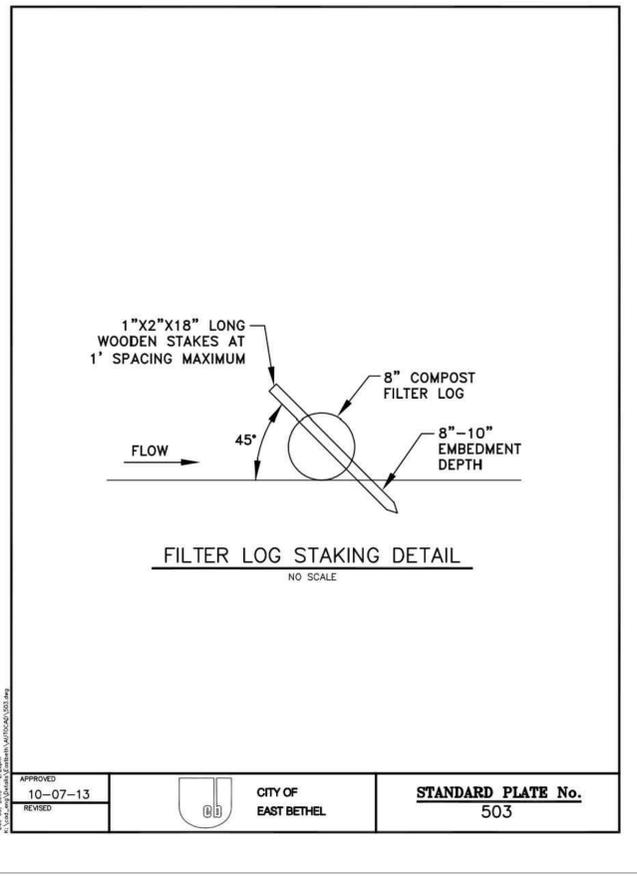
TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d ₅₀ = 6"			CLASS III d ₅₀ = 9"			CLASS IV d ₅₀ = 12"		
		GEOTEXTILE FILTER UNDER APRON	12" RIPRAP	18" RIPRAP	GEOTEXTILE FILTER UNDER APRON	18" RIPRAP	24" RIPRAP	GEOTEXTILE FILTER UNDER APRON	18" RIPRAP	24" RIPRAP
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.5	22.5
58	20	59.9	1.3	13.2	65.2	1.9	19.8	70.7	2.9	26.4

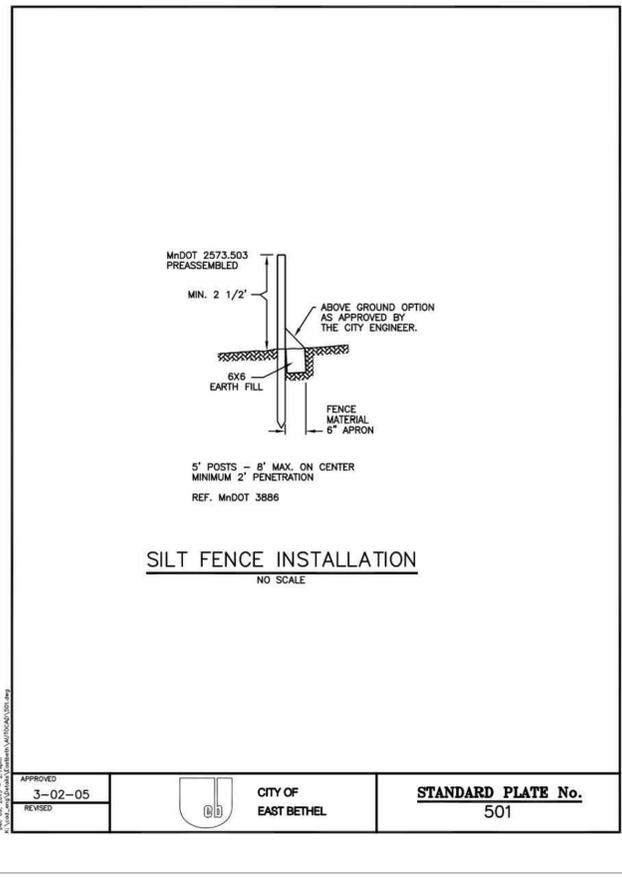
APPROVED DECEMBER 9, 2013
STATE DESIGN ENGINEER
STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
RIPRAP AT RCP OUTLETS
SPECIFICATION REFERENCE 3100, 3100, 3100, 3133, 2511
STANDARD PLATE NO. 3133D



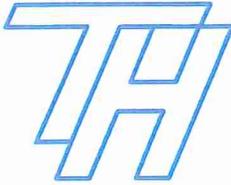
APPROVED 3-02-05
REVISED
CITY OF EAST BETHEL
STANDARD PLATE No. 505



APPROVED 10-07-13
REVISED
CITY OF EAST BETHEL
STANDARD PLATE No. 503



APPROVED 3-02-05
REVISED
CITY OF EAST BETHEL
STANDARD PLATE No. 501



CONSTRUCTION OF ANOKA, INC

August 5, 2024

Hello Neighbor! ☺

As I'm sure you are aware, we are in the first stages of developing the property next to you. It has come to our attention that in order to create and establish the elevation of the required ditch, we may need to grade 10 feet into your property. We've been working with the governing authorities at the City of East Bethel, Anoka County Highway Department and the engineers with EG Rud and Associates. All work will be completed per their requirements. Attached is a copy of the grading map showing the potential area. Any disturbed soil will be graded with topsoil and reseeded in efforts to restore it to its natural state. We ask that you sign and return this agreement, giving us permission to access your property. The work should be done with 180 days.

TH Construction of Anoka, Inc

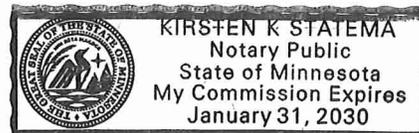
Jordan Carlin

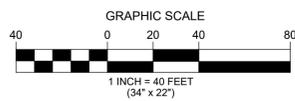
Please let us know if you'd be interested in discussing this further, please feel free to reach out to Tony directly at 612-791-5618.

Thank you for your time.

T.H. Construction of Anoka, Inc.
617 E Main Street #3
Anoka, MN 55303

Office -763-422-8809
Fax - 763-712-8340
Email - thofanoka@gmail.com
Website - thanoka.com

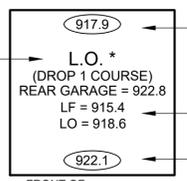




APPLICANT SHALL NOTIFY THE SMALL UTILITIES FOR RELOCATION OF EXISTING UTILITIES AND THE CONSTRUCTION OF NEW UTILITIES. APPLICANT SHALL COORDINATE THE INSTALLATION OF UTILITY CONDUIT CROSSINGS TO AVOID BORING UNDER THE CITY STREETS.

