

City of East Bethel
Planning Commission Agenda
Planning Commission Regular Meeting
Date: December 23, 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)

1. Call To Order
2. Swear In Planning Commissioner Gerald Tiah
3. Adopt Agenda
4. Council Liaison Update
5. Approval of Minutes: November 25, 2025
6. PUBLIC HEARING – Consider a PUD Concept Plan Review for “Cedarwood Estates,” a manufactured home park expansion located at 18164 Highway 65 NE (PIDs #32-33-23-31-0002, #32-33-23-34-0001, #32-33-23-34-0002, #32-33-23-34-0003 and #32-33-23-34-0005) (City File 25-035))
7. PUBLIC HEARING – Consider a Concept Plan Review for “Friday Stables Estates,” a 17-lot subdivision/planned unit development (PUD) located at 18215 Greenbrook Drive (PID 33-33-23-44-0003) (City File 25-037)
8. Staff Update
9. Adjourn

DRAFT MINUTES: NOT YET APPROVED

EAST BETHEL PLANNING COMMISSION MEETING
November 25, 2025

MEMBERS PRESENT: Chair Sharon Johnson, Brian Downie, Kristina Pagnac, and Kory Jorgensen

MEMBERS ABSENT: Glenn Terry and Tanner Balfany

ALSO PRESENT: Matt Look, City Administrator
Eric Larson, City Attorney
Rodney Sanow, Fire Chief
Nate Ayshford, Public Works Manager
Carrie Frost, Administrative Coordinator
Mike Jeziorski, Deputy City Administrator/Finance Director
Grace Gerard, City Planner
Brian Mundle, City Council Liaison

1.0 Call to Order

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

2.0 Adopt Agenda

Commissioner Jorgensen moved and Commissioner Downie seconded to adopt the agenda with the addition of the acceptance of Tanner Balfany's resignation from the Planning Commission.

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.**

3.0 Updates

Council Liaison Mundle updated the Commission on recent Council actions. He noted that the Council is advertising for a Senior Planner position. At the Council's last meeting, they recommended raising park fees from \$2000 to \$3500 and trail fees to \$1500. He stated that there will be a tree lighting at the Senior Center on December 5, 2025.

The next Planning and Zoning Commission meeting is scheduled for December 22, 2025.

4.0 Approve October 28, 2025, meeting minutes

Johnson stated that Terry had a correction on line 117, to change "They" to "The Met Council."

Commissioner Pagnac moved and Commissioner Downie seconded to adopt the October 28, 2025, regular meeting minutes as corrected. 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.**

5.0 Elect Vice Chair of Planning Commission

Commissioner Johnson moved and Commissioner Downie seconded to nominate Kory Jorgensen as Vice Chair of the Planning Commission. 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.**

6.0 Interview of Planning Commission Applicant: Gerald Tiah

Gerard stated that they received an application from Gerald Tiah at the end of October for the vacant seat on the Planning Commission. The term for this seat ends on January 31, 2026. If an appointment is recommended, he will be appointed at the December 8, 2025, Council meeting.

49 Downie asked why he is interested in becoming a Planning Commissioner for East Bethel.

50 Mr. Tiah noted that his kids grew up in East Bethel, and he has lived in the area for almost 20 years. He
51 stated that he loves the people in the area.

52 Jorgensen asked what strengths and abilities he would bring to the Planning Commission.

53 Mr. Tiah stated that he is well educated and will use that to his advantage on the Commission. He is also
54 familiar with planning and decision-making in the corporate world.

55 Johnson asked, as a Planning Commissioner, what he would view his role as a representative of the City.

56 Mr. Tiah stated that he would be an example of the City and would be seen as a representative of the
57 City.

58 Pagnac asked what his vision for the Hwy 65 corridor is.

59 Mr. Tiah stated that he drives on it every day. He would like to see it not only improve, but also become
60 safer. He noted that his vision would be to create an overpass over the Highway for people to cross.

