

**City of East Bethel**  
**Planning Commission Agenda**  
**Planning Commission Regular Meeting**  
**Date: August 26, 2025**



Two or more Council Members and/or the Mayor may be in attendance at this meeting.  
If two or more Council Members and the Mayor attend the event, there will be a quorum of Council Members.

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

1. Call To Order
2. Adopt Agenda
3. Council Liaison Update
4. Approval of Minutes: June 24, 2025 (Pg. 2-5)
5. **Public Hearing.** Consider the request by applicants, Troy and Laurie Slater, for Variances at 22206 Durant St. NE (02-33-23-44-0001) (File 25-022) (Pg. 6-19)
6. **Public Hearing.** Consider the request by applicant, Tom Carlisle of Sherco Construction, for a Rezoning, PUD Preliminary Plan, and Preliminary Plat at Property PIN# 12-33-23-14-0002 (File 25-020) (Pg. 20-39)
7. Staff Update
8. Adjourn

1 **DRAFT MINUTES: NOT YET APPROVED**

2  
3 EAST BETHEL PLANNING COMMISSION MEETING  
4 June 24, 2025

5  
6 MEMBERS PRESENT: Chair Sharon Johnson, Glenn Terry, Kristina Pagnac, Brian Downie, and Kory  
7 Jorgensen.

8  
9 MEMBERS ABSENT: Tanner Balfany

10  
11 ALSO PRESENT: Grace Gerard, City Planner  
12 Kendra Lindahl, Interim Community Development Director  
13 Brian Mundle, City Council Liaison

14  
15 **1.0 Call to Order**

16 Chair Johnson called the Planning Commission regular meeting to order at 7:00 pm.

17  
18 **2.0 Adopt Agenda**

19 **Commissioner Jorgensen moved and Commissioner Downie seconded to adopt the agenda as**  
20 **presented.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson  
21 asked any opposed? That motion passes. **Motion passes unanimously.**

22  
23 **3.0 Updates**

24 Council Liaison Mundle updated the Commission on recent Council actions. He provided information  
25 on Booster Day.

26  
27 **4.0 Approve May 27, 2025 meeting minutes**

28 Johnson noted a correction to page 1, line 36, to change “The Commission reviewed the letter of  
29 recommendation” to “ The Commission reviewed the letter of application.”

30 **Commissioner Terry moved and Commissioner Downie seconded to adopt the May 27, 2025,**  
31 **regular meeting minutes as corrected.** Johnson asked any discussion? To the motion, all in favor say  
32 aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

33  
34 **5.0 Swearing in of Planning Commission Candidates- Kristina Pagnac**

35 Gerard stated that the City Council has approved the appointment of Kristina Pagnac to the Planning  
36 Commission.

36 Kristina Pagnac took the Oath of Office.

37  
38 **6.0 Public Hearing – Consider the request by applicant, Alec Jensen of EB Commercial LLC, for a**  
39 **variance at Outlot A, Elevage EB Second Addition**

39 Gerard reviewed staff’s report stating this is a public hearing to consider a variance request to allow a  
40 development monument sign within the 20-foot setback from the public right-of-way for property  
41 located at Outlot A of Elevage EB Second Addition. The applicant is Alec Jensen of Elevage  
42 Development Group.

43 Gerard stated that this property is a 5.61-acre outlot that is zoned and guided MXU – Mixed Use. The  
44 adjacent properties are guided and zoned the same. This property is part of the Elevage EB Planned Unit  
45 Development (PUD), a 62-acre residential and commercial development east of Highway 65.

46 Gerard noted that, according to City Code, residential development signs must be located at least 20 feet  
47 from the public right-of-way. Setting the sign back from the ROW reduces the likelihood that the sign  
48 would need to be removed or relocated if the ROW or easements need to be expanded in the future. The  
49 applicant is proposing to locate the sign within the 20-foot setback from the ROW at the northeast  
50 corner of Sandhill Parkway NE and 189th Lane NE. Additionally, the Elevage EB Second Addition  
51 Final Plat has a utility easement extending 10 feet to the east and 10 feet to the west of the fire hydrant at  
52 this corner. Meeting the 20-foot setback requirements from the ROW and placing the sign outside of the  
53 utility easement would locate the sign at least 60 feet from the curb of Sandhill Parkway and 40 feet  
54 from the curb of 189th Lane NE, which could limit visibility of the sign.

55 Gerard stated the Commission's options for approval or denial.

56 Johnson opened the public hearing at 7:15 p.m.

57 Will O'Keefe noted that he is working on the development of the project and provided more information  
58 on the request and the reasons it is needed.

59 Johnson closed the public hearing at 7:18 p.m.

60 Gerard noted that the City Engineer has no concerns with the placement of the sign regarding the  
61 easements.

62 Downie stated that he sees no reason not to recommend approval.

63 **Commissioner Terry moved and Commissioner Downie seconded to recommend approval to City**  
64 **Council with the conditions set forth in the provided Resolution.** Johnson asked any discussion? To  
65 the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes.  
66 **Motion passes unanimously.**

67 This item goes before City Council on July 14, 2025.

## 68 **7.0 Public Hearing – Consider the request by applicant, Tom Babineau, for a variance at 239 Aspen** 69 **Road**

70 Gerard reviewed staff's report stating that this property is a 0.42-acre through lot with frontage along  
71 Aspen Road NE to the east and Lakeshore Drive NE to the west. The property is zoned and guided Coon  
72 Lake within the Shoreland Overlay District. The surrounding properties are guided and zoned the same.  
73 The lot slopes down towards the lake. The proposed dwelling with an attached garage will replace an  
74 existing single-family home, detached garage, and 2 small accessory structures.  
75

76 Gerard stated that the request is to allow a front-yard setback of 15 feet along Aspen Road. City Code  
77 requires a 25-foot setback within the Shoreland Overlay District for properties zoned Coon Lake. The  
78 garage portion of the proposed structure is located 15 feet from Aspen Road NE, and the rest of the  
79 structure is set back 23 feet from Aspen Road. The proposed structure is setback 35.7 feet from  
80 Lakeshore Drive NE and 77.3 feet from the Ordinary High-Water Level of Coon Lake. The proximity of  
81 the lot to Coon Lake limits the potential locations for the home and septic site.

82 Gerard stated the Commission's options for approval or denial.

83 Johnson opened the public hearing at 7:27 p.m.

84 Vicky Bugby shared that she is a neighbor to the property and has no concerns with this property, but is  
85 concerned with the proximity of her other neighbor to this property.

86 Tom Babineau addressed the neighbors' concerns. He stated that they will not be impeding the view of  
87 the neighbor's property.

88 Downie asked if the garage would be standard-sized. Tom Babineau noted that the garage will be  
89 smaller than the home.

90 Jorgensen noted that he drove past the property and does not think this will be an issue or look out of  
91 place.

92 Downie asked if he could make the garage smaller. Tom Babineau noted that he will be using part of the  
93 garage for a storm shelter since they can't have a basement.

94 Johnson closed the public hearing at 7:42 p.m.

95 **Commissioner Terry moved and Commissioner Jorgensen seconded to recommend approval to**  
96 **City Council with the conditions set forth in the provided Resolution.** Johnson asked any  
97 discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That  
98 motion passes. **Motion passes unanimously.**

99 This item goes before City Council on July 14, 2025.

100  
101 **8.0 Public Hearing – Consider a Zoning Ordinance amendment to regulate “barndominiums” in East**  
102 **Bethel**

103 Lindahl reviewed staff's report stating that the Planning Commission tabled this item at the last meeting.  
104 The public hearing tonight is to consider a Code amendment to allow barndominiums in East Bethel.  
105 Staff has worked to identify the specific sections of the code that will need to change to address the main  
106 issues (Size, Architecture, Home Occupations) with the current ordinance when discussing  
107 barndominiums.

108 Johnson opened the public hearing at 7:47 p.m.

109 Johnson closed the public hearing at 7:48 p.m.

110 Downie asked for clarification on the definition of “barndominiums.” Lindahl noted that a single-family  
111 attached home would mean a town home or twin home, and detached homes are all other single-family  
112 homes.

113 Downie stated that some words in the definition should be changed to provide more clarity.

114 Jorgensen asked if they are following the Minnesota building Code for these barndominiums. Lindahl  
115 stated that they are following the State Code, but they must change their Zoning ordinance. The State  
116 code does allow barndominiums.

117 Jorgensen stated that he thinks these should be options for people, but should require bigger lots.

118 Terry noted that he agrees with the larger acres for these properties.

119 Lindahl stated some of the architectural design requirements and standards.

120 **Commissioner Johnson moved and Commissioner Downie seconded to recommend approval to**  
121 **City Council with the conditions set forth in the provided Resolution, with the corrections as**  
122 **discussed.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson  
123 asked any opposed? That motion passes. **Motion passes unanimously.**

124 This item goes before City Council on July 14, 2024.  
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**9.0 Adjournment**

**Commissioner Downie moved and Commissioner Pagnac seconded to adjourn at 8:17 pm.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion passes unanimously.**

Submitted by:  
Sylvia Rokosz  
*TimeSaver Off Site Secretarial, Inc.*

**City of East Bethel  
Planning Commission Meeting  
Agenda Item Information**



**Meeting Date:** August 26, 2025

**Agenda Item Number:** 5

**Request: PUBLIC HEARING.** Request for Variances for the size and number of accessory structures on property at 22206 Durant St. NE (PIN# 02-33-23-44-0001) (City file 25-022).

**Review Deadline:** October 3, 2025

**Background/Context**

On July 23, 2025, the City received an application from Troy and Laurie Slater for property at 22206 Durant St. NE (PIN# 02-33-23-44-0001) to allow for the construction of a 60 x 150 foot (9,000 square foot) accessory structure for agricultural use. This would be the 5<sup>th</sup> accessory structure on this property. The 4 other accessory structures on the property total 1,652 square feet. The addition of this structure would bring the property to a total accessory structure square footage of 10,652 square feet. This property is limited to a total accessory structure square footage of 8,760 square feet, requiring a variance from Section 14-4 Subdivision 4A of the Zoning Ordinance. Additionally, Section 14-4 Subdivision 4A of the Zoning Ordinance limits properties of this size to 4 accessory structures, requiring a variance for the construction of a 5<sup>th</sup> structure.

This property is 29.82 acres. It is zoned A - Agriculture and guided RR – Rural Residential. The property to the west is zoned and guided A – Agriculture, and the properties to the north, south, and east are guided and zoned RR – Rural Residential.

The City Council approved a rezoning from RR – Rural Residential to A – Agriculture on March 10, 2025 (Ordinance 2025-01). The A – Agriculture district exempts new accessory structures used for agricultural purposes from the State Building Code standards and the City Zoning Code’s architectural standards. Accessory structures used for agricultural purposes on properties zoned A – Agriculture are still required to comply with the Zoning Code’s standards for the size and number of accessory buildings allowed on a property, thus making these variances necessary for the construction of the proposed building.

This request is for two variances:

1. A variance from Section 14-4 Subdivision 4A of the Zoning Ordinance to allow a 5<sup>th</sup> accessory structure on a property limited to 4 structures.
2. A variance from Section 14-4 Subdivision 4A of the Zoning Ordinance to allow 10,652 square feet of accessory structure where a maximum of 8,760 square feet is allowed.

Both variances would be necessary for the applicant to construct a 9,000 square foot building. The first variance could be approved without approval of the second, though the applicant would be limited to the 8,760 square footage total.

## Analysis

The City's discretion in approving or denying a variance is limited to whether or not the proposed project meets the standards set 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. Section 41 of the Zoning Ordinance permits "Agricultural buildings and similar structures as regulated by Section 14" as an accessory use for properties zoned A – Agricultural. According to Section 14-4 Subdivision A1 of the Zoning Ordinance, properties 5.0 acres or more are allowed 4 accessory structures totaling 3,000 square feet plus an additional 240 square feet of accessory structure for each additional acre. This 29.82-acre property is allowed 8,760 square feet of accessory structure. The addition of a 9,000 square foot building would bring this property to total of 5 accessory structures totaling 10,652 square feet. Section 14-4 Subdivision 4A of the Zoning Ordinance exempts an accessory structure on agricultural property from architectural and design standards, but not size standards.

The applicant has not provided a survey but has provided a site plan showing the proposed location of the building. Based on the site plan submitted, the proposed accessory structure appears to comply with all required property setbacks, though exact measurements were not provided. Staff would confirm the exact building setbacks at time of permit submittal. The applicant has also submitted building plans for the proposed structure, though structures used solely for agricultural purposes are exempt from State Building Code standards and City architectural standards.

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 the variance:

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

The applicant is proposing to construct a 150 x 60-foot (9,000 square foot) pole barn for agricultural purposes on a property zoned A - Agricultural. MN Statute §273.13 defines agricultural purposes as "raising, cultivation, drying, or storage or agricultural products for sale, or the storage of machinery or equipment used in support of agricultural production by the same farm entity". A condition of approval has been included to require the building's use to be exclusively agricultural.

The applicant's property already has 4 accessory structures: a 144 sq. ft. shed, a 196 sq. ft. shed, a 448 sq. ft. former granary, and an 864 sq. ft. former house. The property also has a 100 sq. ft. shed which, due to its size, does not count towards the total accessory structure square footage and number. The proposed structure itself exceeds the total amount of accessory structure square footage allowed on the property. The proposed structure appears to meet property setbacks.