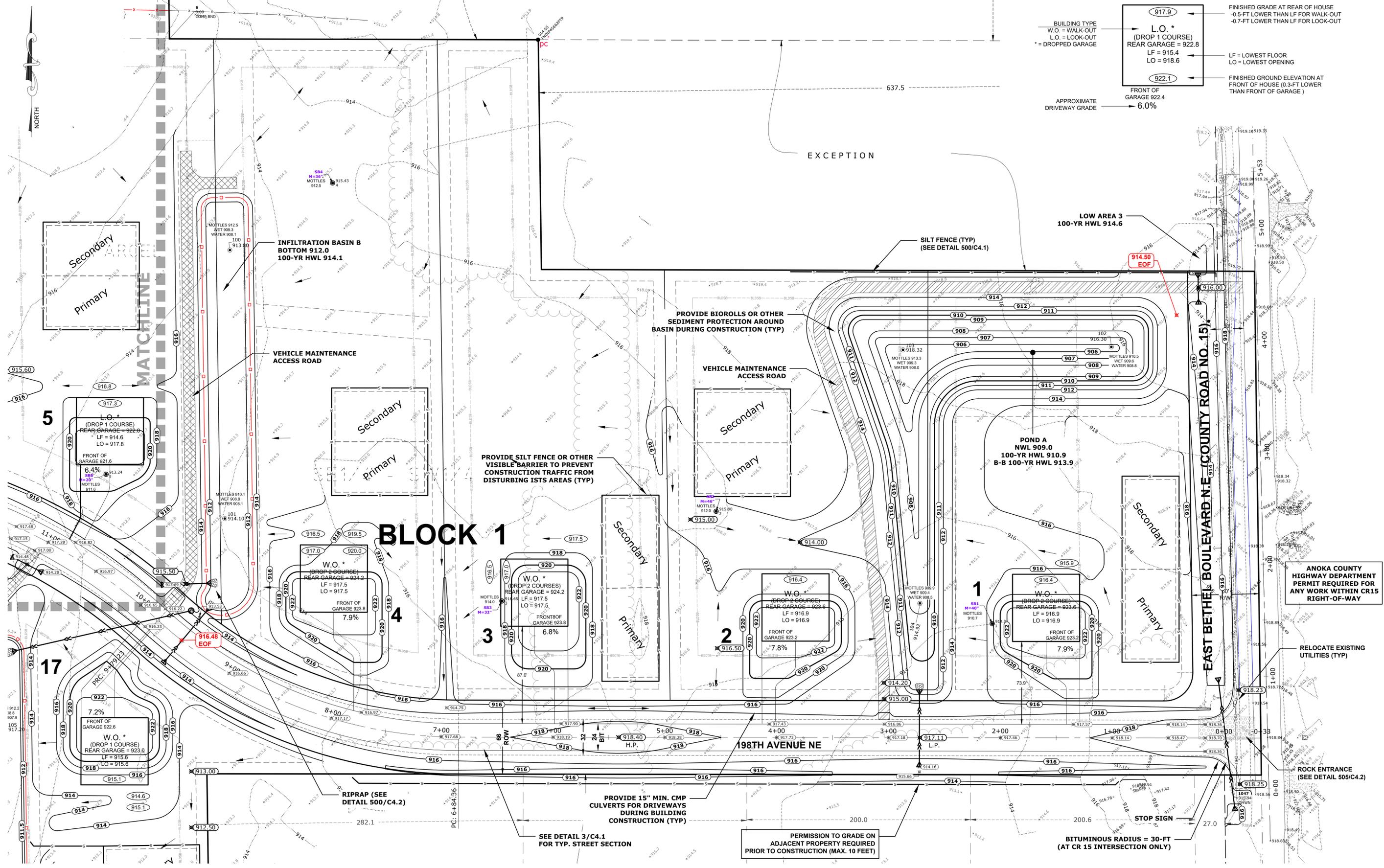
GRADE MUST DROP 5% FOR 10 FEET PAST PAD / HOUSE

BUILDING TYPE
W.O. = WALK-OUT
L.O. = LOOK-OUT
* = DROPPED GARAGE



FINISHED GRADE AT REAR OF HOUSE
-0.5-FT LOWER THAN LF FOR WALK-OUT
-0.7-FT LOWER THAN LF FOR LOOK-OUT
LF = LOWEST FLOOR
LO = LOWEST OPENING

APPROXIMATE DRIVEWAY GRADE 6.0%



EXCEPTION

LOW AREA 3
100-YR HWL 914.6

SILT FENCE (TYP)
(SEE DETAIL 500/C4.1)

PROVIDE BIOROLLS OR OTHER
SEDIMENT PROTECTION AROUND
BASIN DURING CONSTRUCTION (TYP)

VEHICLE MAINTENANCE
ACCESS ROAD

PROVIDE SILT FENCE OR OTHER
VISIBLE BARRIER TO PREVENT
CONSTRUCTION TRAFFIC FROM
DISTURBING ISTS AREAS (TYP)

POND A
NWL 909.0
100-YR HWL 910.9
B-B 100-YR HWL 913.9

ANOKA COUNTY
HIGHWAY DEPARTMENT
PERMIT REQUIRED FOR
ANY WORK WITHIN CR15
RIGHT-OF-WAY

RELOCATE EXISTING
UTILITIES (TYP)

ROCK ENTRANCE
(SEE DETAIL 505/C4.2)

BLOCK 1

PROVIDE 15" MIN. CMP
CULVERTS FOR DRIVEWAYS
DURING BUILDING
CONSTRUCTION (TYP)

PERMISSION TO GRADE ON
ADJACENT PROPERTY REQUIRED
PRIOR TO CONSTRUCTION (MAX. 10 FEET)

BITUMINOUS RADIUS = 30-FT
(AT CR 15 INTERSECTION ONLY)



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

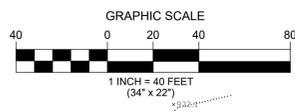
DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3	4-10-24	ACHD REVIEW #1
4	8-5-24	FIELD REVIEW SHOWED SEPTIC IS ON ADJACENT PROPERTY ENTIRELY
5	9-27-24	CITY REVIEW COMMENTS
6	9-27-24	ADJUTANT GENERAL'S COMMENTS
7	9-27-24	ADJUTANT GENERAL'S COMMENTS
8	9-27-24	ADJUTANT GENERAL'S COMMENTS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
ADAM GINKEL License No. 43363
Date: 05.06.2025

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: TH CONSTRUCTION OF ANOKA

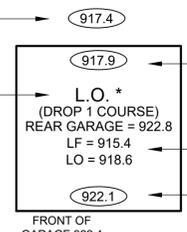
SHEET
C1.1



APPLICANT SHALL NOTIFY THE SMALL UTILITIES FOR RELOCATION OF EXISTING UTILITIES AND THE CONSTRUCTION OF NEW UTILITIES. APPLICANT SHALL COORDINATE THE INSTALLATION OF UTILITY CONDUIT CROSSINGS TO AVOID BORING UNDER THE CITY STREETS.

GRADE MUST DROP 5% FOR AT 10 FEET PAST PAD / HOUSE

BUILDING TYPE
W.O. = WALK-OUT
L.O. = LOOK-OUT
* = DROPPED GARAGE



FINISHED GRADE AT REAR OF HOUSE
-0.5-FT LOWER THAN LF FOR WALK-OUT
-0.7-FT LOWER THAN LF FOR LOOK-OUT
LF = LOWEST FLOOR
LO = LOWEST OPENING

APPROXIMATE DRIVEWAY GRADE = 6.0%

WEST LINE OF THE SE1/4-SW1/4 OF SEC.22-T33N R23W

NOTE: TREES IN RED ARE TO BE REMOVED.