61 Downie asked if he holds any roles that would put him in a conflict of interest as a Planning
62 Commissioner.

63 Mr. Tiah stated that he is a lead tech for the City of St. Francis, but said nothing that could cause any
64 conflict.

65 Jorgensen asked if he had any questions or anything else to add.

66 Mr. Tiah stated that over the past few years, he has been looking into planting more for the community
67 and has a community garden be a priority in the future. He asked if there were any plans for something
68 like this in the future.

69 Johnson stated that as a City, there are no plans right now. She shared that she has a farm that people
70 come by and do that type of thing at.

71 Mr. Tiah stated that he saw a development right off Hwy 65. He asked if this is a residential area or if
72 they are looking to add businesses to the area.

73 Johnson stated that they will be looking into the planning for that area in the next few years.

74 Johnson stated that they will write yes or no privately on a sheet of paper for the vote.

75 Gerard stated that Mr. Tiah has been recommended for appointment to the Planning Commission.
76

77 **7.0 Public Hearing – Consider requests for variances for front yard and side yard setbacks at 19511 East**
78 **Front Boulevard NE**

79 Gerard reviewed the staff's report stating that the City received a complete variance application from
80 Joseph and Sheri Belchak to allow for the construction of a 1,250 square foot attached garage to be
81 located 19 feet 8.4 inches from the front property line and 5 feet 8.4 inches from the side property line
82 on property at 19511 East Front Boulevard NE. To approve the garage as proposed, two variances are
83 required from which establish setback requirements for structures within the Coon Lake Residential
84 Zoning District. The City received a complete variance application from Joseph and Sheri Belchak to
85 allow for the construction of a 1,250 square foot attached garage to be located 19 feet 8.4 inches from
86 the front property line and 5 feet 8.4 inches from the side property line on property at 19511 East Front
87 Boulevard NE (PIN# 25-33-23-12-0003). To approve the garage as proposed, two variances are required
88 from Appendix A Section 51(7)B of the City Code, which establishes setback requirements for
89 structures within the Coon Lake Residential Zoning District.

90 Gerard noted that the attached garage would replace an existing detached garage. The existing garage
91 has a front yard setback of 27 feet and a side yard setback of 5 feet 8.4 inches. The new garage will
92 expand the area of the garage that is 5 feet 8.4 inches from the side yard property line, thus requiring a
93 variance to expand the area of the existing structure, which is non-conforming.

94 Gerard stated that both variances would be necessary for the applicant to construct the garage as
95 proposed. One variance may be approved without the approval of the other. If only the first variance is
96 approved, the applicant will be required to reduce the depth of the proposed garage to bring it into
97 conformity with the 25-foot front yard setback requirement. If only the second variance is approved, the
98 applicant will be required to reduce the width of the proposed garage to bring it into conformity with the
99 7-foot side yard setback requirement. Each variance shall be considered separately.

100 Gerard noted that the City's discretion in approving or denying a variance is limited to whether the
101 proposal meets the standards set in the Zoning Ordinance for a variance. The City has a high level of
102 discretion with a Variance because the PC Packet Pg. 7 burden of proof is on the applicant to show that
103 the variance standards have been met. The applicants have submitted a survey, building plans, and a
104 narrative detailing the requests.

105 Gerard noted that she received a letter from a neighboring property owner in support of both variances.

106 Johnson opened the public hearing at 7:18 p.m.

107 David Sakowski, next door neighbor to the property owners, stated that he is in support of this request.
108 He noted that he would like East Bethel to have bigger garages to avoid junk on properties.

109 Joe Belchak stated that he is hopeful that his request will be approved so he can move things into his
110 garage.

111 Johnson asked if he had been looking into having a smaller width to come closer to the variance.

112 Mr. Belchak stated that he has a 24x24 now, and it is not big enough. He stated that due to the septic, he
113 can't have a three-car drive.

114 Jorgensen asked if he would have it match the house.

115 Mr. Belchak stated that he will have the same shingles and match the style of the home. He noted that he
116 has heard no complaints from neighbors.