The Planning Commission may find that an additional accessory building bringing the total accessory structure square footage to 10,652 square feet on a single property is a reasonable use of this property because the property is zoned A – Agricultural and the building would be used for agricultural purposes.

The Planning Commission may find that an additional accessory building bringing the total accessory structure square footage to 10,652 square feet on a single property is not a reasonable use of this property because there are already 4 existing accessory structures on the property and the proposed structure itself exceeds the total amount of structure square

footage allowed on the property. The applicant could remove 1,892 sq. ft. of existing accessory buildings and that would eliminate the need for either variance. That applicant has not provided information indicating why removal of some existing accessory building or a smaller new building is unreasonable.

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.*

There are no unique physical characteristics of the property which require the construction of a 9,000 square foot accessory building. While there are existing accessory structures on the property contributing to the total square footage of accessory structure on the property, the proposed building alone exceeds the 8,760 square feet of accessory structure allowed by the Code.

The Planning Commission may find a unique circumstance to the property which justifies the approval of variances for the size and number of accessory structures.

The Planning Commission may find that there are no unique physical circumstances to the property which justify the approval of variances for the size and number of accessory structures and that the applicant could remove some existing structures and/or shrink the existing building to comply with ordinance standards.

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.*

The proposed accessory structure is 60 feet x 150 feet with a 14-foot sidewall height. This building would be visible from Durant Street. Building plans prepared and submitted by the applicant show two garage doors, two doors, and two windows on the eastern side of the building facing Durant Street. Though the color and material of the proposed building is not shown on the building plan, the building plan shows two colors/materials on the eastern face of the building. The proposed building plan indicates that the building would comply with the Architectural standards established in Section 14-3 of the Zoning Ordinance, though Agricultural buildings are exempt from these standards.

Though it is not uncommon for agricultural properties to have several large accessory buildings, City Staff has not found record of other A - Agriculture properties exceeding the number and square footage standards established in Section 14-4 Subdivision 4A of the Zoning Ordinance. A similarly sized greenhouse is located on the property north of this site, though this property and building is screened by mature trees. The Planning Commission could recommend the additional accessory structure on this property be screened to mitigate the effect of the additional building area.

The Planning Commission may find that an additional accessory building bringing the total accessory structure square footage to 10,652 square feet on a single property would not be out of scale, out of place, or otherwise inconsistent because the building would meet the City's architectural standard for accessory structures and the size and total of buildings is typical of an agricultural property.

The Planning Commission may find that an additional accessory building bringing the total accessory structure square footage to 10,652 square feet on a single property would be out of scale, out of place, or otherwise inconsistent because the building is significant in size, would be visible from Durant Street, and is not screened.

### **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 Planning Commission should evaluate the requests based on the application material, contents of the staff report, testimony from the public hearing, and discussion. If the Planning Commission finds one or more of the tests are not met, they must recommend denial of the variance to the City Council who ultimately makes the final decision. The Planning Commission may recommend one, both, or none of the variances.

Staff has provided findings of fact for both approval and denial of the variance requests in the staff report. A draft resolution for approval and denial has been provided and may be modified to reflect the findings of the Planning Commission.

### **Requested Action**

In consideration of the request, the Planning Commission has the following options:

#### **A. Recommend Approval of Both Variances**

If the Planning Commission finds that all three parts of the practical difficulties test have been met by the applicant for both variances, the Planning Commission may recommend approval of the variance requests for the property located at 22206 Durant St. NE. A draft resolution with findings of fact and conditions of approval has been included in the packet. The draft resolution may be modified to add conditions of approval.

#### **B. Recommend Denial of Both Variances**

If the Planning Commission finds that one or more parts of the practical difficulties test have not been met by the applicant for both variances, the Planning Commission may recommend denial of the variance requests for the property located at 22206 Durant St. NE. A draft resolution with findings of fact has been included in the packet.

#### **C. Recommend Approval of One Variance and Denial of the Other**

If the Planning Commission finds that all three parts of the practical difficulties test have been met for one variance but not the other, the Planning Commission may recommend approval of one variance and denial of the other for property located at 22206 Durant St. NE. The draft resolution may be modified to reflect this.

### **Attachments:**

1. Draft Resolution for Approval
2. Draft Resolution for Denial
3. Location Map
4. Applicant Site Plan dated 7/23/2025
5. Applicant Building Sketch Plan dated 7/17/2025
6. Applicant Practical Difficulties Statement dated 8/4/2025

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

**RESOLUTION NO. 2025-XX**

A RESOLUTION **GRANTING** VARIANCES FROM APPENDIX A SECTION 14-4, SUBDIVISION 4A OF THE CITY CODE FOR THE CONSTRUCTION OF A 5<sup>TH</sup> ACCESSORY STRUCTURE AND A TOTAL OF 10,652 SQUARE FEET OF ACCESSORY STRUCTURE ON PROPERTY LOCATED AT 22206 DURANT ST. NE (PIN: 02-33-23-44-0001) LEGALLY DESCRIBED AS:

THE SE1/4 OF SE1/4 OF SEC 2 TWP 33 RGE 23, EX S 543 FT OF E 650 FT THEREOF (AS MEAS ALG S & E LINES THEREOF), EX RDS, SUBJ TO EASE OF REC

**WHEREAS**, the applicants, Troy and Laurie Slater, requested variances to construct a 9,000 square foot accessory structure on property already containing 4 accessory structures totaling 1,652 square feet, and;

**WHEREAS**, the applicant has requested approval to allow 5 accessory structures totaling 10,852 square feet on a 29.82-acre property where 4 accessory structures totaling 8,760 square feet is allowed, and;

**WHEREAS**, the Planning Commission held a public hearing on August 26, 2025 and recommended approval; and,

**WHEREAS**, the City finds the request:

1. Is a reasonable request:
  - The property is zoned A – Agricultural and the building would be used for agricultural purposes.
  - The building is exempt from State Building Code Standards and appears to meet the City’s setback requirements.
2. Is due to circumstances unique to the property, not caused by the landowner;
  - The Planning Commission and City Council shall identify unique circumstances to the property which justify the approval of the variances.
3. Will not have a negative effect on the character of the neighborhood;
  - The building appears to meet the architectural standards for accessory structures established in the City Code.
  - The size and total number of buildings is typical of an agricultural property.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of East Bethel hereby approves variances from Appendix A Section 14-4, Subdivision 4A of the City Code for

the construction of a 5<sup>th</sup> accessory structure and a total of 10,652 square feet of accessory structure on property located at 22206 Durant St. NE, subject to the following conditions:

1. A variance is approved to allow the construction of a 5<sup>th</sup> accessory structure and a total of 10,652 square feet of accessory structure on property located at 22206 Durant St. NE, in accordance with the plans and application received by the City on July 27, 2025 and additional information received on July 23, 2025, excepted as amended by this resolution.
2. The applicant must obtain a zoning permit from the City prior to construction of the proposed structure.
3. The applicant must obtain building permits prior to the installation of plumbing, HVAC, or electrical work.
4. The applicant shall use the building exclusively for agricultural purposes and shall not use the building for personal storage, retail, or other non-agricultural purposes.

Adopted this 8th day of September, 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 APPENDIX A SECTION 14-4, SUBDIVISION 4A OF THE CITY CODE FOR THE CONSTRUCTION OF A 5<sup>TH</sup> ACCESSORY STRUCTURE AND A TOTAL OF 10,652 SQUARE FEET OF ACCESSORY STRUCTURE ON PROPERTY LOCATED AT 22206 DURANT ST. NE (PIN: 02-33-23-44-0001) LEGALLY DESCRIBED AS:

THE SE1/4 OF SE1/4 OF SEC 2 TWP 33 RGE 23, EX S 543 FT OF E 650 FT THEREOF (AS MEAS ALG S & E LINES THEREOF), EX RDS, SUBJ TO EASE OF REC

**WHEREAS**, the applicants, Troy and Laurie Slater, requested variances to construct a 9,000 square foot accessory structure on property already containing 4 accessory structures totaling 1,652 square feet, and;

**WHEREAS**, the applicant has requested approval to allow 5 accessory structures totaling 10,852 square feet on a 29.82-acre property where 4 accessory structures totaling 8,760 square feet is allowed, and;

**WHEREAS**, the Planning Commission held a public hearing on August 26, 2025; and,

**WHEREAS**, the City finds the request:

1. Is not a reasonable request:
  - There are already 4 existing accessory structures on the property.
  - The proposed structure itself exceeds the total amount of structure square footage allowed on the property.
  - The applicant could remove some existing accessory buildings and/or construct a smaller building.
2. Is not due to circumstances unique to the property, not caused by the landowner;
  - There are no unique circumstances on this property requiring the approval of a variance for the size and number of accessory structures.
3. Will have a negative effect on the character of the neighborhood;
  - The proposed structure is significant in size.
  - The proposed structure would be visible from Durant St. and is not screened.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of East Bethel hereby denies a variance from Appendix A Section 14-4, Subdivision 4A of the City Code for the construction of a 5<sup>th</sup> accessory structure and a total of 10,652 square feet of accessory structure on property located at 22206 Durant St. NE.

Adopted this 8<sup>th</sup> day of September, 2025 by the City Council of the City of East Bethel.

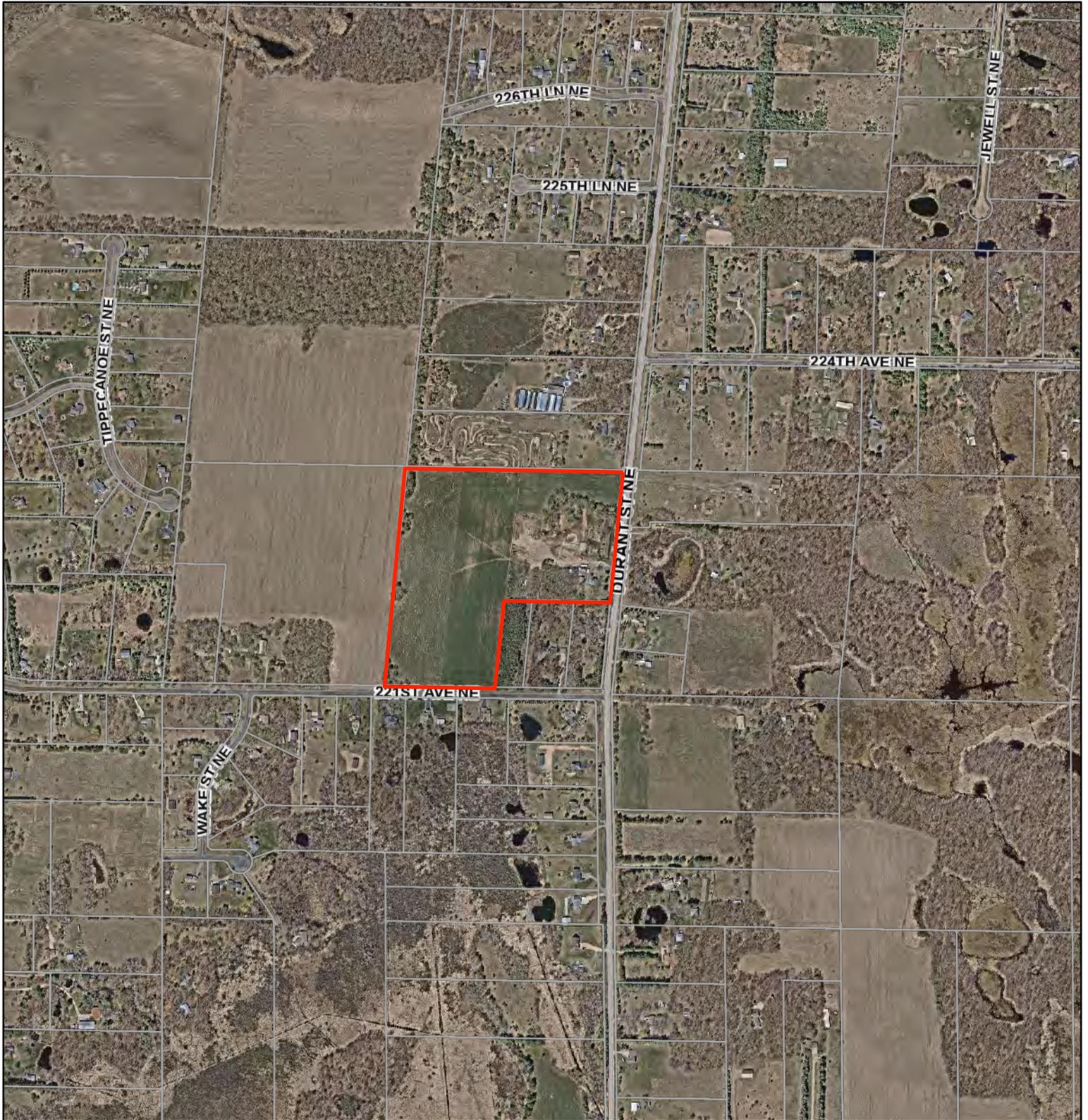
CITY OF EAST BETHEL

ATTEST

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

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

# 22206 Durant St. NE Location Map



-  Parcels
-  City Mask

1 inch equals 1,116 feet



7  
2

30 ACERS

see  
Plan A

House

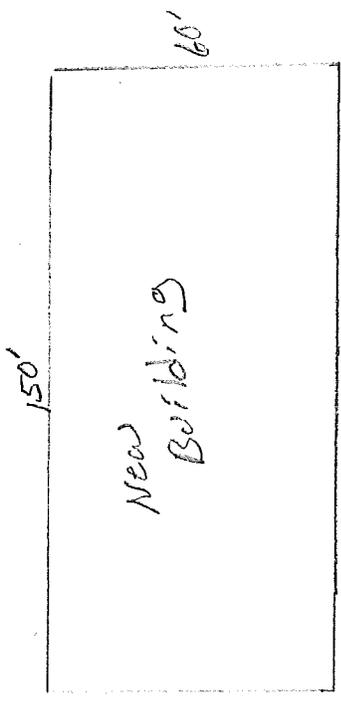
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PROPERTY line