REMOVE EXISTING FENCE WITHIN PROPERTY LIMITS

LOW AREA 6
100-YR HWL 918.6

TREE TO BE REMOVED (TYP)

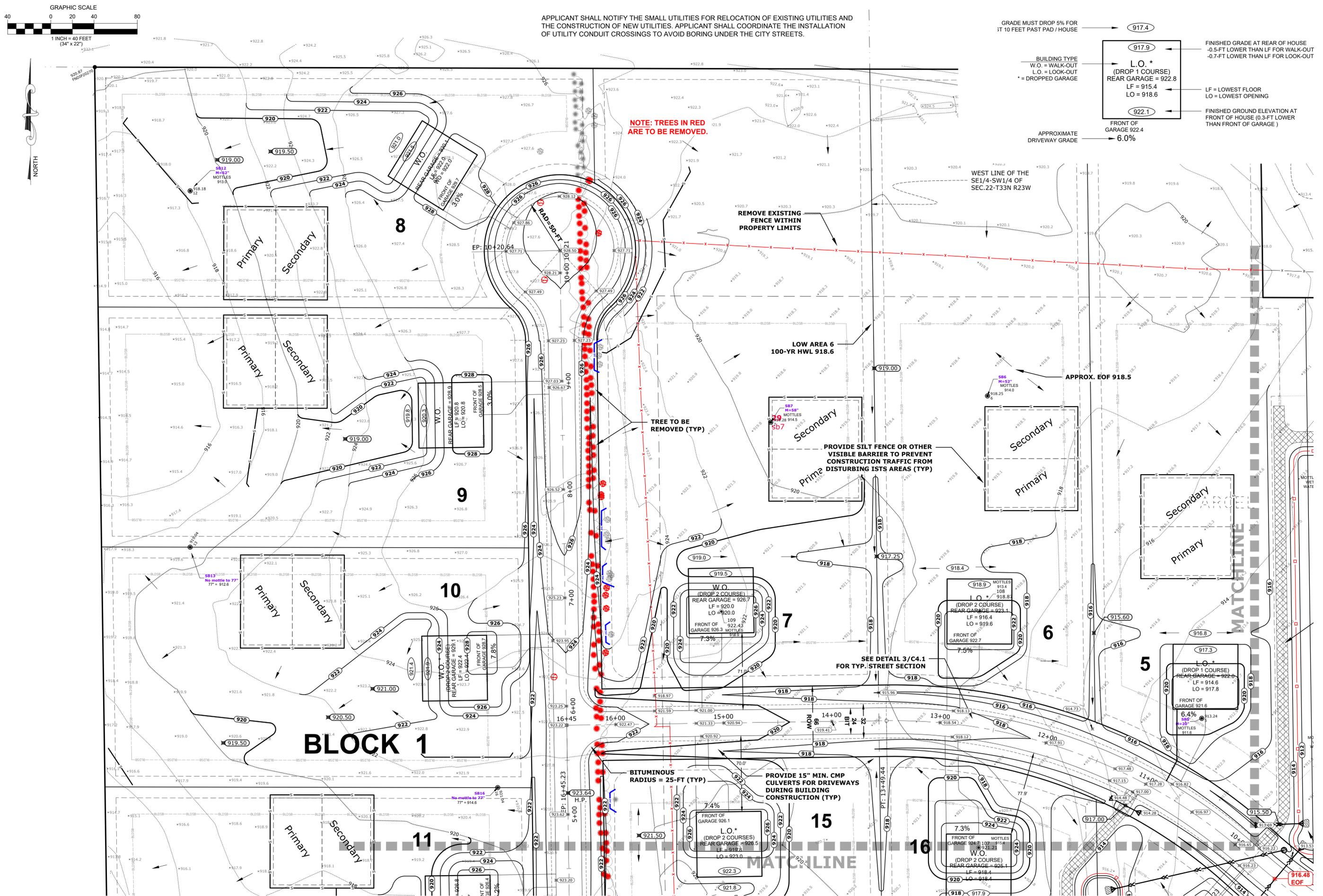
PROVIDE SILT FENCE OR OTHER VISIBLE BARRIER TO PREVENT CONSTRUCTION TRAFFIC FROM DISTURBING ADJACENT AREAS (TYP)

APPROX. EOF 918.5

SEE DETAIL 3/C4.1 FOR TYP. STREET SECTION

PROVIDE 15" MIN. CMP CULVERTS FOR DRIVEWAYS DURING BUILDING CONSTRUCTION (TYP)

BITUMINOUS RADIUS = 25-FT (TYP)



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

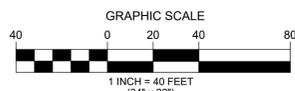
NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3	9-27-24	CITY REVIEW COMMENTS
4	5-6-25	ADDN LOTS CHANGED TO WALKOUTS (L2, 4, 10 & 14)
5		
6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
ADAM GINKEL
Date: 05/06/2025 License No. 43963

HIDDEN PRAIRIE

CITY OF EAST BETHEL, MINNESOTA
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C1.2

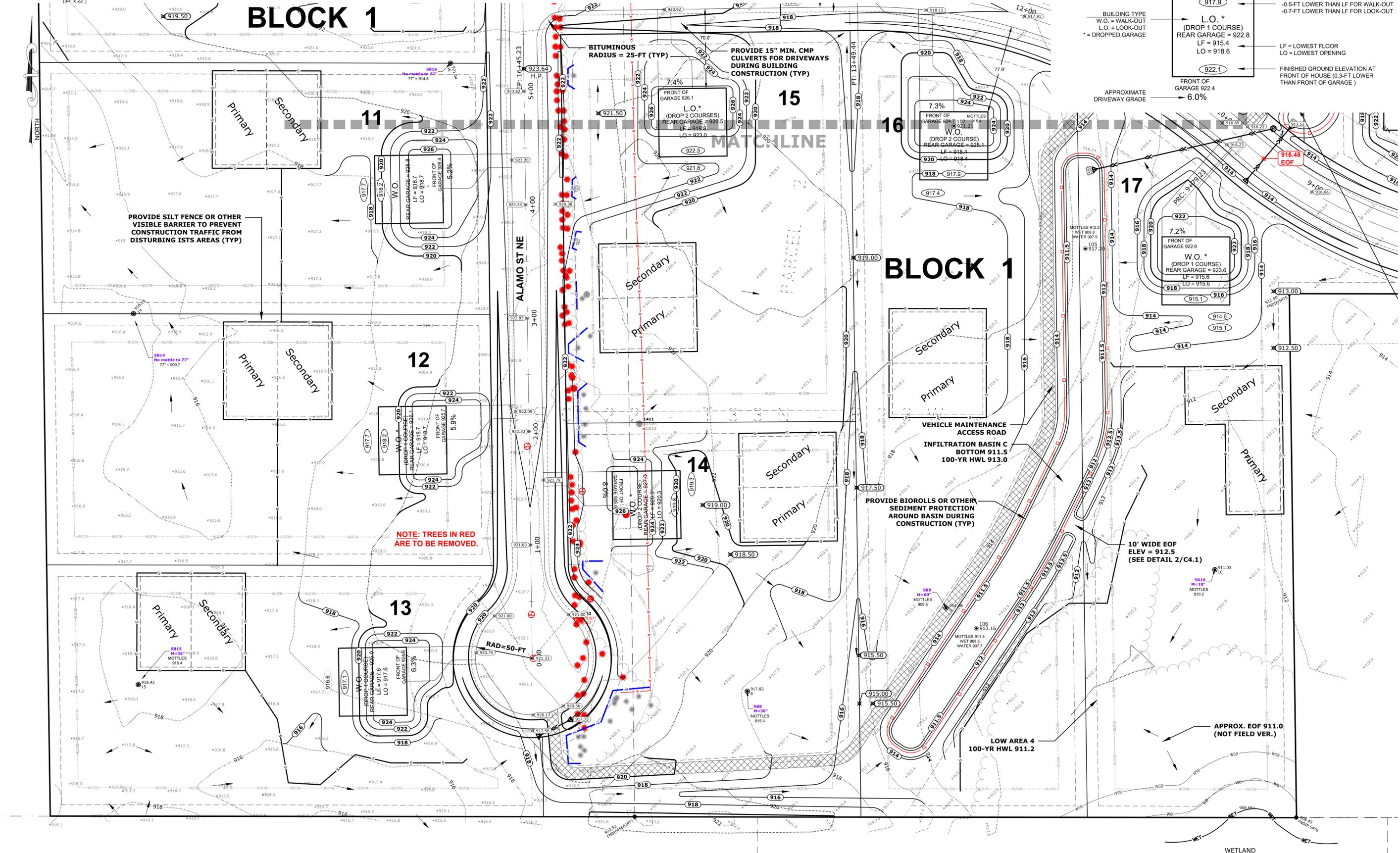


APPLICANT SHALL NOTIFY THE SMALL UTILITIES FOR RELOCATION OF EXISTING UTILITIES AND THE CONSTRUCTION OF NEW UTILITIES. APPLICANT SHALL COORDINATE THE INSTALLATION OF UTILITY CONDUIT CROSSINGS TO AVOID BORING UNDER THE CITY STREETS.