117 Johnson closed the public hearing at 7:26 p.m.

118 Johnson read a comment from Commissioner Terry stating, "My opinion is that the front yard setback
119 does not meet the variance standards, as the garage could have its length reduced to fulfill the setback
120 requirements. That particular dimension is by preference of the owner, not due to conditions or hardship.
121 The side yard setback variance is fine to comply with the required 20-foot-wide garage standard."

122 Downie stated that he agrees with Terry. He noted that 5 feet doesn't seem like a lot, but he knows that
123 in garages, 5 feet can make a big difference. He stated that the homeowner is aware of the requirements
124 and is still requesting a variance. He stated that he would be in support of moving forward with the
125 approval of both variances.

126 Jorgensen stated that he is in support of a bigger garage. He added that he likes that the homeowner is
127 being intentional to match the house.

128 Johnson stated that this does not change the character of the neighborhood. She noted that

129 Jorgensen stated that the uniqueness is caused by the lot placement and the septic location.

130 Johnson stated that it is a reasonably good use for the property.

131 **Commissioner Jorgensen moved and Commissioner Pagnac seconded to recommend approval of**
132 **both variance setbacks at 19511 East Front Boulevard for the garage addition to City Council**
133 **with the conditions set forth in the provided Resolution.** Johnson asked any discussion? To the
134 motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That motion passes. **Motion**
135 **passes unanimously.**

136 This item goes before City Council on December 8, 2025.

137
138 **8.0 Public Hearing – Consider a request for a Conditional Use Permit for a Lower Potency Hemp**
139 **Edibles Retailer for The Smoke Saloon at 18429 Highway 65**

140 Gerard reviewed the staff’s report stating that staff received a complete application from Ramadan
141 Hussein for a CUP to allow the operation of a lower-potency hemp edible retailer located at The Smoke
142 Saloon, 18429 Highway 65 NE. City Code defines a lower-potency hemp edible (LPHE) retailer as: “A
143 hemp business that sells lower-potency hemp edibles to customers, including on-site consumption,
144 pursuant to Minn. Stats. § 342-46”.

145 Gerard stated that this property is guided Commercial and zoned B-3 – Highway Commercial. The
146 properties to the north and south are guided and zoned the same. The properties to the east are guided
147 Mixed Use and zoned MXU – Mixed Use. Highway 65 borders the western side of the property. Per
148 City Code Appendix A, Section 47, “Lower-Potency Hemp Edible Retailer” requires a CUP within the
149 B-3 – Highway Commercial Zoning District.

150 Gerard reviewed that “Lower-Potency Hemp Edible Retailer” is a conditional use within the B-3 Zoning
151 District. According to the Office of Cannabis Management, “Lower-potency hemp edible retailers can
152 sell packaged lower-potency hemp edibles to consumers aged 21 years of age and older. Lower-potency
153 hemp edible retailers may deliver lower-potency hemp edibles to consumers 21 years of age and older
154 with applicable endorsement”. State Statute prohibits LPHE retailers from selling or delivering cannabis
155 flower, cannabis product, or hemp-derived consumer products, excluding edible products.

156 Johnson opened the public hearing at 7:41 p.m.

157 Bruce Lawrence stated that he owns the other half of the building where this business is located. He
158 stated that his buyers were opening a dedicated dispensary business at this location. He stated that due to
159 the proximity of The Smoke Saloon, their purchase has been crushed. He explained that the business
160 looking to open is not at all similar to the 5D dispensary. He stated that originally, the City was
161 supposed to have four cannabis licenses, not only two. He stated he would just like to ensure that his
162 building sale can continue to take place. He stated that he is in favor of this CUP request. He stated that
163 he is requesting that the 1000 ft buffer between cannabis businesses be amended, abolished, or adjusted.

164 Ramadan Hussein stated that he is the owner of The Smoke Saloon. He stated that he has had the license
165 for over 2 years. He noted that he will take care of the issue with the signs.