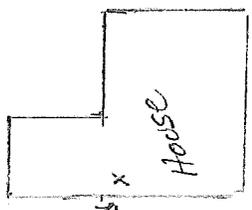
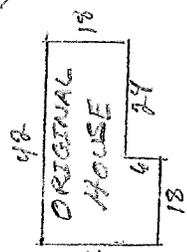
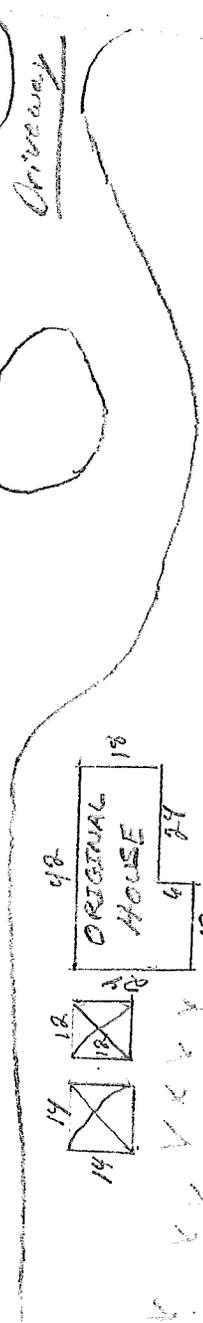
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↑ NORTH

# PLAN A

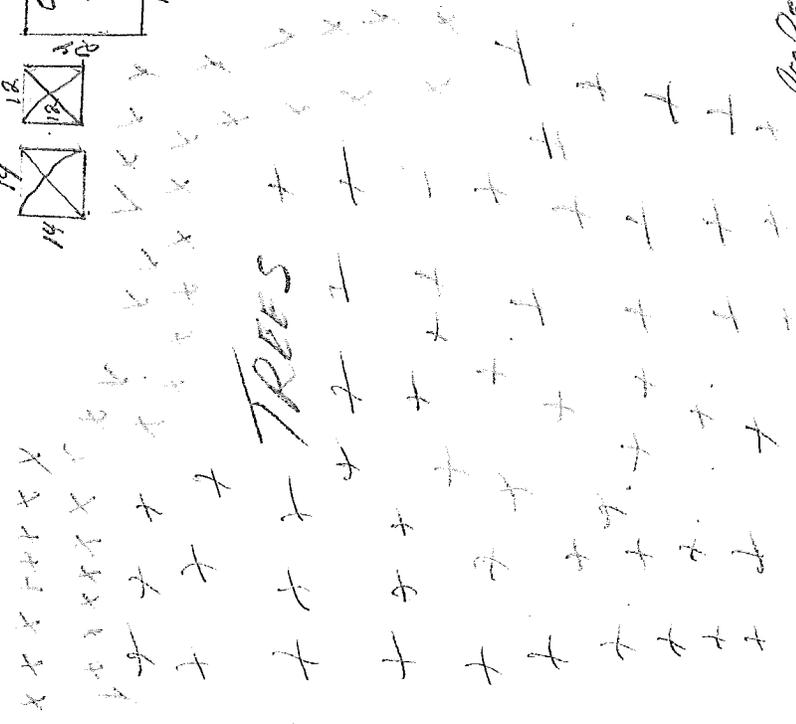


Field Road



septic TANKS

Dearfield Field



PROPERTY LINE

CR 15

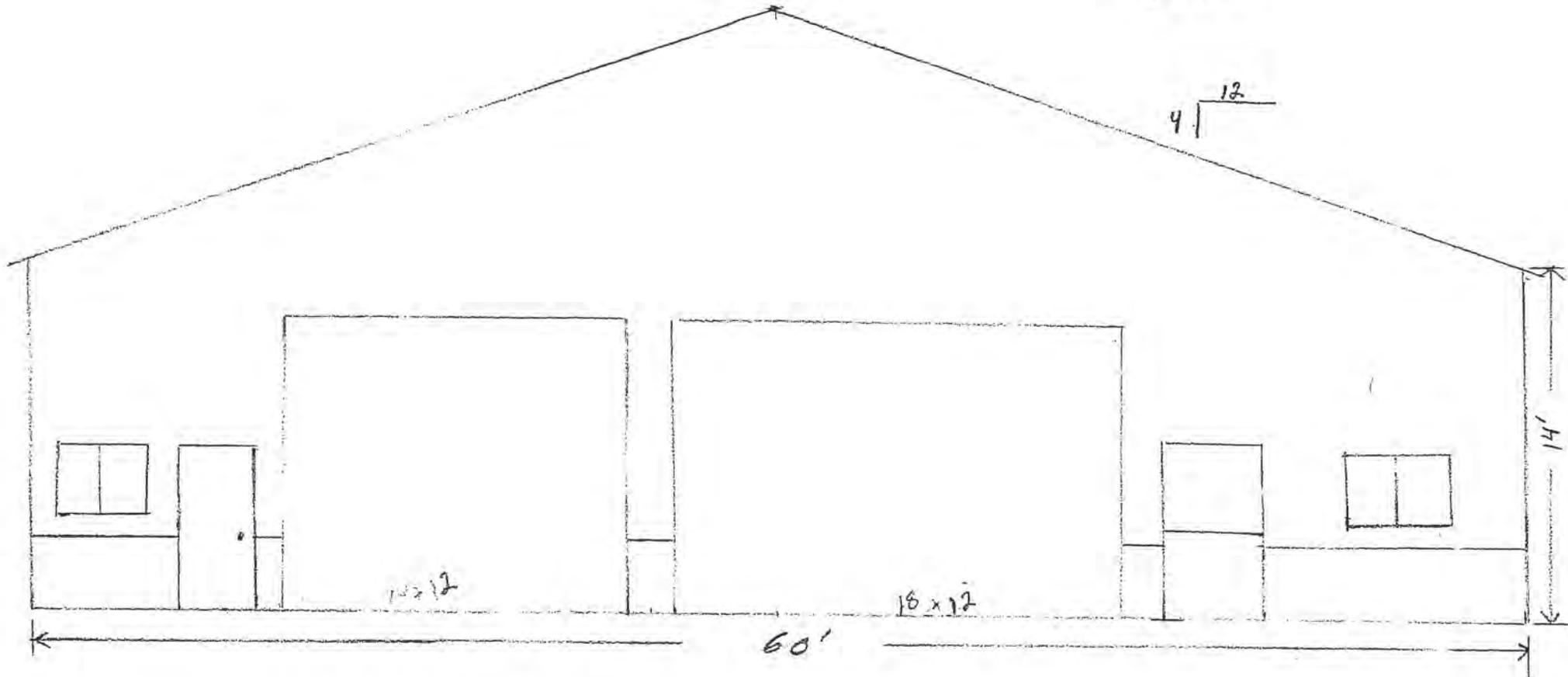
TROY SLATER

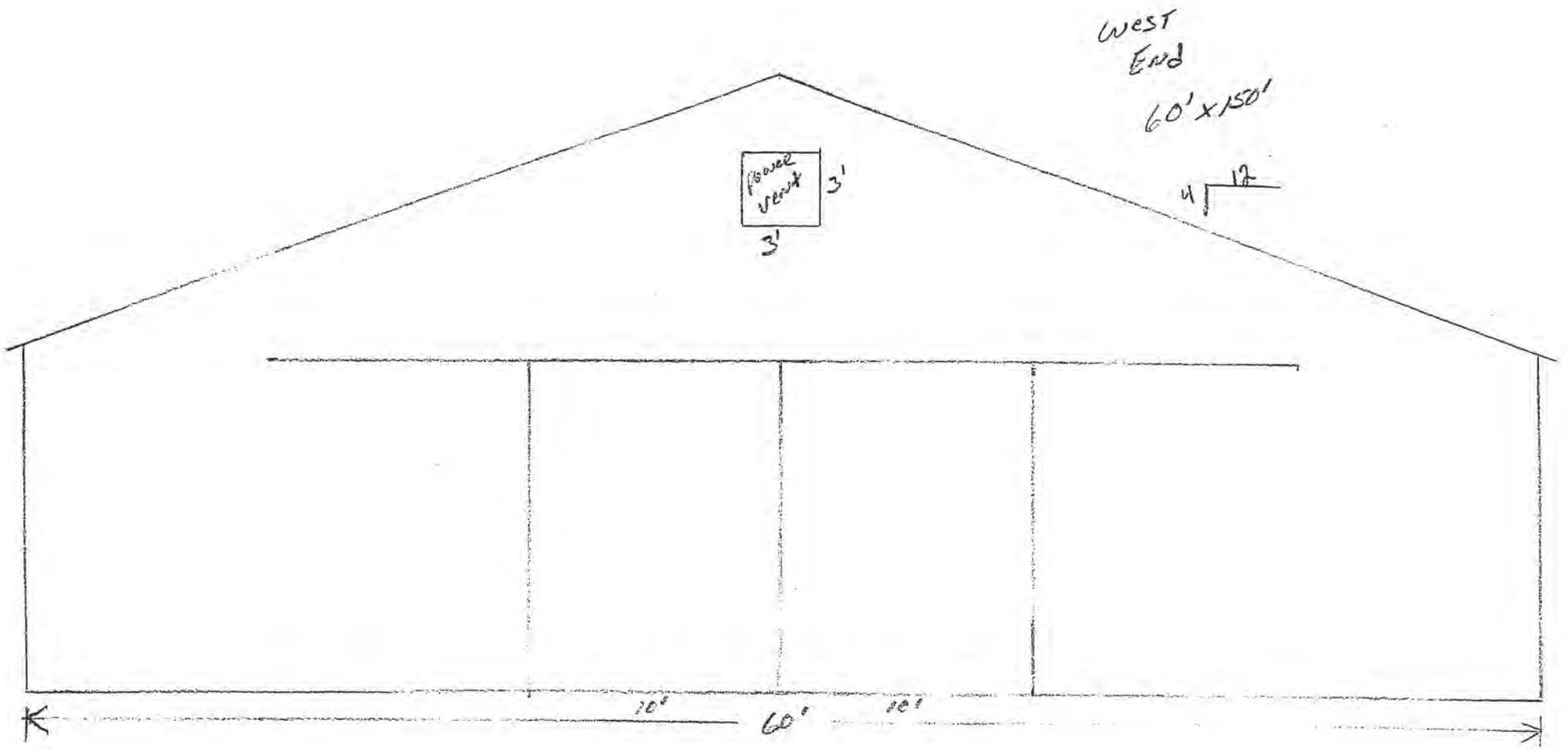
[REDACTED]

22206 Durant ST NE.  
Cedar MN. 55011

Email - [REDACTED]

EAST END  
60' x 150'





RECEIVED  
8/4/25



East Bethel Community Development  
2241 221st Ave. NE • East Bethel, MN 55011  
Phone: (763) 367-7844 • Fax: (763) 434-9578

## Variance Application

### Practical Difficulties

The Planning Commission shall not recommend approval of any variance unless it finds that failure to grant the variance will result in practical difficulties on the applicant and, as may be applicable, all of the following hardship criteria have been met. Economic considerations alone do not constitute practical difficulties. Please explain how your variance request aligns with the hardship criteria:

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

The use of this building is reasonable.

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

I have over 1.3 million square feet of land. A 9,000 sq. ft building is an insignificant addition. The other outbuildings are very small.

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

We are in rural area. This is an agricultural building.

Revised: 4/18/2025

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



**Date:** August 26, 2025

**Agenda Item Number:** 6

**Request:** **PUBLIC HEARING.** A request for a Rezoning, Planned Unit Development, and Preliminary Plat, for “Cliffs Anderson Acres”, a 3-lot single-family subdivision north of 217<sup>th</sup> Ave. NE (PID #12-33-23-14-0002) (City File 25-020)

**Review Deadline:** October 25, 2025

**Background Information/Context**

On May 27, 2025 the Planning Commission held a public hearing and recommended approval for a concept plan for this subdivision. The City Council reviewed the concept plan at their meeting held on June 9, 2025 and provided non-binding approval to the applicant to proceed with the plat.