GRADE MUST DROP 5% FOR ST 10 FEET PAST PAD / HOUSE

BLOCK 1

BLOCK 1



917.4

917.9

922.1

922.8

922.4

FINISHED GRADE AT REAR OF HOUSE
-0.5-FT LOWER THAN LF FOR WALK-OUT
-0.7-FT LOWER THAN LF FOR LOOK-OUT

LF = LOWEST FLOOR
LO = LOWEST OPENING

FRONT OF GARAGE 922.4
FRONT OF HOUSE (0.3-FT LOWER THAN FRONT OF GARAGE)

APPROXIMATE DRIVEWAY GRADE
→ 6.0%

BUILDING TYPE
W.O. = WALK-OUT
L.O. = LOOK-OUT
* = DROPPED GARAGE

L.O. *
(DROP 1 COURSE)
REAR GARAGE = 922.8
LF = 915.4
LO = 918.6

NOTE: TREES IN RED ARE TO BE REMOVED.

PROVIDE SILT FENCE OR OTHER VISIBLE BARRIER TO PREVENT CONSTRUCTION TRAFFIC FROM DISTURBING ISTS AREAS (TYP)

BITUMINOUS RADIUS = 25-FT (TYP)
PROVIDE 15" MIN. CMP CULVERTS FOR DRIVEWAYS DURING BUILDING CONSTRUCTION (TYP)

PROVIDE BIOROLLS OR OTHER SEDIMENT PROTECTION AROUND BASIN DURING CONSTRUCTION (TYP)

10' WIDE EOF
ELEV = 912.5
(SEE DETAIL 2/C4.1)

LOW AREA 4
100-YR HWL 911.2

APPROX. EOF 911.0
(NOT FIELD VER.)

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

DRAWN BY: AG
CHECK BY: CWP
JOB NO: 22-2076
DATE: 11/16/22

NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3	2-27-24	CITY REVIEW COMMENTS
4	4-24-25	EASEMENTS ADJUSTED
5	5-6-25	ADJUT LOTS CHANGED TO WALKOUTS (2, 4, 10 & 14)
6		
7		
8		

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.
ADAM GINKEL
Date: 05.06.2025 License No. 43963

HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C1.3

NO.	DATE	DESCRIPTION
1	1-5-24	PLAT EXPANDED & REMAINED
2	2-12-24	CITY REVIEW #1
3	4-24-25	LOT TABLE CORRECTED
4	5-6-25	ADJUT LOT IS CHANGED TO WALKOUTS (L2, 4, 10 & 14)
5		
6		
7		
8		

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.

Adam Grinkel
ADAM GRINKEL
Date: 05/06/2025
License No. 43983

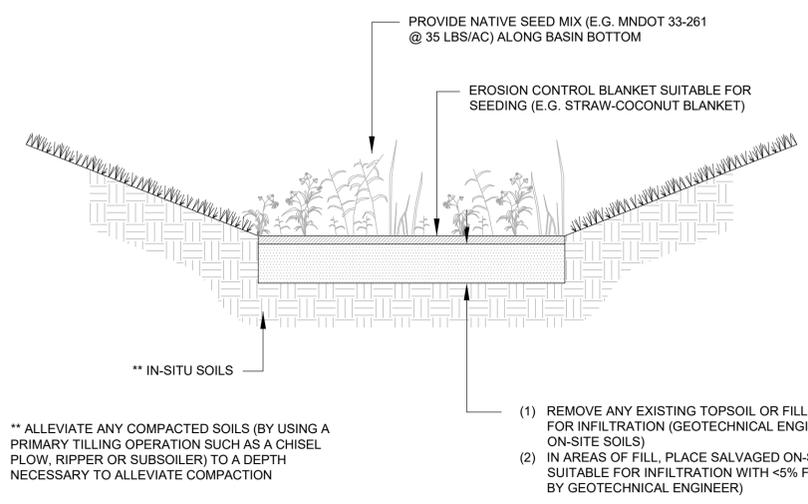
HIDDEN PRAIRIE
CITY OF EAST BETHEL, MINNESOTA
DETAILS & LOT TABLE
PREPARED FOR: TH CONSTRUCTION OF ANOKA

SHEET
C4.1

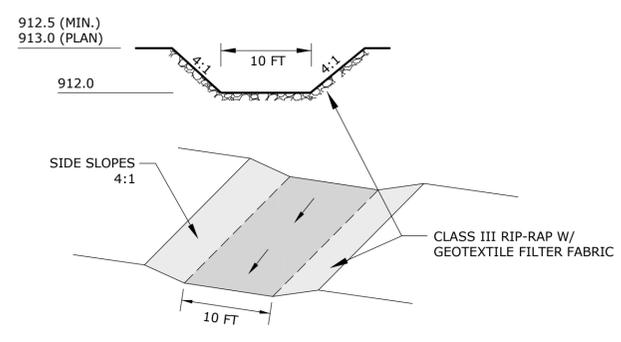
Lot	Block	Lowest Floor Elevation	Low Floor Determining Factor	Lowest Opening	Low Opening Determining Factor	HWL
1	1	916.9	Tradewell Boring #1 (Mottles: 910.7)	916.9	3-feet above 100-year B-B (B-B) HWL of Pond A 916.9	913.9 (B-B) Pond A
2	1	916.9	Tradewell Boring #2 (Mottles: 912.0)	916.9	3-feet above 100-year B-B (B-B) HWL of Pond A 916.9	913.9 (B-B) Pond A
3	1	917.5	Tradewell Boring #3 (Mottles: 914.0)	917.5	Street EOF 916.5	--
4	1	917.5	Above existing ground	917.5	Street EOF 916.5	914.1 Basin B
5	1	914.6	Tradewell Boring #5 (Mottles: 911.6)	917.8	Street EOF 916.5	914.1 Basin B
6	1	916.4	Tradewell Boring #108 (Mottles: 913.4)	919.6	Street EOF 916.5	914.1 Basin B
7	1	920.0	Tradewell Boring #109 (Mottles: 916.9)	920.0	Street EOF 916.5	--
8	1	922.0	Tradewell Boring #12 (No mottles to 914.6)	922.0	--	--
9	1	920.8	Tradewell Boring #16 (No mottles to 914.6 - follows 922 contour)	920.8	--	--
10	1	922.4	Tradewell Boring #16 (No mottles to 914.6)	922.4	--	--
11	1	918.7	Tradewell Boring #16 (No mottles to 914.6)	918.7	--	--
12	1	918.7	Tradewell Boring #16 (No mottles to 914.6)	918.7	--	--
13	1	917.6	Tradewell Boring #16 (No mottles to 914.6)	917.6	--	--
14	1	920.3	Tradewell Boring #7 (No mottles to 914.5 - follows 920 contour)	920.3	Basin C EOF 912.5	913.0 Basin C
15	1	919.8	Above existing ground	923.0	Basin C EOF 912.5	913.0 Basin C
16	1	918.4	Tradewell Boring #107 (Mottles: 915.4)	918.4	Basin C EOF 912.5	913.0 Basin C
17	1	915.6	Above existing ground	915.6	Basin C EOF 912.5	913.0 Basin C

- NOTES
- MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
 - USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) WITHIN BASIN.
 - PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES
 - DO NOT EXCAVATE BASIN TO FINAL GRADE UNTIL UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
 - REMOVE ANY TOPSOIL AND/OR UNSUITABLE SOILS WITHIN INFILTRATION BASIN FOOTPRINT. ANY SEDIMENT THAT IS WASHED INTO THE BASIN SHALL BE REMOVED. NO MINING OF SANDY SOILS ALLOWED IN BASIN AREA.
 - EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. ALLEVIATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.