166 Johnson closed the public hearing at 8:01 p.m.

167 Pagnac noted that she has no issues with the request.

168 Downie noted that as long as the requirements are met, he has no issue.

169 **Commissioner Pagnca moved and Commissioner Downie seconded to recommend approval of the**
170 **CUP to City Council with the conditions set forth in the provided Resolution.** Johnson asked any
171 discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That
172 motion passes. **Motion passes unanimously.**

173 This item goes before City Council on December 8, 2025.

175 **9.0 Public Hearing – Consider a request for a Conditional Use Permit for a Cannabis Microbusiness for**
176 **5D Dispensary at 18447 Highway 65 NE, Unit B**

177 Gerard reviewed the staff’s report stating staff received an application from Brittney Yares for a CUP to
178 allow the operation of a cannabis microbusiness located at 18447 Highway 65 NE, Suite. City Code
179 defines a Cannabis Microbusiness as: “A cannabis business that grows cannabis plants from seed or
180 immature plant to mature plant, harvests the cannabis flower from a mature plant, makes cannabis
181 and/or hemp concentrate, manufactures artificially derived cannabinoids, adult-use cannabis products,
182 lowerpotency hemp edibles, and/or hemp-derived consumer products, and sells immature cannabis
183 plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp
184 edibles, hemp-derived consumer products, and other products authorized by law to other cannabis
185 businesses and to consumers, including on-site consumption. The applicant is proposing to operate a
186 Cannabis Microbusiness out of 5D Dispensary, an existing business selling “holistic wellness products”
187 according to its website.

188 Gerard stated that this property is guided Commercial and zoned B-3 – Highway Commercial. The
189 properties to the north and south are guided and zoned the same. The properties to the east are guided
190 Mixed Use and zoned MXU – Mixed Use. Highway 65 borders the western side of the property. Per
191 City Code Appendix A, Section 47, “Cannabis Microbusiness” requires a CUP within the B-3 –
192 Highway Commercial Zoning District.

193 Gerard stated that issuance of a CUP by the City does not entitle or ensure the granting of a license by
194 the State. The applicant is subject to all rules, regulations, and inspections required by the OCM for the
195 issuance of a cannabis microbusiness license. A CUP is one of many items required in this process.

196 Johnson opened the public hearing at 8:08 p.m.

197 Emily Shide stated that she is a new resident of the City. She stated that this would be a great addition to
198 the City.

199 Brittany Yares stated that she owns other businesses in the City. She noted that she has lived in the City
200 her whole life. She added that her business is holistic and educational to the community. She noted that
201 they are only retail and everything will be prepackaged.

202 Johnson closed the public hearing at 8:13 p.m.

203 **Commissioner Downie moved and Commissioner Pagnac seconded to recommend approval to**
204 **City Council with the conditions set forth in the provided Resolution.** Johnson asked any
205 discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That
206 motion passes. **Motion passes unanimously.**

207 This item goes before City Council on December 8, 2025.
208

209 **10.0 Consider a Site Plan Review for AMBA East Bethel Commercial at PID# 32-33-23-21-0012**

210 Gerard reviewed the staff’s report stating staff received a complete application from AMBA Holdings
211 LLC for a Site Plan Review to allow the construction of AMBA East Bethel Commercial, a multi-tenant
212 commercial building proposed to contain a daycare and 3 retail units.

213 Gerard stated that this lot is 4.43 acres. The applicant is proposing to construct a 20,400 sq. ft.
214 commercial building, including an 11,860 square foot daycare space and 8,400 square feet of space to be
215 divided between 3 retail units. The applicant has provided a floor plan of the building showing the
216 proposed daycare space. Tenants have not been identified for the retail units at this time. This property is
217 zoned B-3 – Highway Commercial and guided Commercial. The properties to the south are guided and
218 zoned the same. The properties to the north are guided Mixed Use and zoned MXU – Mixed Use. The

219 properties to the west are guided and zoned I – Light Industrial. Highway 65 borders the eastern side of
220 the property.