On June 27, 2025, the City received an application for a three-lot subdivision named “Cliffs Anderson Acres” located at PID #12-33-23-14-0002 on the north side of 217<sup>th</sup> Avenue NE. The total area of the parcel is approximately 20.35 acres. The parcel is guided Rural Residential and zoned RR- Rural Residential within the Special Natural Environmental Overlay District. The properties to the south and west of this parcel are all guided and zoned the same. The properties to the north of this parcel are guided and zoned Park/Natural Area within the Gordie Mikkelson Wildlife Management Area. The properties to the east are within Linwood Township’s “Dellwood County Estates” subdivision.

On August 20, 2025, the City received updated plans addressing the City Engineer and Anoka County Highway Department’s comments. These plans are currently under review by staff. Staff will verbally brief the Planning Commission on these items.

**Analysis**

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City’s Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

The City has a relatively high level of discretion in approving a PUD. A PUD must be consistent with the City’s Comprehensive Plan. The City may impose reasonable requirements in a PUD not otherwise required if the City deems it necessary to promote the general health, safety and welfare of the community and surrounding area.

The City’s discretion in approving a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City’s Subdivision and Zoning Ordinance and the conditions of the preliminary plat approval. If it meets these standards, the City must approve the plat.

The plat is consistent with the concept plan that was reviewed previously by the City. The property is currently a vacant parcel totaling approximately 20.35 acres. 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. The proposed density of this plat is 1 unit per 6.78 acres. The City's 2040 plan sets the average density within the Rural Residential Land Use district to 1 unit per 10 acres. This development will not increase the average density within the city-wide Land Use designation beyond this standard. All lots within the proposed subdivision meet the 2-acre minimum lot size and minimum buildable area standard of 23,000 square feet. Additionally, each lot meets the required minimum 200-foot width at the right-of-way setback line.

### Streets and Access

There are no internal streets, and each lot will need to obtain an individual Access Permit from Anoka County. A letter from Anoka County is attached to this report. The report notes that the preferred driveway locations for Lot 2 is on the western edge of the property, and the preferred access point for Lot 3 is on the eastern edge of the property. The County also is requesting an additional 27 feet of ROW along CR 74. Compliance with these requests has been added as a condition of approval.

### Wetlands

The City Engineer has found that the level 1 wetland delineation report submitted by the applicant is incomplete. The applicant has been notified of this and completeness of the wetland delineation report and has not submitted a correction. Though incomplete, the wetland delineation report found that there are no wetlands on this site. This aligns with data available via the National Wetlands Inventory. If wetlands are found, they will be covered with a drainage and utility easement. The City does not foresee wetlands on this site, though a completed report and notice of decision confirming the wetland delineation report must be obtained prior to final plat submission and has been as a condition of approval.

### Floodplain

The northern part of this plat is within Flood Zone X. Plans show a lot tabulation denoting the proposed lowest floor elevation for each building pad and septic area on each block as being at least 3 feet above mottled soil. The minimum acceptable lowest floor elevation for new construction of residential is three feet above the highest known water table, mottled soil or 100-year floodplain elevation, whichever is highest.

### Shoreland

This parcel is not within the City's Shoreland Overlay Zoning District.

### Stormwater Management

This plat will have 2 infiltration basins to handle stormwater run-off. These basins are south of the proposed home pads along the lot line of Lot 1 and Lot 2 and the lot line of Lot 2 and Lot 3

The applicant has provided a Stormwater Drainage Report which has been reviewed by the City Engineer. The City engineer's comments state Vehicle Maintenance Access roads will need to be provided and marked clearly on the submitted plans and contained within an easement. Additionally, at least soil boring, test pit, or infiltrometer test must be conducted in each basin. These has been added as a condition of approval.

### Utilities

No public utilities are proposed with this plat. Each lot will be served by individual septic and well, with potential sites having been indicated on the preliminary plat. Septic permits are required to be reviewed by the City Building Inspector and must show compliance with setbacks.

### Easements

The northeast corner of this plat covers part of a driveway which is used to access the lot directly to the north of this property. This area will not be disturbed by the construction anticipated in the platted area. An easement shall be drafted prior to plat approval to allow for the neighboring property owner to maintain property access through the platted area. This has been added as a condition of approval.

### Parks Commission

The Parks Commission met on May 13, 2025, and recommended cash-in-lieu of land for this subdivision. The suggested total park dedication fee is \$6,000, to be paid with the final plat.

### Engineering

The City Engineer reviewed the plat and other submitted materials and has made comments that will need to be addressed prior to the approval of the final plat. This has been added as a condition of approval.

### Planned Unit Development (PUD) and Rezoning

The applicant has applied for approval of a rezoning to Planned Unit Development overlay and approval of a preliminary PUD plan as required for a development within the Significant Natural Environmental Overlay District. The SNEA Overlay District was developed with the guidance of the Anoka Conservation District, the Minnesota Department of Natural Resources, and the Metropolitan Council. The purpose of the SNEA Overlay District is to “protect and rehabilitate areas within the City of East Bethel that contain native vegetation and natural features and/or natural resources that contribute to the health, welfare, and quality of life of the people in the City of East Bethel”.

The request would be a rezoning to PUD overlay based on the Rural Residential district standards. No PUD flexibility is requested.

The application standards pertaining to PUDs shall apply to SNEAs. The standards for approving a PUD are as follows:

- A. The consistency of the proposed PUD with the city's comprehensive plan;

This property is guided Rural Residential under the City’s Comprehensive Plan. This proposed subdivision meets the development standards for density, utilities, ROW, and use within the rural residential land use classification. The SNEA requires all land to be developed as a PUD. This project is not requesting any PUD flexibility from the ordinance standards.

- B. The proposed uses compliance with the standards and criteria of the zoning ordinance and subdivision regulations;

This property is zoned Rural Residential. The proposed subdivision meets the City’s acreage, density, frontage, and buildable area standards established in Section 42-7 of the City Zoning Ordinance. Additionally, this PUD meets the minimum size requirement of 3 acres for PUDs established in Section 56-4 of the City Zoning Ordinance.

- C. The extent to which the proposed PUD is designed to form a desirable and unified environment within its own boundaries in terms of relationship of structures, patterns of circulation, visual character, and sufficiency of drainage and utilities;

This PUD preserves many of the trees on this parcel which are mostly concentrated along the property lines to the east and north. Some trees will be removed for the installation of driveways along 217<sup>th</sup> Avenue. The total disturbed area of this development is estimated to be 5.04 acres, approximately 25% of the total site area. The proposed development pattern will preserve a large amount of open space on the site.

- D. The extent to which the proposed uses will be compatible with present and planned uses in the surrounding area;

The proposed, present, and planned use of this parcel is Rural Residential. The construction of 3 single-family homes on this site at a density of 1 unit per 6.78 acres is compatible with this use. The present and planned use of the property to the north is Park/Natural Area. The construction of 3 single-family homes on the proposed lots will have a minimal impact on this property. Additionally, the properties to the east, within Lindwood Township, have been platted at a slightly higher density of 1 unit per 4.05 acres. These too should see minimal impact from the proposed development.

- E. The impact of the proposed uses on the health, safety, and general welfare of the occupants of the surrounding area;

The proposed development should have a minimal impact on the health, safety, and general welfare of the occupants of the surrounding area. The Anoka County Highway Department has reviewed the plan and stated their preferred driveway placements to minimize traffic impacts. This has been added as a condition of approval. Sewage treatment and water will be provided by individual well and septic, and the City Engineer has reviewed the submitted Stormwater and Drainage Plan.

- F. The burden or impact created by the PUD on parks, schools, streets, and other public facilities and utilities;

The addition of 3 single family homes will have a limited impact on the City's public infrastructure. No public streets are proposed, and water and sewer will be managed on site through individual well and septic. A park dedication fee will be collected along with the final plat.

- G. The sufficiency of each phase of the PUD to ensure its construction and operation is feasible without dependence upon any subsequent phase;

This is a single-phase project.

- H. The impact of the PUD on environmental quality, property values, scenic views, and preservation of significant natural resources and amenities of the surrounding area; and

This PUD should have minimal impact on environmental quality, property values, scenic views, or significant natural resources. Most of the trees on this site, located along the northern, eastern, and southern property lines, will be preserved. The proposed home locations are on land which is already bare, though a small number of trees will be removed for driveway access.

Approximately 0.66 acres of this site is proposed impervious surface, and these impacts are addressed through the creation of 2 infiltration basins. The Planning Commission may recommend conditions of approval pertaining to environmental quality and tree preservation.

- I. That any exceptions to city ordinances, policies, or regulations are justified by the design or development of the proposed use.

No exceptions have been made to City Ordinances, policies, or regulations.

## Summary

The Rezoning, PUD, and Preliminary Plat request meets the standards in the Code and matches the concept plan previously reviewed by the City. The requests are consistent with the comprehensive plan and density allowed for these parcels.

## Requested Action

In consideration of the request, the Planning Commission has the following options:

### A) Recommend approval

Based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend approval of the Ordinance approving the Rezoning and the Resolution approving the Preliminary PUD Plan and Preliminary Plat request for "Cliffs Anderson Acres" for three lots located at PID #12-33-23-14-0002. A draft resolution with findings of fact and conditions of approval has been included in the packet.

### B) Recommend denial

Based on the applicant's submission, the contents of City Staff report, public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend denial of the request.

- This option should be utilized if the Planning Commission can specifically identify one or more provisions of City Code that are not being met by the Rezoning, PUD, and Preliminary Plat request.  
*Staff does not recommend this option.*

## Attachments:

1. Draft Ordinance Approving the Rezoning
2. Draft Resolution Approving the Preliminary PUD Plan and Preliminary Plat
3. Location Map
4. Existing Conditions Survey, dated June 25, 2025
5. Preliminary Plat, dated June 25, 2025
6. Civil Plans dated June 27, 2025
7. Anoka County Highway Department Comment Letter, dated July 14, 2025
8. City Engineer's Memo, dated July 23, 2025

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

**ORDINANCE NO. 2025-XX**

THE CITY COUNCIL OF THE CITY OF EAST BETHEL DOES HEREBY ORDAIN AS FOLLOWS:

CITY CODE APPENDIX – A, ZONING

ZONING MAP DATED MARCH 10, 2025

The Official Zoning Map of the East Bethel Zoning Ordinance is hereby amended to change the zoning classification of property identified as PID #12-33-23-14-0002 to Planned Unit Development Overlay.

The Zoning Administrator is hereby directed to make the appropriate changes to the Official Zoning Map to reflect the change in zoning classification.

All other Titles, Chapters and Sections of the City Code shall remain as written and adopted by the City of East Bethel City Council.

Adopted this 8<sup>th</sup> day of September, 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 APPROVING THE PRELIMINARY PUD PLAN AND  
PRELIMINARY PLAT FOR “CLIFFS ANDERSON ACRES” (PIN# 12-33-23-14-0002)  
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 of Sherco Construction has requested approval of a Preliminary PUD plan and Preliminary Plat for “Cliffs Anderson Acres”; and

**WHEREAS**, the applicant received approval of a concept plan for the proposed plat from the East Bethel City Council at the June 9, 2025 meeting; and

**WHEREAS**, the East Bethel Review Committee has reviewed the preliminary plat and provided comments; and

**WHEREAS**, pursuant to published and mailed notice thereof, the Planning Commission has conducted a public hearing on said plat at the August 26, 2025 meeting; and

**WHEREAS**, as a result of such public hearing, the Planning Commission recommends approval of the preliminary plat to the City Council.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of East Bethel hereby approves the preliminary PUD plan and Preliminary Plat request for “Cliffs Anderson Acres”, with the following conditions:

1. A preliminary PUD plan and a preliminary plat for “Cliffs Anderson Acres” is approved to create three lots, in accordance with the application received by the City on June 27, 2025 excepted as amended by this resolution.
2. Approval is contingent upon the rezoning to PUD overlay as required by the SNEA district.
3. The Developer shall satisfy any and all comments on the Preliminary Plat from the City Engineer memo dated July 23, 2025 prior to filing a Final Plat application. The City Engineer will determine when all items have been addressed.
4. The Developer shall satisfy any and all comments on the Preliminary Plat from the Anoka County Highway Department dated July 14, 2025 prior to any site grading.
5. The applicant shall complete the level 1 wetland delineation report and receive a notice of decision confirming the wetland delineation prior to filing a Final Plat application.

6. Wetland buffers, if required, must be planted and maintained as required by Section 66-255 of the City Code.
7. All potential septic sites must be fenced off and protected during construction.
8. An easement must be drafted to allow the property owner to the north to maintain their driveway which encroaches on the northeast corner of the platted property prior to filing a Final Plat application.
9. The Developer shall be responsible for the cost of construction of all improvements proposed as a part of the preliminary plat.
10. Prior to Final Plat recording at Anoka County, a Development Agreement acceptable to the City Attorney must be executed by the Developer and filed with Anoka County.
11. Park dedication fee of \$6,000 for the three new lots must be paid prior to the release of the Final Plat.

Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

Adopted this 8th day of September, 2025 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

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Ardie Anderson, Mayor

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Matt Look, City Administrator

# Cliffs Anderson Acres Location Map



-  Parcels
-  City Mask

1 inch equals 558 feet



# EXISTING CONDITIONS / CERTIFICATE OF SURVEY

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

## DEVELOPER/OWNER

SHERCO CONSTRUCTION, INC.  
TOM CARLISLE  
79 LAKE STREET N  
FOREST LAKE, MN 55025  
(651)462-1817

## EXISTING LEGAL DESCRIPTION

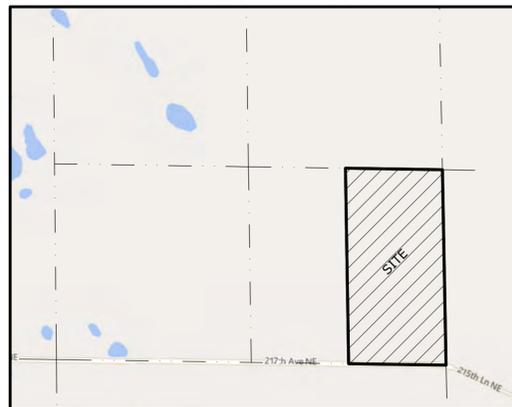
The East Half of the Southeast Quarter of the Northeast Quarter, Section 12, Township 33 North, Range 23 West, Anoka County, Minnesota.

## SOIL LEGEND

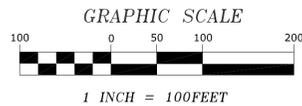
ZmA= Zimmerman fine sand, 0 to 2 percent slopes  
ZmB= Zimmerman fine sand, 1 to 6 percent slopes  
ZmC= Zimmerman fine sand, 6 to 12 percent slopes

## VICINITY MAP

PART OF SEC. 12, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA  
(NO SCALE)



NORTH

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- 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 SOIL BOUNDARY
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

## BENCHMARK

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

## NOTES

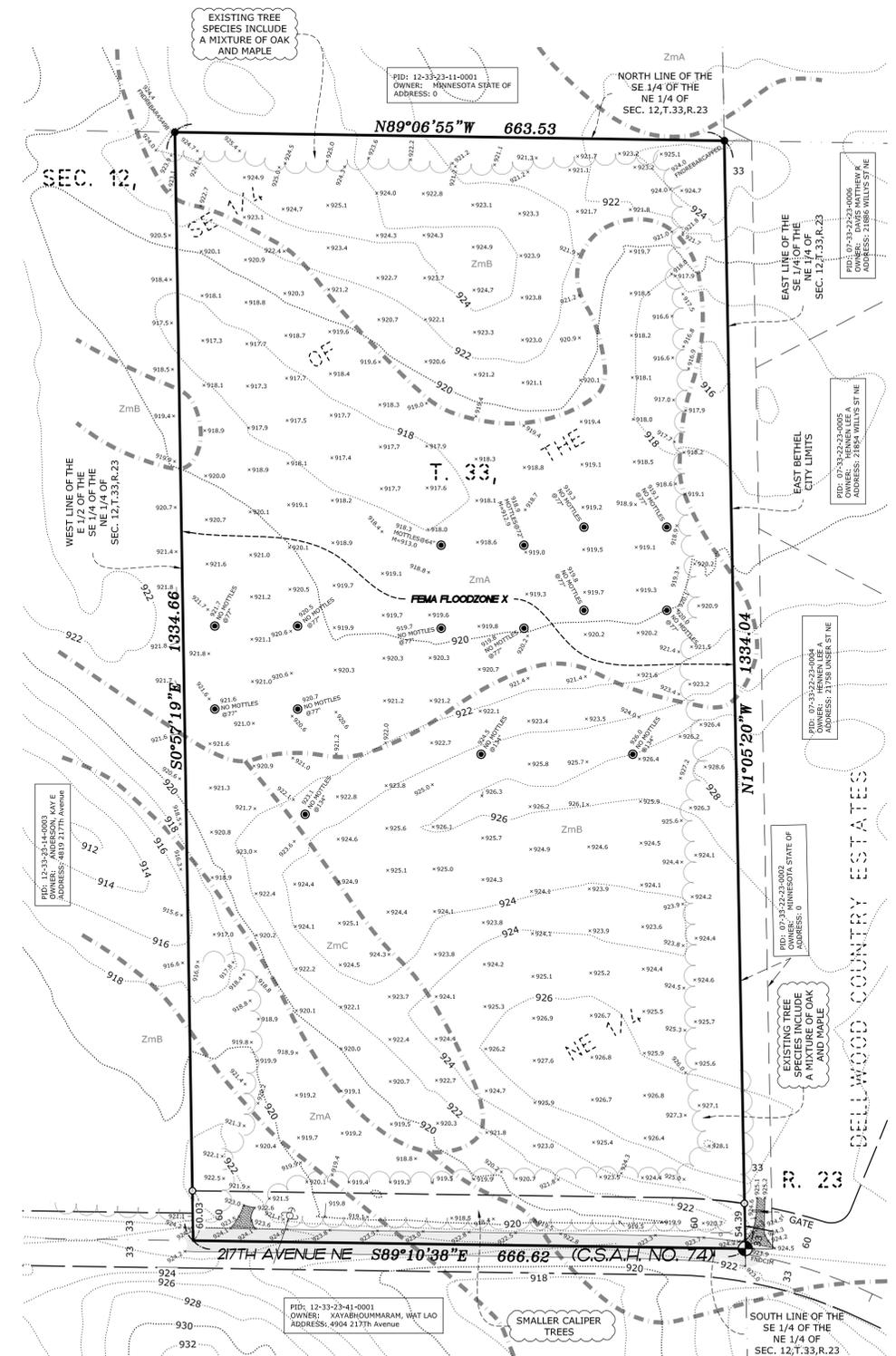
- Field survey was completed by E.G. Rud and Sons, Inc. on 03-10-25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 12-33-23-14-0002.
- This survey was prepared with the benefit of title work.  
Issued By: Stewart Title  
Issuing Agent: Ancona Title and Escrow  
Title Commitment Number: 2025-235828  
Commitment Date: February 3, 2025 at 8:00 a.m.
- 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 Community No. 270012 Panel No. 0210 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015.

## AREA

TOTAL AREA = 20.35 ACRES

## EXISTING ZONING

RR-RURAL RESIDENTIAL  
SNEA OVERLAY DISTRICT



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: 6/27/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250071PP	DATE: 06-25-25
CHECK BY: JER	FIELD CREW: BH/BJ	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

# PRELIMINARY PLAT

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

## DEVELOPER/OWNER

SHERCO CONSTRUCTION, INC.  
 TOM CARLISLE  
 79 LAKE STREET N  
 FOREST LAKE, MN 55025  
 (651)462-1817

## EXISTING LEGAL DESCRIPTION

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

## EXISTING ZONING

RR-RURAL RESIDENTIAL  
 SNEA OVERLAY DISTRICT

## PROPOSED ZONING INFORMATION

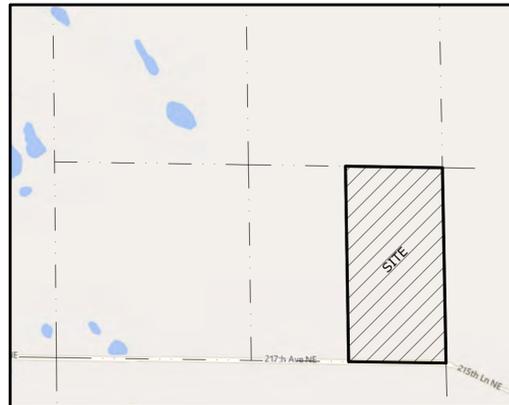
PUD-PLANNED UNIT DEVELOPMENT  
 MINIMUM LOT WIDTH = 200 FEET  
 AT BUILDING SETBACK = 2 ACRES  
 MINIMUM LOT AREA = 23,000 S.F.  
 MINIMUM BUILDABLE AREA = 23,000 S.F.

## DEVELOPMENT DATA

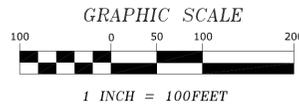
PROPOSED NUMBER OF LOTS = 3 LOTS  
 TOTAL PROPERTY AREA = 20.35 ± ACRES  
 RIGHT-OF-WAY DEDICATION = 0.91 ± ACRES  
 AVERAGE LOT SIZE = 6,48 ± ACRES

## VICINITY MAP

PART OF SEC. 12, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA  
 (NO SCALE)



NORTH

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- 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 BUILDING SETBACK LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES POSSIBLE BUILDING SITE
- DENOTES CONTIGUOUS LAND AREA OCCURRING WITHIN THE PROPERTY LINES OF A PARCEL OR LOT EXCLUDING DRAINAGEWAYS, WETLANDS, WATERCOURSES AND PONDING AREAS, PARK LAND, ROAD RIGHTS-OF-WAY, AND SLOPES IN EXCESS OF 18 PERCENT.

\*\*27,986 S.F.\*\*

## BENCHMARK

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

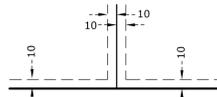
## NOTES

- 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 with the benefit of title work.  
 Issued By: Stewart Title  
 Issuing Agent: Ancona Title and Escrow  
 Title Commitment Number: 2025-235828  
 Commitment Date: February 3, 2025 at 8:00 a.m.
- 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 Community No. 270012 Panel No. 0210 Suffix E by the Federal Emergency Management Agency, effective date December 16th, 2015.
- Proposed grading and civil information prepared by Plowe Engineering.

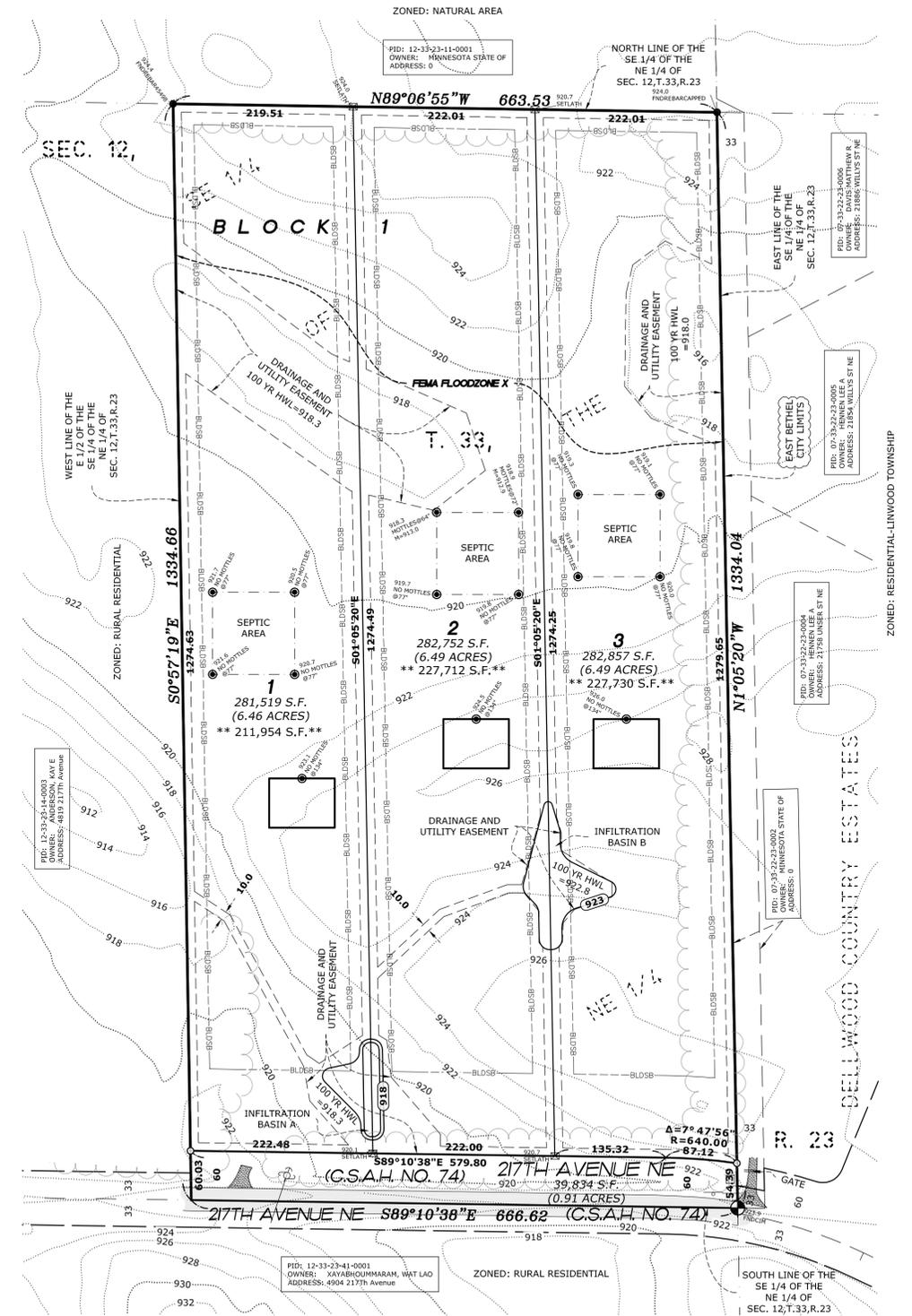
## SETBACKS

COUNTY ROAD = 100 FEET  
 SIDE YARD = 25 FEET  
 REAR YARD = 25 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.