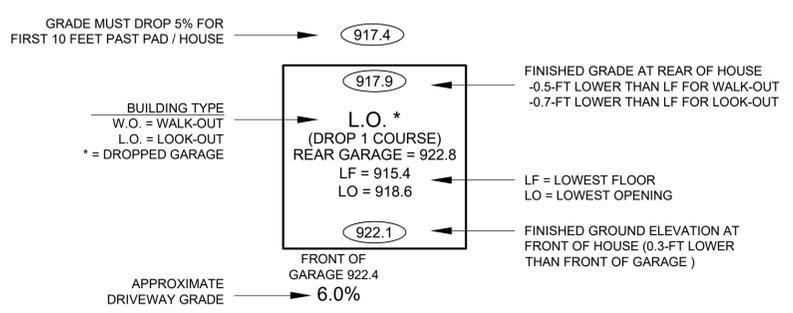
AFTER INFILTRATION BASIN AREA HAS BEEN EXCAVATED TO FINAL GRADE, PERFORM A DOUBLE-RING INFILTROMETER TEST(S) TO VERIFY INFILTRATION CAPACITY OF IN-SITU SOILS.



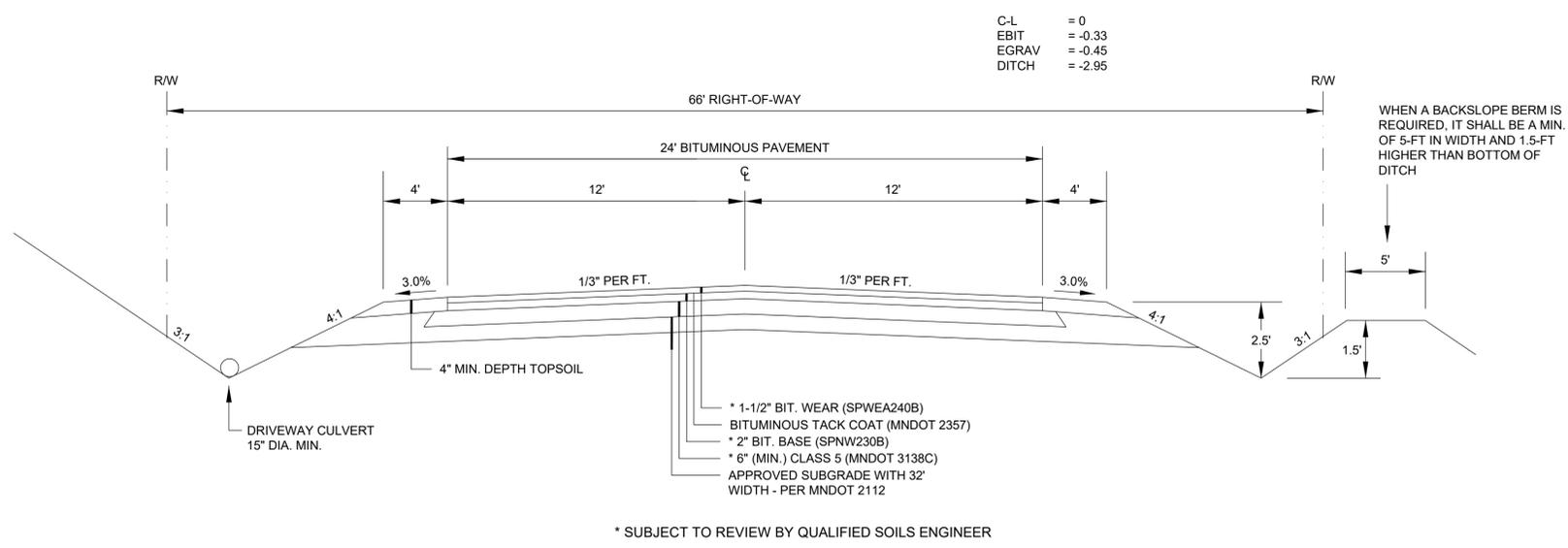
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C4.1 **INFILTRATION BASIN**



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C4.1 **BASIN C OVERFLOW**
N.T.S.



3
C4.1 **LOCAL RESIDENTIAL RURAL STREET SECTION - 10 TON**



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



Date: June 9, 2025

Agenda Item Number: 8.0 G.1

Agenda Item: Union Negotiation Process and Timeline Discussion

Background Information:

The City of East Bethel has nine full-time employees (8 Public Works Maintenance Technicians) and (1 Building Inspector) that are represented by the Minnesota Public Employees Association (MPEA). The labor agreement between the City of East Bethel and the employees represented by MPEA is set to expire on 12/31/25.

At the February 10th city council meeting, Council directed the City Administrator to begin contract negotiations with the MPEA for a labor agreement for a term of January 1, 2026 through December 31, 2028. The City Administrator had an initial meeting with MPEA representatives on April 22nd and then a series of meetings with the Finance Committee, MPEA and a closed session with the entire City Council to discuss proposals.

These contract negotiations have now concluded and have culminated in the proposed 2026 -2028 red line version included in the packet. This agreement has been approved by the MPEA membership and would replace the current contract which will expire December 31, 2025.

Attachment: 2026-2028 Proposed Union Contract

Recommendation(s): Staff recommends Council consider approving the 2026-2028 union contract as presented or provided other amendments to be considered.

Labor Agreement between
City of East Bethel
and
Minnesota Public Employees Association
Representing General Employees
January 1, 2026 - December 31, 2028

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ARTICLE I. PURPOSE OF AGREEMENT

This AGREEMENT is entered into between the City of East Bethel, hereinafter the "EMPLOYER," and Minnesota Public Employees Association, hereinafter the "UNION." The intent and purpose of this Agreement is to:

- 1.1 Establish certain hours, wages and other conditions of employment:
- 1.2 Establish procedures for the resolution of disputes concerning this Agreement's interpretation and/or application:
- 1.3 Specify the full and complete understanding of the parties; and
- 1.4 Place in written form the parties' agreement upon terms and conditions of employment for the duration of this Agreement.
- 1.5 The Employer and the Union through this Agreement, continue their dedication to the highest quality of public service. Both parties recognize this Agreement as a pledge of this dedication.

ARTICLE II. RECOGNITION

The Employer recognizes the Union as the exclusive representative for:

"All general employees employed by the City of East Bethel, Minnesota, who are public employees within the meaning of Minn. Stat. §1 79A.03, Subd.14, excluding seasonal, supervisory, confidential and all other employees."

ARTICLE III. UNION SECURITY

In recognition of the Union as the exclusive representative the Employer shall:

- 3.1 Deduct each payroll period an amount sufficient to provide the payment of dues established by the Union from the wages of all employees authorizing in writing such deduction, and
- 3.2 Remit such deduction to the appropriate designated officer of the Union.
- 3.3 The Union may designate two (2) employees from the bargaining unit to act as steward and shall inform the Employer in writing of such choice.
- 3.4 The Union agrees to indemnify and hold the Employer harmless against any and all claims, suits, orders, or judgments brought or issued against the City as a result of any action taken or not taken by the City under the provisions of this Article.