221 Gerard stated that a site plan review is required for all new construction commercial buildings. A
222 daycare facility and most retail businesses are permitted uses within the B-3 – Highway Commercial
223 Zoning District. Tenants have not been identified for the retail units on the site, and, if a potential tenant
224 proposes a use that is not listed as a permitted use under the Zoning Code, the tenant will be required to
225 obtain all necessary land use approvals and/or applicable licenses to operate.

226 Downie noted that he sees no reason to deny the request.

227 **Commissioner Pagnac moved and Commissioner Downie seconded to recommend approval to**
228 **City Council with the conditions set forth in the provided Resolution.** Johnson asked any
229 discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any opposed? That
230 motion passes. **Motion passes unanimously**

231 This item goes before City Council on December 8, 2025.

232 **11.0 Accept the Resignation of Commissioner Tanner Balfany**

233 Johnson read his email stating his reason for resigning. He noted that it is due to personal reasons and
234 time restraints.

235
236 **Commissioner Jorgensen moved and Commissioner Downie seconded to accept Tanner Balfany's**
237 **resignation.** Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson
238 asked any opposed? That motion passes. **Motion passes unanimously.**

239 **12.0 Staff Updates**

240 Gerard stated that, as mentioned previously, there is a posting on the City website for a Senior Planner
241 position. She noted that she submitted her resignation at the beginning of November, and her last day
242 will be December 12, 2025.
243
244

245 **13.0 Adjournment**

246 **Commissioner Pagnac moved and Commissioner Johnson seconded to adjourn at 8:25 pm.**
247 Johnson asked any discussion? To the motion, all in favor say aye. **All in favor.** Johnson asked any
248 opposed? That motion passes. **Motion passes unanimously.**

249 Submitted by:

250 Sylvia Rokosz

251 *TimeSaver Off Site Secretarial, Inc.*

252

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



Meeting Date: December 23, 2025

Agenda Item Number: 6

Agenda Item: PUBLIC HEARING – A PUD Concept Plan Review for “Cedarwood Estates”, a manufactured home park expansion located at 18164 Highway 65 NE (PIDs #32-33-23-31-0003, #32-33-23-34-0001, #32-33-23-34-0002, #32-33-23-34-0003 and #32-33-23-34-0005) (City File 25-035)

Request: Informally advise the developer on any adjustments to the plan prior to the submission of a Preliminary and Final PUD/Plat applications.

Review Deadline: March 10, 2026

Background/Context

The City received an application from Continental Communities for a PUD Concept Plan Review of “Cedarwood Estates” (formerly Village Green Mobile Home Park) located at 18164 Highway 65 NE. The PUD concept is to establish new standards to bring the existing park into compliance and allow for expansion of the park to add 33 new homes on the north. The area proposed to be part of the PUD includes five parcels. A Concept Plan Review allows the public, the Planning Commission, and the City Council to provide feedback on development plans.

The land at PID 32-33-23-34-0001 is included in the expansion area. There is currently a structure and parking lot on the site. It is not clear what function that building serves. Staff reached out to the applicant to understand the function of that building and to understand where the park management office is today and where it would be in the proposed plan.

The property identified in the application is guided Medium Density Residential and zoned R-2 – Single Family & Townhome Residential.

- *This does not include the other parcel owned by the community where the septic system is located to the northwest (PID 32-33-23-32-0001). That property is guided Light Industrial and zoned B-3 – Highway Commercial. That property is not contiguous to the park but should be incorporated into the PUD plan.*

The property to the north is guided Mixed Use and zoned B-3 – Highway Commercial. The properties to the south are located in Ham Lake and are residential with a commercial site located at the intersection of 181st and Highway 65. The properties to the east are located across Highway 65 and are guided Commercial and zoned B-3. The properties to the west are guided Future Growth Area and zoned R-1 – Single Family Residential.