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: 6/27/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250071PP	DATE: 06-25-25
CHECK BY: JER	FIELD CREW: BH/BJ	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

**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.
7. 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. 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.

**MISCELLANEOUS NOTES**

1. SEPTIC AND WELL DESIGN BY OTHERS.
2. SITE TOPOGRAPHY PROVIDED BY OTHERS.

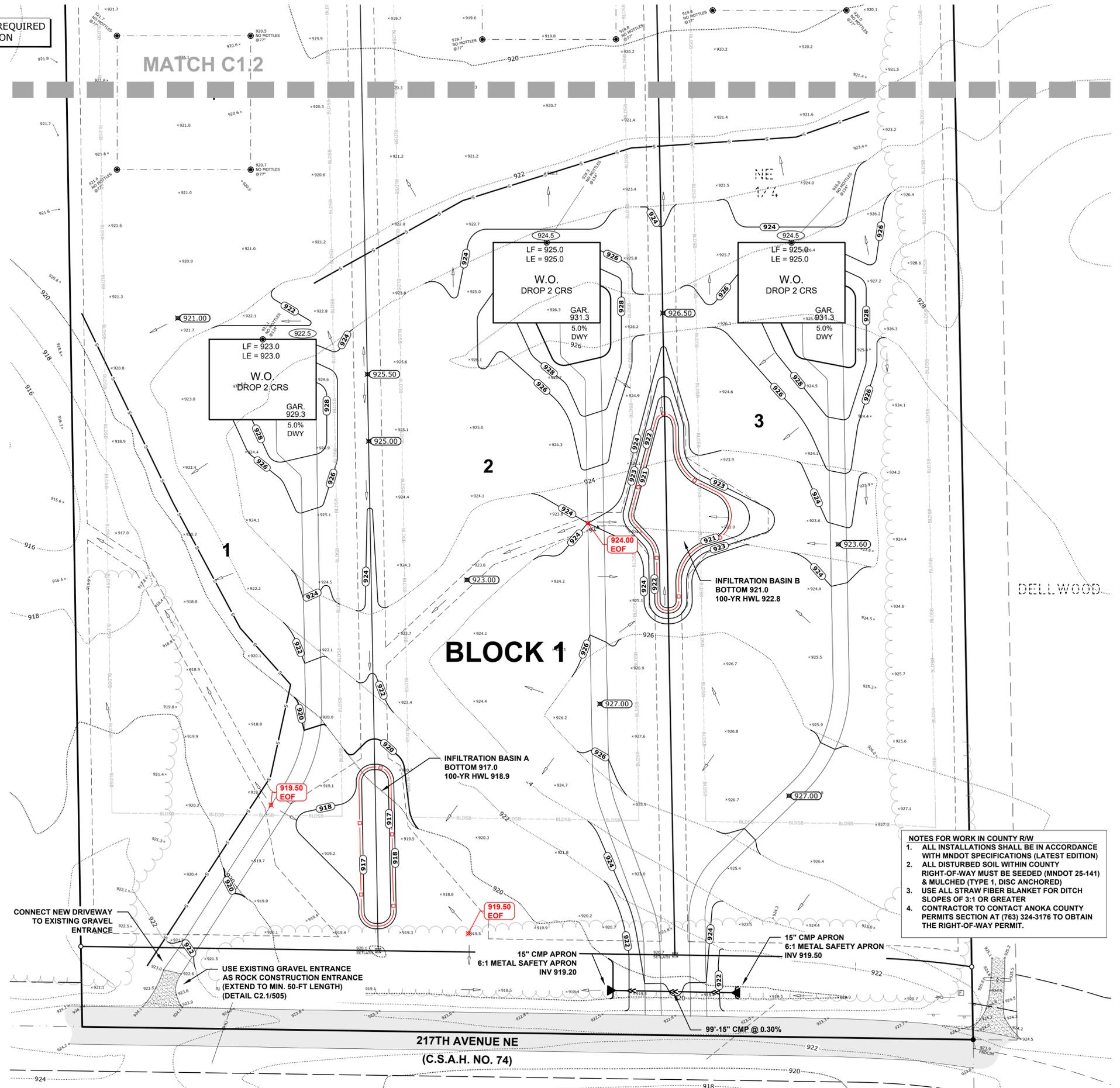
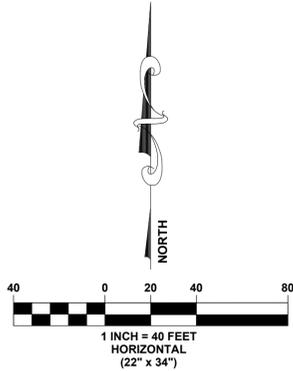
**LEGEND**

- 1011.2 DENOTES EXISTING ELEVATION
- DENOTES EXISTING CONTOURS (SHOWN AT 2 FOOT INTERVAL)
- DENOTES PROPOSED CONTOURS (2 FOOT INTERVAL)
- 917.23 DENOTES PROPOSED SPOT ELEVATION
- DENOTES TEST PIT (TRADEWELL SOIL TESTING, INC.)
- DENOTES SIGN
- DENOTES FIBER OPTIC PEDESTAL
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY POLE
- DENOTES GUY WIRE
- DENOTES EXISTING GRAVEL SURFACE
- DENOTES EXISTING BITUMINOUS SURFACE
- DENOTES PROPOSED SILT FENCE (SEE DETAIL 501/C2.1)
- DENOTES PROPOSED BIOROLLS (SEE DETAIL 503/C2.1)
- DENOTES PROPOSED STORM SEWER PIPE
- ▲ DENOTES PROPOSED STORM SEWER FLARED-END

**LOT TABLE**

Lot	Block	Lowest Floor Elevation	Low Floor Determining Factor	Lowest Opening	Low Opening Determining Factor	HWL
1	1	923.0	Tradewell Boring #24 No mottles to boring termination at 911.9	923.0	1-foot above EOF for Basin 2 920.0	N/A
2	1	925.0	Tradewell Boring #29 No mottles to boring termination at 913.3	925.0	1-foot above EOF of L2 driveway 924.0	Basin B 922.8
3	1	925.0	Tradewell Boring #34 No mottles to boring termination at 914.8	925.0	1-foot above EOF of L2 driveway 924.0	Basin B 922.8

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION



**NOTES FOR WORK IN COUNTY R/W**

1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATIONS (LATEST EDITION)
2. ALL DISTURBED SOIL WITHIN COUNTY RIGHT-OF-WAY MUST BE SEEDED (MNDOT 25-141) & MULCHED (TYPE 1, DISC ANCHORED)
3. USE ALL STRAW FIBER BLANKET FOR DITCH SLOPES OF 3:1 OR GREATER
4. CONTRACTOR TO CONTACT ANOKA COUNTY PERMITS SECTION AT (763) 324-3176 TO OBTAIN THE RIGHT-OF-WAY PERMIT.

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

DRAWN BY:	AG
JOB NO.:	25-2208
CHECK BY:	MOA
DATE:	06/27/25

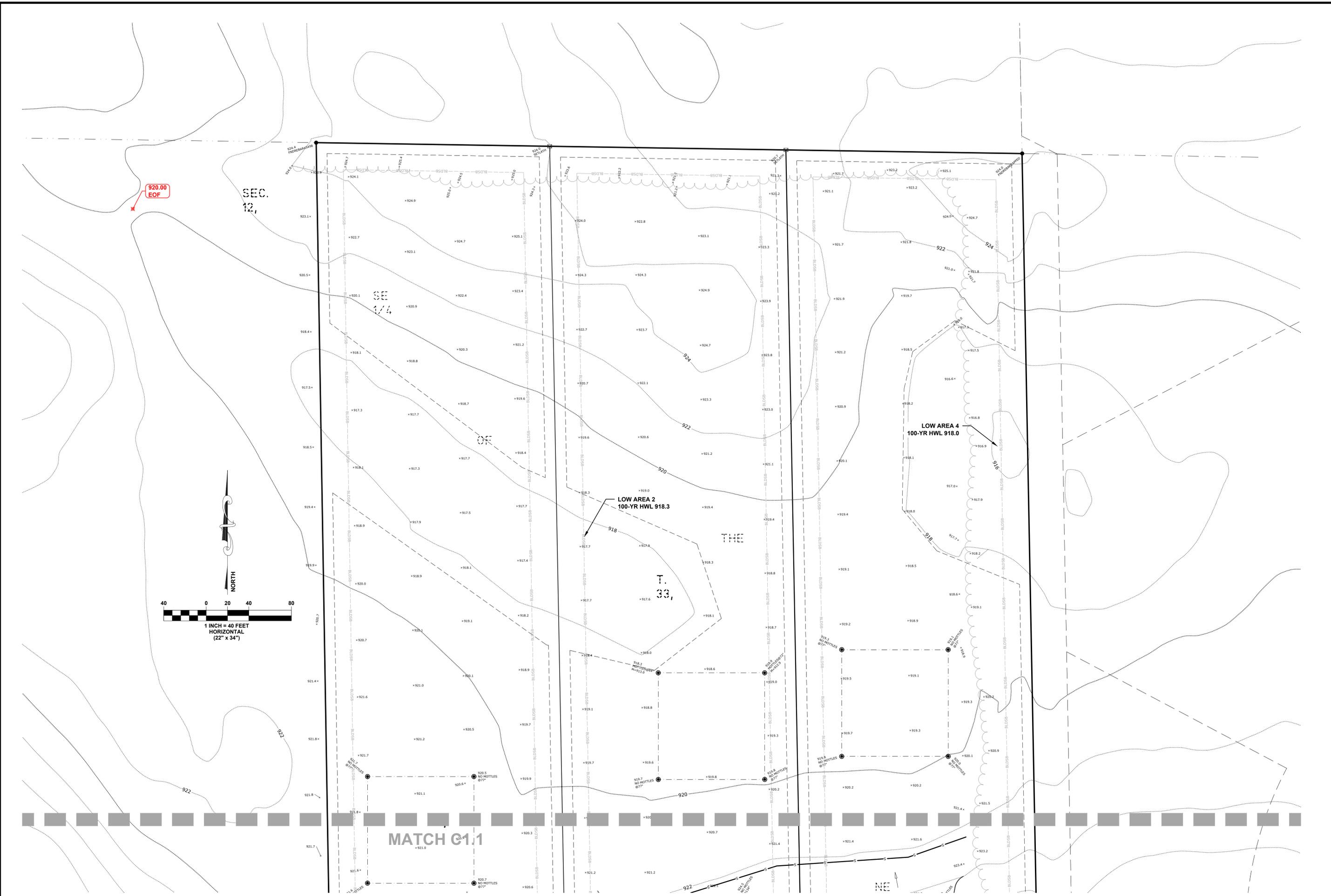
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

**PRELIMINARY**  
ADAM GINKEL  
Date: 06.27.2025 License No. 43863

**CLIFFS ANDERSON ACRES**  
EAST BETHEL, MN  
**GRADING, DRAINAGE & ESC PLAN**  
PREPARED FOR: SHERCO CONSTRUCTION

SHEET  
**C1.1**



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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.

**PRELIMINARY**  
 ADAM GINKEL  
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**CLIFFS ANDERSON ACRES**  
 EAST BETHEL, MN  
**GRADING, DRAINAGE & ESC PLAN**  
 PREPARED FOR: SHERCO CONSTRUCTION



PROJECT NAME  
CLIFFS ANDERSON ACRES

PROJECT LOCATION  
\*\* NO ASSIGNED ADDRESS \*\*  
NORTH SIDE OF 217TH AVE NE  
& WEST OF UNSER ST NE  
EAST BETHEL, MN 55011  
ANOKA COUNTY  
LATITUDE: 45.36443  
LONGITUDE: -93.14513

DEVELOPER  
SHERCO CONSTRUCTION  
79 LAKE ST N  
FOREST LAKE, MN 55025

CONTACT NAME: TOM CARLISLE  
CONTACT PHONE: (651) 462-1817  
CONTACT E-MAIL: TOM.CARLISLE@SHERCOHOMEBUILDERS.COM

GENERAL CONTRACTOR  
TBD

DOCUMENTATION OF TRAINED INDIVIDUALS

- A. INDIVIDUAL WHO PREPARED THE SWPPP: ADAM GINKEL, PLOWE ENGINEERING, INC. 6776 LAKE DRIVE LINO LAKES MN 55014 (651) 361-8234 adam@plowe.com
B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. [MINN. R. 7090]
C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS. [MINN. R. 7090]

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES

THE PROPOSED STORMWATER MANAGEMENT FEATURES FOR THIS SITE INCLUDES TWO (2) INFILTRATION BASINS; THESE WILL BE OPERATED AND MAINTAINED BY THE CITY OF EAST BETHEL.

REVEGETATION SPECIFICATIONS

Table with 3 columns: ITEM, MNDOT SPECIFICATION, NOTES. Includes rows for SOD, SEED, TURF ESTABLISHMENT (COMMERCIAL/RESIDENTIAL), TEMPORARY COVER (FALL, SPRING/SUMMER, SOIL-BUILDING, 1-2 YEARS, 2-5 YEARS), MULCH, HYDROMULCH, FERTILIZER, WOOD FIBER BLANKET.