ARTICLE IV. EMPLOYER AUTHORITY

- 4.1 The Employer retains the full and unrestricted right to operate and manage all manpower, facilities and equipment: to establish functions and programs; to set and amend budgets; to determine the utilization of technology; to establish and modify the organizational structure; to select, direct and determine the number of personnel to establish work schedules, and to perform any inherent managerial function not specifically limited by this Agreement.

- 4.2 Any term and condition of employment not specifically established or modified by this Agreement shall remain solely within the discretion of the Employer to modify, establish, or eliminate.

ARTICLE V. EMPLOYEE RIGHTS - GRIEVANCE PROCEDURE

5.1 DEFINITION OF A GRIEVANCE

A grievance is defined as a dispute or disagreement as to the interpretation or application of the specific terms and conditions of this Agreement.

5.2 UNION REPRESENTATIVES

The Employer will recognize representatives designated by the Union as the grievance representatives of the bargaining unit having the duties and responsibilities established by this Article. The Union shall notify the Employer in writing of the names of such Union representatives and of their successors when so designated.

5.3 PROCESSING OF A GRIEVANCE

It is recognized and accepted by the Union and the Employer that the processing of grievances as hereinafter provided is limited by the job duties and responsibilities of the employees and shall therefore be accomplished during normal working hours only when consistent with such employee duties and responsibilities. The aggrieved employee and the Union representative shall be allowed a reasonable amount of time without loss in pay when a grievance is investigated and presented to the Employer during normal working hours provided the employee and the Union representative have notified and received the approval of the designated supervisor who has determined that such absence is reasonable and would not be detrimental to the work programs of the Employer.

5.4 PROCEDURE

Grievances, as defined by Section 5.1, shall be resolved in conformance with the following procedure:

STEP 1. An employee claiming a violation concerning the interpretation or application of this Agreement, shall within twenty-one (21) calendar days after such alleged violation has occurred, present such grievance to the employee's supervisor as designated by the Employer. The Employer-designated representative will discuss and give an answer to such Step 1 grievance within ten (10) calendar days after receipt. A grievance not resolved in Step 1 and appealed to Step 2 shall be placed in writing setting forth the nature of the grievance, the facts on which it is based, the provision or provisions of the Agreement allegedly violated, and the remedy requested and shall be appealed to Step 2 within ten (10) calendar days after the Employer-designated representative's final answer in Step 1. Any grievance not appealed in writing to Step 2 by the Union within ten (10) calendar days shall be considered waived.

STEP 2. If appealed, the written grievance shall be presented by the Union and discussed with the Employer-designated Step 2 representative. The Employer-

designated representative shall give the Union the Employer's Step 2 answer in writing within ten (10) calendar days after receipt of such Step 2 grievance. A grievance not resolved in Step 2 may be appealed to Step 3 within ten (10) calendar days following the Employer-designated representative's final Step 2 answer. Any grievance not appealed in writing to Step 3 by the Union within ten (10) calendar days shall be considered waived.

STEP 3. A grievance unresolved in Step 2 and appealed in Step 3 shall be submitted to arbitration. The Employer and the Union representative shall endeavor to select a mutually acceptable arbitrator to hear and decide the grievance. If the parties cannot agree on an arbitrator, the selection of an arbitrator shall be made in accordance with the "Rules Governing the Arbitration of Grievances" established by the Bureau of Mediation Services.

5.5 **ARBITRATOR'S AUTHORITY**

A. The arbitrator shall have no right to amend, modify, nullify, ignore, add to, or subtract from the terms and conditions of this Agreement. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the Employer and the Union, and shall have no authority to make a decision on any other issue not so submitted.

B. The arbitrator shall be without power to make decisions contrary to, or inconsistent with, or modifying or varying in any way the application of laws, rules, or regulations having the force and effect of law. The arbitrator's decision shall be submitted in writing within thirty (30) days following the close of the hearing or the submission of briefs by the parties, whichever be later, unless the parties agree to an extension. The decision shall be binding on both the Employer and the Union and shall be based solely on the arbitrator's interpretation or application of the express terms of this Agreement and to the facts of the grievance presented.

C. The fees and expenses for the arbitrator's services and proceedings shall be borne equally by the Employer and the Union provided that each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim record of the proceedings, it may cause such a record to be made, providing it pays for the record. If both parties desire a verbatim record of the proceedings the cost shall be shared equally.

5.6 **WAIVER**

If a grievance is not presented with the time limits set forth above, it shall be considered "waived." If a grievance is not appealed to the next step within the specified time limit or any agreed extension thereof, it shall be considered settled on the basis of the Employer's last answer. If the Employer does not answer a grievance or an appeal thereof within the specified time limits, the Union may elect to treat the grievance as denied at that step and immediately appeal the grievance to the next step. The time limit in each step may be extended by mutual agreement of the Employer and the Union.

ARTICLE VI. DEFINITIONS

- 6.1 **UNION:** Minnesota Public Employees Association.
- 6.2 **EMPLOYER:** The City of East Bethel.
- 6.3 **UNION MEMBER:** A member of the Minnesota Public Employees Association.
- 6.4 **EMPLOYEE:** A member of the exclusively recognized bargaining unit
- 6.5 **BASE PAY RATE:** The employee's hourly pay rate exclusive of longevity or any other special allowance.
- 6.6 **SENIORITY:** Length of service with the Employer
- 6.7 **OVERTIME:** Work performed at the express authorization of the Employer in excess of forty (40) hours within a seven (7) day period.
- 6.8 **CALL BACK:** Return of an employee to a specified work site to perform assigned duties at the express authorization of the Employer at a time other than an assigned shift. An extension of or early report to an assigned shift is not a call back.
- 6.9 **ON-CALL:** An employee on-call shall receive one (1) hour at their regular rate for being on-call per day for each day of the regular work week and will receive (2) two hours of time at one and one-half (1.5) their regular rate for any time worked while on-call for each day of the weekend and holidays, as defined in 19.1 & 19.2. An employee on-call must respond to a call-out either by phone or personal appearance within 10 (ten) minutes of receipt of the call. A week of on-call shall begin on each Tuesday at the normally scheduled work time. Employees that are on call may request mileage reimbursement for travel to and from work during that time frame.
- 6.10 **ADJUSTED HIRE DATE:** Original hire date in current position will be adjusted by any unpaid leave other than absence from a Workman's Compensation Claim. Step increases and vacation accrual will be based upon adjusted hire date. Any time missed as a result of an approved Workman's Compensation Claim will not be used to adjust or alter the original hire date of an employee.
- 6.11 **JUST CAUSE:** Legal cause for discipline, suspension or discharge that reasonably relates to the manner in which the employee performs his or her work duties and is demonstrated by the Employer with substantial evidence showing the existence and reasons for discipline, suspension, or dismissal.

ARTICLE VII. SAVINGS CLAUSE

In the event any provision of this Agreement shall be held to be contrary to law by a court of competent jurisdiction from whose final judgment or decree no appeal has been taken within the time provided, such provision shall be voided. All other provisions of the Agreement shall continue in full force and effect the voided provision maybe renegotiated at the request of either party.

ARTICLE VIII. WORK SCHEDULES

- 8.1 The sole authority for work schedules is the Employer.
- 8.2 The Employer will give fourteen (14) days advance notice to the employees affected by the establishment of scheduled shifts different from the employees' normal scheduled shift.
- 8.3 In the event that work is required because of unusual circumstances such as (but not limited to) fire, flood, snow, sleet, or breakdown of municipal equipment or facilities, no advance notice need be given.
- 8.4 The normal work week shall be forty (40) hours Monday through Friday.
- 8.5 Employees will be allowed to accumulate compensatory time until the compensatory time leave bank reaches 50 hours for the duration of this contract.