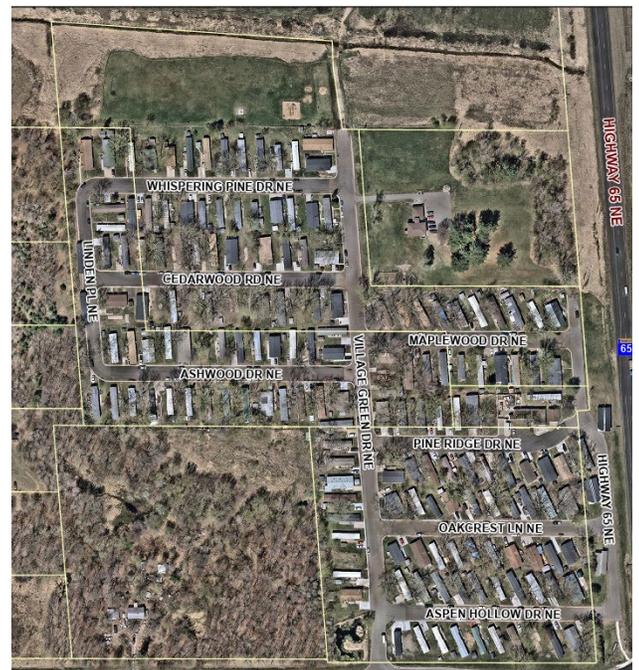


Figure 1-Anoka County Aerial

Previously, the applicant applied for variances to replace two existing manufactured homes (on lots 17 and 125).

The existing park was permitted by the Village of East Bethel in 1969. The City adopted Chapter 38 regulating manufactured home parks in 1987 and made the manufactured home park a legal non-conformity. Legal, non-conformities are allowed to continue but may not expand and if homes are replaced with new homes they can only do so in compliance with ordinance requirements. Removal of an existing home eliminates the legal, non-conforming protections. As a result, it is very difficult for homes to be replaced without variances.

Analysis

The City has a relatively high level of discretion in approving or denying a PUD Concept Plan application. The City’s discretion in approving or denying a concept plan is based on whether or not the proposed plan meets the development standards outlined in the City Code and Comprehensive Plan. If it meets these standards, the Planning Commission may recommend approval of the Concept Plan with conditions necessary to satisfy City regulation. The concept plan comments are advisory only.

When reviewing this PUD concept plan, the City should evaluate the site against the current development standards found in the City Code and then what flexibilities are being requested with the PUD. As this is for a manufactured home park, Chapter 38 (Manufactured Homes And Manufactured Home Parks) of the City Code would apply.

Currently the site is zoned R-2 and this does not allow manufactured home parks. Section 38-20, Subd. E of the City Code states that only properties zoned B-1 – Limited Business may operate or maintain a manufactured home park. The City has two existing manufactured home parks. Neither park is located in the B-1 zoning district. The applicant is requesting to be rezoned to a PUD based on the R-2 zoning currently in place. However, all standards for within the manufactured home park are in Chapter 38 not the Zoning chapter.

Development Standards

The applicant is proposing the PUD in order to establish new standards for the park. If approved, these would apply to the 33 new homes and the 178 existing sites, most of which are occupied. The applicant’s narrative states that “The original setbacks were: 10 feet from 181st Avenue NE, 10 feet from the rear of the Property, and 20 feet between manufactured homes. Over the last 50 years, a variety of ordinances and expectations were applied to the existing homesites. Continental seeks to outline a clear path forward for future use, replacement of existing homes, and expansion of the Park.”