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

QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

Table with 3 columns: TYPE, QTY, UNIT. Lists items like SILT FENCE, BIO-ROLLS, RIP-RAP, BIOROLLS, STABILIZED (SODDED) OVERFLOW, EROSION CONTROL BLANKET, SEED & MULCH (GENERAL), SEED & MULCH (INFILTRATION BASIN MIX), ROCK CONSTRUCTION ENTRANCE.

NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

- 1. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
2. CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN.
2.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
2.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
2.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
3. CONTRACTOR SHALL INSTALL A ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER/EXIT SITE.
4. CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS APPLICABLE
CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
5.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN FOURTEEN (14) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
5.2. CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10.
6. CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.
8. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
9. CONTRACTOR TO STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
10. CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.
12. COORDINATE SMALL UTILITIES INSTALLATIONS (GAS, PHONE, ELECTRIC, CABLE, FIBEROPTIC, ETC.) AFTER PAVEMENT INSTALLATION.

NARRATIVE - PERMANENT STORMWATER TREATMENT SYSTEMS

THERE ARE TWO INFILTRATION BASINS TO HANDLE STORMWATER RUN-OFF. PRETREATMENT IS PROVIDED VIA THE GRASSED DITCH SWALE AND OVERLAND SHEET FLOW OVER GRASS. SEE "STORMWATER DRAINAGE REPORT" FOR FURTHER DISCUSSION AND INFORMATION.

SITE IMPERVIOUS AREAS

Table with 3 columns: BEFORE CONSTRUCTION, AFTER CONSTRUCTION. Rows for TOTAL SITE AREA, TOTAL ESTIMATED IMPERVIOUS, TOTAL ESTIMATED PERVIOUS.

TOTAL DISTURBED AREA

-5.04 ACRES

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS

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

RECEIVING WATERS WITHIN ONE MILE

Table with 4 columns: NAME OF WATER BODY, TYPE OF WATER BODY, SPECIAL WATER, IMPAIRED WATER. Row for UNNAMED WETLANDS.

THERE ARE NO SPECIAL OR IMPAIRED WATERS WITHIN ONE (1) MILE OF THE PROJECT BOUNDARY.

BUFFER TO SURFACE WATER

IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

A) THERE ARE NO SURFACE WATERS WITHIN 50-FT OF THE PLAT BOUNDARY.

TEMPORARY SEDIMENTATION BASINS

IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

A) TOTAL DISTURBED AREA IS LESS THAN 10 ACRES SO TEMPORARY SEDIMENTATION BASINS ARE NOT ANTICIPATED.

INFILTRATION FEASIBILITY

ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.2)?

A) THE SITE HAS ZIMMERMAN SOILS, WHICH ARE SUITABLE FOR INFILTRATION.

ADDITIONAL STORMWATER MITIGATION MEASURES

ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENT?
ENDANGERED SPECIES REVIEW?
ARCHAEOLOGICAL REVIEW?
OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES. FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"BEST MANAGEMENT PRACTICES (BMPS)" MEANS THE MOST EFFECTIVE AND PRACTICABLE MEANS OF EROSION PREVENTION AND SEDIMENT CONTROL, AND WATER QUALITY MANAGEMENT PRACTICES THAT ARE THE MOST EFFECTIVE AND PRACTICABLE MEANS OF TO CONTROL, PREVENT, AND MINIMIZE DEGRADATION OF SURFACE WATER, INCLUDING AVOIDANCE OF IMPACTS, CONSTRUCTION-PHASING, MINIMIZING THE LENGTH OF TIME SOIL AREAS ARE EXPOSED, PROHIBITIONS, POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING, AND OTHER MANAGEMENT PRACTICES PUBLISHED BY STATE OR DESIGNATED AREA-WIDE PLANNING AGENCIES. [MINN. R. 7090]

"CONSTRUCTION ACTIVITY" MEANS ACTIVITIES INCLUDING CLEARING, GRADING, AND EXCAVATING, THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE ACRE, INCLUDING THE DISTURBANCE OF LESS THAN ONE ACRE OF TOTAL LAND AREA THAT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IF THE LARGER COMMON PLAN WILL ULTIMATELY DISTURB EQUAL TO OR GREATER THAN ONE ACRE. THIS INCLUDES A DISTURBANCE TO THE LAND THAT RESULTS IN A CHANGE IN THE TOPOGRAPHY, EXISTING SOIL COVER, BOTH VEGETATIVE AND NONVEGETATIVE, OR THE EXISTING SOIL TOPOGRAPHY THAT MAY RESULT IN ACCELERATED STORMWATER RUNOFF THAT MAY LEAD TO SOIL EROSION AND MOVEMENT OF SEDIMENT. CONSTRUCTION ACTIVITY DOES NOT INCLUDE A DISTURBANCE TO THE LAND OF LESS THAN FIVE ACRES FOR THE PURPOSE OF ROUTINE MAINTENANCE PERFORMED TO MAINTAIN THE ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, AND ORIGINAL PURPOSE OF THE FACILITY. ROUTINE MAINTENANCE DOES NOT INCLUDE ACTIVITIES SUCH AS REPAIRS, REPLACEMENT AND OTHER TYPES OF NON-ROUTINE MAINTENANCE. PAVEMENT REHABILITATION THAT DOES NOT DISTURB THE UNDERLYING SOILS (E.G., MILL AND OVERLAY PROJECTS) IS NOT CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"DEWATERING" MEANS THE REMOVAL OF SURFACE OR GROUND WATER TO DRY AND/OR SOLIDIFY A CONSTRUCTION SITE TO ENABLE CONSTRUCTION ACTIVITY. DEWATERING MAY REQUIRE A MINNESOTA DEPARTMENT OF NATURAL RESOURCES WATER APPROPRIATION PERMIT AND, IF DEWATERING WATER IS CONTAMINATED, DISCHARGE OF SUCH WATER MAY REQUIRE AN INDIVIDUAL MPCA NPDES/SDS PERMIT. [MINN. R. 7090]

"EROSION PREVENTION" MEANS MEASURES EMPLOYED TO PREVENT EROSION SUCH AS SOIL STABILIZATION PRACTICES, PERMANENT COVER OR CONSTRUCTION PHASING. [MINN. R. 7090]

"GENERAL CONTRACTOR" MEANS THE PARTY WHO SIGNS THE CONSTRUCTION CONTRACT WITH THE OWNER TO CONSTRUCT THE ENTIRE PROJECT DESCRIBED IN THE FINAL PLANS AND SPECIFICATIONS, WHERE THE CONSTRUCTION PROJECT INVOLVES MORE THAN ONE CONTRACTOR, THE GENERAL CONTRACTOR IS THE PARTY RESPONSIBLE FOR MANAGING THE ENTIRE PROJECT ON BEHALF OF THE OWNER. IN SOME CASES, THE OWNER IS THE GENERAL CONTRACTOR. IN THESE CASES, THE OWNER SIGNS THE PERMIT APPLICATION AS THE OPERATOR AND BECOMES THE SOLE PERMITEE. [MINN. R. 7090]

"GROUNDWATER" MEANS THE WATER CONTAINED BELOW THE SURFACE OF THE EARTH IN THE SATURATED ZONE INCLUDING, WITHOUT LIMITATION, ALL WATERS WHETHER UNDER CONFINED, UNCONFINED, OR PERCHED CONDITIONS, IN NEAR SURFACE UNCONSOLIDATED SEDIMENT OR REGOLITH, OR IN ROCK FORMATIONS DEEPER UNDERGROUND. [MINN. R. 7090]

"HOMEOWNER FACT SHEET" MEANS AN MPCA FACT SHEET AVAILABLE ON THE MPCA CONSTRUCTION STORMWATER WEBSITE FOR PERMITEES TO GIVE TO HOMEOWNERS AT THE TIME OF SALE. [MINN. R. 7090]

"INFEASIBLE" MEANS NOT TECHNOLOGICALLY POSSIBLE OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. [MINN. R. 7090]

"INITIATED IMMEDIATELY" MEANS TAKING AN ACTION TO COMMENCE SOIL STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE LAND-DISTURBING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE. IF THE PERMITEES KNOW THAT CONSTRUCTION WORK ON THAT PORTION OF THE SITE WILL BE TEMPORARILY CEASED FOR 14 OR MORE ADDITIONAL CALENDAR DAYS OR 7 CALENDAR DAYS WHERE ITEM 23.9 APPLIES, PERMITEES CAN INITIATE STABILIZATION BY:

- A. PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION; OR
B. APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA; OR
C. SEEDING OR PLANTING THE EXPOSED AREA; OR
D. STARTING ANY OF THE ACTIVITIES IN A - C ON A PORTION OF THE AREA TO BE STABILIZED, BUT NOT ON THE ENTIRE AREA; OR
E. FINALIZING ARRANGEMENTS TO HAVE STABILIZATION PRODUCT FULLY INSTALLED IN COMPLIANCE WITH THE APPLICABLE DEADLINE FOR COMPLETING STABILIZATION. [MINN. R. 7090]

"IMPERVIOUS SURFACE" MEANS A CONSTRUCTED HARD SURFACE THAT EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL AND CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES AND AT AN INCREASED RATE OF FLOW THAN PRIOR TO DEVELOPMENT. EXAMPLES INCLUDE ROOFTOPS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, AND CONCRETE, ASPHALT, OR GRAVEL ROADS. BRIDGES OVER SURFACE WATERS ARE CONSIDERED IMPERVIOUS SURFACES. [MINN. R. 7090]

"NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" MEANS THE PROGRAM FOR ISSUING, MODIFYING, REVOKING, REISSUING, TERMINATING, MONITORING, AND ENFORCING PERMITS UNDER THE CLEAN WATER ACT, AS AMENDED (33 U.S.C. 1251 ET SEQ. SECTION 1342 AND 40 CFR PARTS 122, 123, 124 AND 450). [MINN. R. 7090]

"NATURAL BUFFER" MEANS AN AREA OF UNDISTURBED COVER SURROUNDING SURFACE WATERS WITHIN WHICH CONSTRUCTION ACTIVITIES ARE RESTRICTED. NATURAL BUFFER INCLUDES THE VEGETATION, EXPOSED ROCK, OR BARREN GROUND THAT EXISTS PRIOR TO COMMENCEMENT OF EARTH-DISTURBING ACTIVITIES. [MINN. R. 7090]

"NOTICE OF TERMINATION (NOT)" MEANS THE FORM (ELECTRONIC OR PAPER) REQUIRED FOR TERMINATING COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT. [MINN. R. 7090]

"OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [MINN. R. 7090]

"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE EASEMENT OR MINERAL RIGHTS LICENSE HOLDER, OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSION CONDITIONS. EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPS SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. [MINN. R. 7090]

"PERMITEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. [MINN. R. 7090]

"PROJECT" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. [MINN. R. 7090]

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 15. [MINN. R. 7090]

"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). [MINN. R. 7090]

"STABILIZE," "STABILIZED," "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOD, RIPRAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING. GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TON/ACRE). [MINN. R. 7090]

"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. [MINN. R. 7090]

"STEEP SLOPES" MEANS SLOPES THAT ARE 1.3 (V:H) (33.3 PERCENT) OR STEEPER IN GRADE. [MINN. R. 7090]

"STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER IN SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL AND WASTE CONTROL BMPS AND PERMANENT STORMWATER TREATMENT SYSTEMS. [MINN. R. 7090]

"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND IRRIGATION SYSTEMS WHETHER NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM UPLAND. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. [MINN. R. 7090]

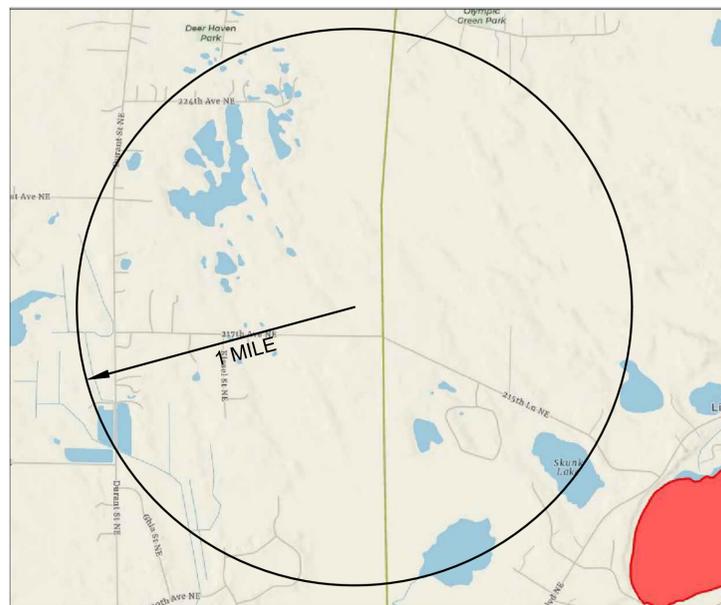
"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THE STATE OR ANY PORTION THEREOF. [MINN. STAT. 115.01, SUBP. 22]

"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). [MINN. R. 7090]

"WETLANDS" (AS DEFINED IN MINN. R. 7050.0186, SUBP. 1A.B.) MEANS THOSE AREAS THAT ARE INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT, AND UNDER NORMAL CIRCUMSTANCES DO SUPPORT, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPS, MARSHES, BOGS, AND SIMILAR AREAS. CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:

- 1. A PREDOMINANCE OF HYDRIC SOILS; AND
2. INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHYTIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
3. UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. [MINN. R. 7050.0186, SUBP. 1A.B]

MAP OF SURFACE WATERS



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



DRAWN BY: AG JOB NO. 25-2208 CHECK BY: MOA DATE: 06/27/25

Table with 2 columns: NO., DESCRIPTION. Rows 1-8.