When the maximum number of hours are accumulated, no additional compensatory shall be accrued during the twelve (12) month period. Any overtime hours worked beyond the compensatory bank limits noted above will be paid in accordance with ARTICLE IX. Use of compensatory time off shall be subject to the written prior approval of the EMPLOYER.

Any compensatory time earned but not used by November 30th of each year will be paid as overtime to the employee on the second pay period in December.

- 8.6 Regular and part-time employees who work a minimum of 1,040 hours per year on an ongoing basis will be entitled to pro-rated benefits as a percentage of time worked of the full-time employee level.
- 8.7 Seasonal employees can work a maximum of 1,039 hours during a calendar year

ARTICLE IX. OVERTIME PAY / SPECIALITY PAY

- 9.1 Hours worked in excess of forty (40) hours within a seven (7) day period will be compensated for at one and one-half (1.5) times the employee's regular base pay. Pre-approved vacation and sick leave will count as worked hours for overtime purposes. Pre-approved vacation and sick leave must be authorized by the employees supervisor the week prior to the leave being taken to be included in computation of hours worked.
- 9.2 For the purpose of computing overtime compensation, overtime hours worked shall not be pyramided, compounded, or paid twice for the same hours worked.
- 9.3 Hours worked taking minutes or attending meetings when required in the evening will be compensated for a minimum of two (2) hours' pay at one and one-half (1.5) times the employee's base rate of pay.
- 9.4 New employees that possess or existing employees who obtain their Waste Water Operator Class B Certificate and their Water Supply System Operator Class C Certification shall

receive an additional \$1.00 per hour to their base hourly wage. This amount is not adjusted on an annual basis and will phase out starting at the end of this contract 12/31/28.

- 9.5 New employees that possess or existing employees who obtain their Water Supply System Operator Class D Certificate shall receive an additional \$.50 per hour to their base hourly wage. This amount is not adjusted on an annual basis. **Public Works Maintenance Technician Lead Positions are not eligible for this specialty pay.**
- 9.6 New employees that possess or existing employees who obtain their Water Supply System Operator Class C Certification shall receive an additional \$1.00 per hour to their base hourly wage. This amount is not adjusted on an annual basis. **Public Works Maintenance Technician Lead Positions are not eligible for this specialty pay.**
- 9.7 The City reserves the right to limit the number of employees who are permitted to obtain a Water Supply System Operator's or Sewer Collection System Certificates of any class. Upon approval by the City, an employee may take the required courses and examinations.
- 9.8 New employees that possess or existing employees who demonstrate mechanic aptitude in maintaining the City's fleets vehicles including but not limited to all regular maintenance, repairs that can be handled in-kind, maintaining records of all work, and other duties as assigned shall receive an additional \$2.00 per hour to their base hourly wage. The City reserves the right to limit the number of employees who qualify for the designation. This amount is not adjusted on an annual basis. **Public Works Maintenance Technician Lead Positions are not eligible for this specialty pay.**

ARTICLE X. CALL BACK

An employee called in for work at a time other than the employee's normal scheduled shift will be compensated for a minimum of two (2) hours' pay at one and one-half (1.5) times the employee's base rate of pay.

ARTICLE XI. RIGHT OF SUBCONTRACT

Nothing in this Agreement shall prohibit or restrict the right of the Employer from subcontracting work performed by employees covered by this Agreement.

ARTICLE XII. DISCIPLINE

- 12.1 The Employer will discipline, suspend or dismiss employees for just cause only. Discipline will be in one (1) or more of the following forms, without regard to any specific order:
 - A. Oral reprimand and warning;
 - B. Written reprimand;
 - C. Suspension;
 - D. Demotion; or
 - E. Discharge.
- 12.2 Suspension, demotions and discharges will be in written form.
- 12.3 Written reprimands, notices of suspension, and notices of discharge which are to become part of an employee's personnel file shall be read and acknowledged by signature of the

employee. Employees and the Union will receive a copy of such reprimands and/or notices.

- 12.4 Employees may examine their own individual personnel files at reasonable times under the direct supervision of the Employer.
- 12.5 Grievances relating to this Article shall be initiated by the Union in Step 3 of the Grievance Procedure under Article 6.

ARTICLE XIII. WAGES and INSURANCE

13.1 All Public Works Maintenance Technician Positions are classified as Grade 5 in the City's compensation plan matrix. All Public Works Maintenance Technician Lead Positions are classified as Grade 7 in the City's compensation plan matrix. Base wage increases shall be as follows:

1/1/2026	8.00%
1/1/2027	3.00%
1/1/2028.....	3.00%

13.2 The cafeteria contribution amount includes the City's contribution for health, dental, short and long term disability, and life insurance. The City projects to pay Disability insurances in full.

Cafeteria Contribution amounts shall be as follows:

1/1/2026.....	\$1,500.00 per month per employee
1/1/2027.....	\$1,550.00 per month per employee
1/1/2028.....	\$1,600.00 per month per employee

ARTICLE XIV. PROBATIONARY PERIODS

- 14.1 All newly hired or rehired employees will serve a six (6) months probationary period.
- 14.2 All employees will serve a six (6) months' probationary period in any job classification in which the employee has not served a probationary period.
- 14.3 At any time during the probationary period a newly hired or rehired employee may be terminated at the sole discretion of the Employer.
- 14.4 At any time during the probationary period a promoted or reassigned employee may be demoted or reassigned to the employee's previous position at the sole discretion of the Employer.

ARTICLE XV. SAFETY and EQUIPMENT

- 15.1 The Employer and the Union agree to jointly promote safe and healthful working conditions, to cooperate in safety matters and to encourage employees to work in a safe manner.
- 15.2 The Employer will provide employees standard personal protective equipment, uniforms, gear and required OSHA safety items at no cost to the employee. Issuance of and requirements for usage of these items shall be at the discretion of the Employer as per written policy on file. Safety shoe allowance shall be up to \$275.00 per calendar

year.

- 15.3 The Employer will provide employees with a \$40.00 per month allowance for use of their personal cell phone in lieu of a City issued phone. The monthly allotment and requirements for usage of these items shall be at the discretion of the Employer as per written policy on file.

ARTICLE XVI. JOB POSTING

- 16.1 The Employer and the Union agree that permanent job vacancies within the designated bargaining unit shall be filled based on the concept of promotion from within provided that internal applicants:
 - A. Have the necessary qualifications to meet the standards of the job vacancy; and, have the ability to perform the duties and responsibilities of the job vacancy.
- 16.2 Employees filling a higher job class based on the provisions of this Article shall be subject to the conditions of Article XIV. PROBATIONARY PERIOD.
- 16.3 The Employer has the right of final decision in the selection from all applicants (internal and external) to fill jobs based on qualifications, abilities and experience.
- 16.4 Job vacancies within the designated bargaining unit will be posted for five (5) working days so that members of the bargaining unit can be considered for such vacancies.

ARTICLE XVII. SENIORITY

- 17.1 Seniority will be a determining criterion for layoffs only when all job-relevant qualification factors are equal.
- 17.2 Seniority will be the determining criterion for recall when the job-relevant qualification factors are equal. Recall rights under this provision will continue for twelve (12) months after layoff. Recalled employees shall have ten (10) working days after notification or recall by registered mail at the employee's last known address to report to work or forfeit all recall rights.
- 17.3 The Employer shall prepare and post a seniority list each year by January 20th. The Union shall receive a copy of this list.