The table below shows the standards required by Chapter 38, the standards proposed by the applicant as part of the PUD and what we believe is the existing condition in the park:

Minimum Lot & Design Regulations for Manufactured Home Parks

Standard	Required	Proposed / Requested	Existing*
Size, Single Lot	7,800 sq. ft. 60 feet wide (70 feet on corners) 130 feet depth	3,816 sq. ft. 26 feet wide 106 feet depth	Not enough information provided
Size, Double lot	11,700 sq. ft. 90 feet wide 130 feet depth	None shown	Not enough information provided
Setback from Highway 65	100 feet (This is from the R-2 zone)	50 feet	Varies, <10 feet
Front Setback	30 feet from curb face	20 feet	Varies
Rear Setback	20 feet	10 feet	10 feet

Standard	Required	Proposed / Requested	Existing*
Side Setback	15 feet	7 – 13 feet	Varies
Distance between homes	30 feet	20 feet	15 – 20 feet
Dwelling/Structure Coverage	25%	≈30-35%	Varies, around 30-35%
Open Space, Overall	15%	None shown	Large park area on north side (% is unknown)
Perimeter Park** Setback	80 feet	<80 feet	0 feet (Roads are in ROW or within 5 ft. of property line)
Concrete Patio	300 sq. ft. (Separate from parking)	Shed site is shown as 75 sq. ft.	Sites are provided; size varies
Sidewalks	36 inches wide on both sides of streets	Not shown	Provided
Off-street Parking Area	Two stalls per home 440 sq. ft. with setbacks of 5 feet from lot line and manufactured home	Unclear 360 sq. ft. with no setback on home side	Varies, many existing sites do not comply
Guest Parking (Off-street)	1 per 2 lots	None mentioned or provided	On-street, informal
Overload Parking (off-street)	7,500 sq. ft. for every 50 home lots or major fraction of (Must be screened with a fence and “dense” shrubbery”	None found	None found
Internal Private Street Width	40 feet	28.7 – 40 feet	28.7 – 40 feet

**This information is based on a visual survey as the applicant has not yet provided information about the existing conditions.*

***Section 38-26 Subd. 3 (3): Setbacks and buffer zones. There shall be a minimum setback of 80 feet between the park outside boundary line and any use within the manufactured home park; such setback area shall be landscaped and screened by a fence and/or screen plantings of sufficient size and density to permit complete privacy for the residents of both the manufactured home park and adjacent properties. In cases where the park abuts industrial or commercial zoned property or a major highway, the city may require a six-foot-high masonry wall circumscribing the entire boundaries within the above mentioned setback, except for main entrance to park, to permit greater privacy, security and safety for the residents of the park.*

The applicant has provided a survey from 2021 and we have overlaid the expansion area over the aerial for reference. The applicant’s plan shows 76-foot by 16-foot homes. These are single-wide homes. Our research shows that a modern manufactured home range from 14-18 feet wide for single wide and 20-36 feet wide for double wide. The five individual parcels include multiple structures. Typically, manufactured home parks have “unit lots” that either owned or leased by residents. Page 6 of the applicant’s narrative states “individuals will own, rather than rent, new manufactured home sites” and we have requested more information about these unit lots but have not received that information as of the date of this report. The size of the unit lots are important because once lots are established, larger modern homes would likely not fit on the unit lots as proposed.

The PUD concept and narrative has requested PUD flexibility for a couple of the above items as part of the concept application; however, the PUD would need to address all incompatibilities that would require flexibility. Based on the information provided, it is unclear the total scope of the requested flexibility, but it

likely includes lot size, setbacks, parking, open space, the park buffer and internal street width. If the intention is to codify what exists today to eliminate existing legal, non-conformities, the applicant will need to provide the additional information necessary to evaluate the request against the standards found in the City Code and in the table above.

For example, on-street parking (on the private streets) is happening today as many existing lots do not have the required amount of space for parking off-street. While on-street parking not explicitly prohibited, the manufactured home park chapter only states that all parking is provided as “off-street” therefore not “on-street.” The new lots would all have 36-foot-long driveways to allow parking on the lots as required, but the existing conditions are not addressed in this proposal. The applicant should provide information and an exhibit showing how parking will be accommodated for the entire park. If the City were to adopt a new PUD for the park, the existing sites should be brought into compliance with the new standards.