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. PRELIMINARY ADM. GINKEL License No. 43963 Date: 06.27.2025

CLIFFS ANDERSON ACRES EAST BETHEL, MN SWPPP PREPARED FOR: SHERCO CONSTRUCTION

SHEET C1.4

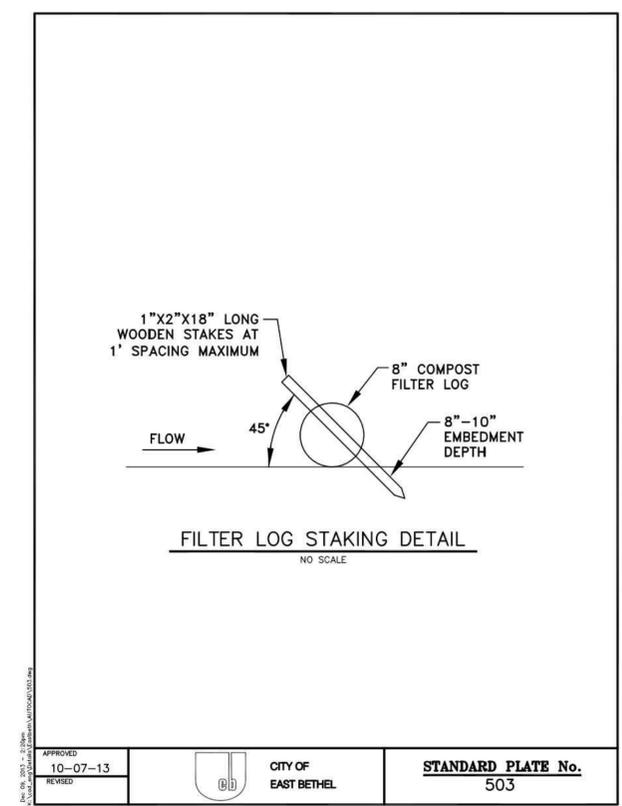
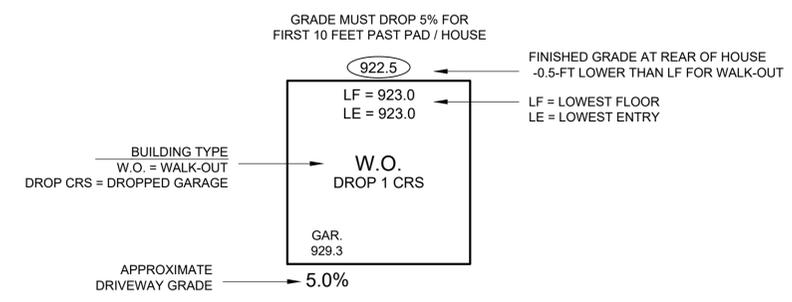
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

**PRELIMINARY**  
 ADAM GINKEL  
 License No. 43863  
 Date: 06/27/2025

**CLIFFS ANDERSON ACRES**  
 EAST BETHEL, MN  
**DETAILS**  
 PREPARED FOR: SHERCO CONSTRUCTION

**2**  
**C2.1**  
**PAD DETAIL**

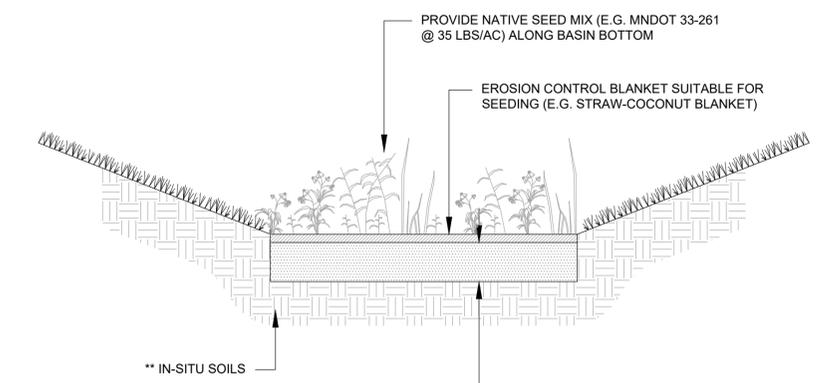


APPROVED 10-07-13		CITY OF EAST BETHEL	STANDARD PLATE No. 503
REVISED			

**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.

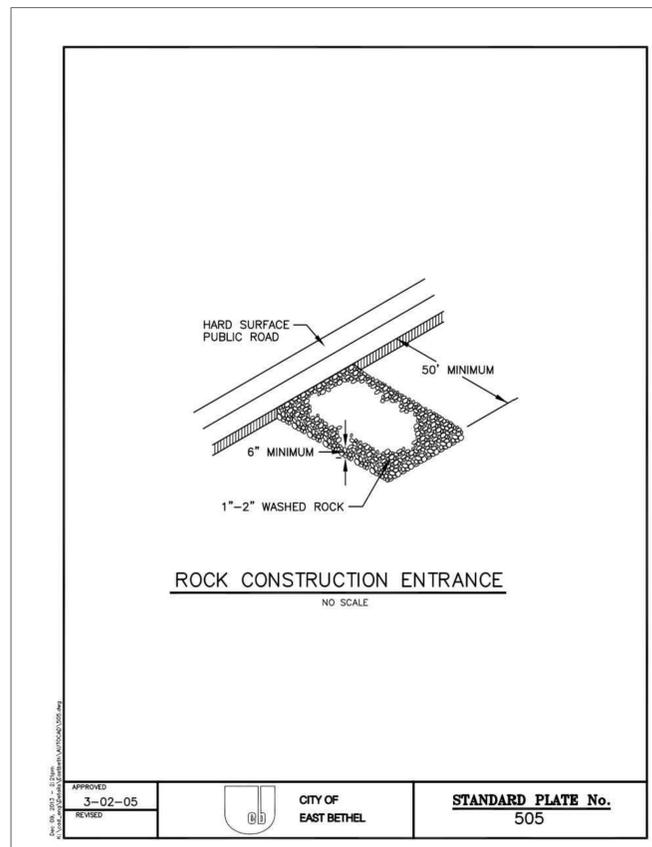
AFTER INFILTRATION BASIN AREA HAS BEEN EXCAVATED TO FINAL GRADE, PERFORM A DOUBLE-RING INFILTRMETER TEST(S) TO VERIFY INFILTRATION CAPACITY OF IN-SITU SOILS.



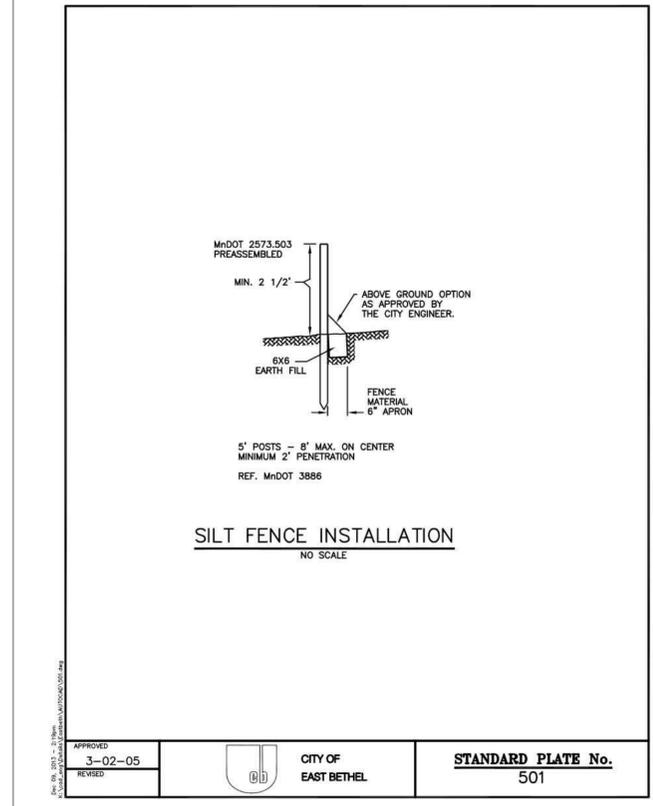
\*\* ALLEVIATE ANY COMPACTED SOILS (BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER) TO A DEPTH NECESSARY TO ALLEVIATE COMPACTION

- 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)

**1**  
**C2.1**  
**INFILTRATION BASIN**



APPROVED 3-02-05		CITY OF EAST BETHEL	STANDARD PLATE No. 505
REVISED			



APPROVED 3-02-05		CITY OF EAST BETHEL	STANDARD PLATE No. 501
REVISED			



# Anoka County

## TRANSPORTATION DIVISION

Highway

Grace Gerard  
City of East Bethel  
2241 221<sup>st</sup> Avenue NE  
East Bethel, MN 55011

July 14, 2025

RE: Preliminary Plat – Cliffs Anderson Acres

Dear Grace,

We have reviewed the Preliminary Plat for Cliffs Anderson Acres to be located north of CR 74 (217<sup>th</sup> Avenue NE) and west of Unser Street NE within the City of East Bethel, and I offer the following comments:

- The existing right of way along CR 74 is 33 feet north of centerline. An additional 27 feet of ROW (for a total of 60 feet) along the property line is required for future reconstruction purposes.
- As proposed, the preliminary plat will introduce 3 new access points onto CR 74. This is acceptable since access to a City Street does not seem feasible. Lot 1 utilizes an existing access point. Our preferred location for the access point to Lot 2 is on the west property line and for Lot 3 is on the east property line due to sight distance. The right of access should be dedicated to Anoka County with exception for the 3 proposed access points. Any other existing driveways and field entrances shall be removed, and the ditch section restored to match existing depth, slope, and grades.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.
- Any utility relocation in the CR 74 right of way will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CR 74.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CR 74 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CR 74 and take the level of action deemed necessary to minimize the

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1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005  
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ [www.anokacounty.us/highway/](http://www.anokacounty.us/highway/)

Affirmative Action / Equal Opportunity Employer

impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

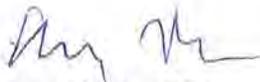
The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Camila Arenas, Engineer I, [Camila.Arenas@anokacountymn.gov](mailto:Camila.Arenas@anokacountymn.gov) (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$150.00)

Following the completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. Three Residential Single Driveway permits (\$175.00 each) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at [HighwayPermits@anokacountymn.gov](mailto:HighwayPermits@anokacountymn.gov) for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr, PE  
Traffic Engineer II

xc: CR 74/Plats+Developments/2025  
Jerry Auge, Assistant County Engineer  
David Zieglmeier, County Surveyor  
Sean Thiel, Traffic Engineering Manager  
Sue Burgmeier, Traffic Technician  
Camila Arenas, Engineer I

July 23, 2025

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

RE: Preliminary Plat Review No. 1 – Cliffs Anderson Acres

Dear Grace:

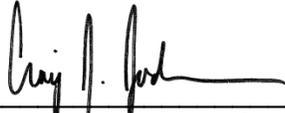
As requested, we have reviewed the Preliminary Plat information submitted for the proposed plat of Cliffs Anderson Acres. We offer the following comments:

1. This site will require a NPDES construction permit. Acquire the permit before the start of construction.
2. The driveway accesses and culvert construction along with the proposed right-of-way width need to be approved by Anoka County. Submit the plans and drainage calculations to Anoka County. Provide an approval letter from the county.
3. Verify the site distances for the driveways. Clear trees if required.
4. Vehicle Maintenance Access (VMA) roads need to be clearly shown on the plans. The VMA shall be outside the lot line drainage swales. VMA needs to be provided around the perimeter of the basins such that maintenance equipment can drive around the basin without driving on the slope. A minimum of 10 feet shall be provided from the top of the slope or from the HWL whichever is greater. They shall also be contained in an easement. Alternately the applicant can request the ponds to be maintained by the property owners. This will require a O & M Agreement that is recorded at the county.
5. The submitted wetland report is incomplete. A Level 1 review of an agricultural field requires the report to include an interpretation of at least five aerial photos taken during years of normal precipitation within the growing season. The applicant should refer to the 2016 Guidance for Offsite Hydrology/Wetland Determinations reference document, available on the BWSR website. Additionally, a landowner signature is required on Part 5 of the MN Joint Application Form.
6. Per Section 16 of the Construction Stormwater General Permit, at least one soil boring, test pit or infiltrometer test needs to be provided at each infiltration practice for determining infiltration rates. Permittees must employ appropriate on-site testing to ensure a minimum of three (3) feet of separation from the seasonally saturated soils, and the bottom of the proposed infiltration system is achieved.

7. It appears the property to the west will need to construct a new driveway to continue farming that parcel. The access is currently on the property being platted.

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

Sincerely,  
Hakanson Anderson



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Craig J. Jochum, City Engineer