ARTICLE XVIII. DEFERRED COMPENSATION PROGRAM

- 18.1 The Employer will match up to \$2,000 per calendar year to the Minnesota Deferred Compensation Program, on behalf of the employee(s).
- 18.2 Employee(s) contributions shall be in accordance with the rules stipulated in the plan as governed by the State of Minnesota and statutory limitations on the Employer's maximum contribution per year.

ARTICLE XIX. HOLIDAYS

- 19.1 Full-time employees shall be entitled to the following holidays with pay: employees or those

working twenty (20) hours or more per week shall be entitled to the following holidays with pay pro-rated on the basis of hours worked:

New Year's Day	January 1
Martin Luther King's Birthday	3rd Monday in January
President's Day	3rd Monday in February
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4th
Labor Day	1st Monday in September
Veteran's Day	November 11th
Thanksgiving Day	4th Thursday in November
Friday after Thanksgiving	4th Friday in November
Christmas Eve Day	December 24th
Christmas Day	December 25th
1 Floating Holiday	Employee Discretion

- 19.2 If any of the above dates fall on a Sunday the following day shall be the holiday, if the holiday date falls on a Saturday, the preceding day shall be the holiday.
- 19.3 Temporary and seasonal employees shall not be entitled to holiday pay.
- 19.4 Employees required to work on holidays shall be paid one and one-half (1.5) times the employee's base pay rate for hours worked in addition to the employee's base pay.
- 19.5 Employees shall be required to work their last regularly scheduled work day prior to the holiday and their next regularly scheduled work day after the holiday to qualify for holiday pay, unless the employee is absent due to illness, accident, on vacation or approved compensatory time.

ARTICLE XX. VACATIONS

- 20.1 Full-time employees shall be entitled to receive vacations in accordance with the following provisions. Vacations may be taken in less than eight (8) hour periods if desired. Employees may not accumulate more than two hundred and forty (240) hours vacation. Vacation pay is to be paid at the employee's current hourly rate. Earned accumulated vacation shall be payable upon severance up to a maximum of two hundred and forty (240) hours. Employees must have their vacation balance reduced to 240 hours, or less, and use their floating Holiday by the last pay period in December of each calendar year. Vacations will be provided as follows:
- 20.2 Up to 80 hours of vacation for the first year of employment.
- 20.3 Eighty (80) hours for each year after year one (1) through five (5) years of service.
- 20.4 One hundred and twenty (120) hours for each of six (6) through ten (10) years of service.
- 20.5 One hundred and sixty (160) hours for the eleventh (11) and each succeeding year of

service.

- 20.6 Employees may purchase up to one week of additional vacation time per year. Requests to purchase additional vacation time must be approved by the employee's supervisor and submitted to the City Administrator prior to December 15th of each year. Notification of this request is the sole responsibility of the employee. Once the request is approved, the employee will be granted the amount of time purchased in their vacation bank. This vacation will be utilized prior to any regular vacation. The employee will have a pro-rated amount equal to the value of the purchase deducted from their check each pay period over the course of the year in which the vacation was purchased or done at a one-time cost. Should the employee leave their employment with the City in the year the vacation was purchased, any outstanding amount owed for purchased vacation shall be deducted from the employee's final pay check. Should there be a balance or none of the purchased vacation used at the time of severance of employment, any balance owed will be refunded to the employee. It also should be noted that the purchase of vacation will impact an employee's PERA and Social Security retirement calculation.
- 20.7 Part-time employees shall earn vacation hours pro-rated on the basis of hours worked. Part-time employee working under twenty (20) hours per week are not eligible for any employee benefits.
- 20.8 Employee must submit vacation requests to their supervisor for approval.

ARTICLE XXI SICK LEAVE AND SAFE LEAVE

- 21.1 Sick and safe leave shall accumulate at the rate of eight (8) hours per month for full-time employees to a maximum of six hundred and forty (640) hours.
- 21.2 Part-time employees regularly scheduled for twenty (20) hours or more per week shall earn sick leave on a pro-rata basis; employee working less than twenty (20) hours per week are not eligible for any employee benefits.
- 21.3 Temporary and seasonal employees shall not be entitled to sick leave benefits.
- 21.4 An employee shall be granted sick leave with pay to the extent of his/her accumulation for absences necessitated by reason of illness or disability; by necessity of medical, chiropractic or dental care; or by exposure to contagious disease so that his/her attendance on duty may endanger the health of fellow employees or the public. Sick leave shall also be granted with pay to the extent of employees or the public. Sick leave shall also be granted with pay to the extent of an employee's accumulation for absence necessitated by illness of the following persons: his/her spouse, dependent children, stepchildren, foster children, parents or stepparents for periods as his/her attendance may be necessary. It shall also be granted for the illness of a minor child, whether or not the child lives in the household, for such periods, as his/her attendance may be necessary. Sick leave to arrange for necessary nursing care for members of the family or birth or adoption of a child shall be limited to not more than fifteen (15)

days. Upon the request of the employee, a birth mother shall be allowed to use six (6) weeks or more, if certified as necessary by a medical provider, of accumulated sick leave for the birth of a child.

- 21.5 One-half (1/2) of unused sick days accumulated up to six hundred and forty (640) hours maximum is payable upon severance. (Maximum number of sick hours payable upon severance would be three hundred and twenty (320) hours.)

ARTICLE XXII. FUNERAL LEAVE

In the event of death in the family of the employee, (spouse, parents, child, brother, sister, stepchildren, son-in-law, daughter-in-law, brother-in-law, sister-in-law), the employee shall be granted up to three (3) days leave with paid time to make the necessary funeral arrangements and attend the funeral. Grandparents and grandparents-in-law, the employee shall be granted up to two (2) days of leave with paid time to make necessary funeral arrangements and to attend the funeral. Additional time may be granted due to unusual circumstances such as, but not limited to, excessive distance of travel, etc. This additional time will come out of the employee's vacation accruals, sick time, or comp time as determined by the Employer.

ARTICLE XXIII TUITION REFUND

- 23.1 Employees will be reimbursed for the full tuition only for courses taken at the post-high school level.
- 23.2 In order to qualify for reimbursement, the following criteria must be met
- A. Course work must be related.
 - B. Prior approval from the supervisor must be obtained before course is taken.
 - C. Course must be successfully completed; on graded courses, a grade of "C" must be attained.
- 23.3 Reimbursement for tuition shall be made only to the extent that the employee for any other tuition program has not received reimbursement.
- 23.4 Reimbursement for schooling under this program shall be limited to a maximum of \$250 per employee per calendar year.

ARTICLE XXIV. WAIVER

- 24.1 Any and all prior agreements, resolutions, practices, policies, rules and regulations regarding terms and conditions of employment, to the extent inconsistent with the provisions of this Agreement, are hereby superseded.
- 24.2 The parties mutually acknowledge that during the negotiations which resulted in this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any terms or conditions of employment not removed by law from bargaining. All agreements and understandings arrived at by the parties are set forth in writing in this

Agreement for the stipulated duration of this Agreement. The Employer and the Union each voluntarily and unqualifiedly waives the right to meet and negotiate regarding any and all terms and conditions of employment referred to or covered in this Agreement or with respect to any term or condition of employment not specifically referred to or covered by this Agreement, even though such terms or conditions may not have been within the knowledge or contemplation of either or both parties at the time this contract was negotiated or executed.

ARTICLE XXV. DURATION

This Agreement shall be effective as of January 1, 2026 and shall remain in full force and effect until the 31st day of December, 2028. The provisions of this Agreement shall continue in effect unless mutually amended by a subsequent negotiated agreement.

City of East Bethel

By: _____ Date: _____
Mayor

By: _____ Date: _____
City Administrator

MN Public Employees Association

By: _____ Date: _____
Business Agent

By: _____ Date: _____
Union Steward