The PUD standards in Section 56 of the City Code state that the following standards should be used for determining if a PUD is allowed:

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

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

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

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

The land is over 3 acres and does not need to meet requirements 1 and 2 above.

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

N/A – This development is not a commercial or industrial site.

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

The concept plan only shows the areas slated for expansion in area where open space and a small playground exists today. The applicant does not indicate how or where open space will be enhanced or protected. As discussed earlier, the manufactured home park would be required to provide at least 15% open space for recreation and the northwestern expansion area is removing what appears to be the only park or green space for the manufactured home park.

This requirement is found in Section 38-24 Subd. 2:

Parks and recreation. A minimum of 15 percent of the total manufactured home park area shall be devoted to park and recreation according to the following standards: One total lot for every 15 lots or less on one side of a street, furnished with playground equipment; one or more general park areas with tennis courts, shuffleboard, badminton or horseshoe courts or other similar features and games for the entire park. Any cooking shelters, barbecue pits or outdoor fireplaces planned for the park shall be located in the general park areas and be so designed so as to eliminate or minimize fire hazards and smoke. All areas required for park setback areas shall not be utilized nor computed as park and recreational areas.

The applicant has indicated that they will provide enhanced landscaping that is above what the City Code requires at the time of a full application. However, enhanced landscaping does not replace the minimum open space requirements that Chapter 38 requires for manufactured home parks. Staff recommends that park space be provided to meet the needs of residents.

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

The property abuts Highway 65 to the east, a commercial outlot to the north, large lot single family and agriculture to the west and commercial to the south. The PUD must address the transition to adjacent properties for both the existing park and the proposed expansion area.

Manufactured home parks require buffering and screen from all surrounding properties. The applicant is requesting setback flexibility and has indicated enhanced landscaping will be provided. However, no details have been provided on this, and the property as shown would need PUD flexibility for both transitions/buffers and setbacks.

The City also needs to consider the eight standards for approving a PUD found in Section 56 Subd. 6 at the time of the full application, and these standards are provided below for reference:

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

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

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;

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

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

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

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

G. [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

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

The current concept also shows a single pad size for a 76-foot by 16-foot manufactured home. This is a standard budget home size; however, the current park has multiple doublewide homes today and there is no mention of these in the narrative or expansion area. This is concerning as the narrative implies this expansion is due to the inability to replace or upgrade current homes as much as it is to supply new ones in the park expansion. More information is needed to show the different sizes allowed and proposed in the park as part of the PUD. Replacing older homes with modern homes benefits the residents, the park owner and the City, but increasing the quality, safety and value of the homes. The application should provide additional information about how this would be accomplished.

The requested setbacks are less than that required by City Code but exceed what is required by Minnesota State Statutes regarding mobile/manufactured homes. The following is found in Chapter 4630 from the Minnesota Department of Health:

4630.0400 MOBILE HOME AND RECREATIONAL CAMPING VEHICLE SPACING.

No mobile home shall be parked closer than three feet to the side lot lines of a mobile home park if the abutting property is improved property or closer than ten feet to a public street or alley. Each individual mobile home site shall abut or face on a driveway or clear unoccupied space of not less than 16 feet in width, which space shall have unobstructed access to a public highway or alley. There shall be an open space of at least ten feet between the sides of adjacent mobile homes including their attachments, and at least three feet between mobile homes when parked end to end. The space between mobile homes may be used for parking of motor vehicles or other property provided such vehicle or other property be parked at least ten feet from the nearest adjacent mobile home position.

The City Engineer, Fire Chief, and building inspector have all reviewed the concept plan and provided informal comments regarding the setbacks. The fire department noted some concern regarding the safety of the manufactured home parks with reduced setbacks and lack of sprinkler systems but noted that nothing in the fire code prohibits the proposed setbacks. The Fire Department noted that NFPA 5000 allows manufactured homes with 10 feet of separation if they have a one hour fire resistant rating for exterior walls closer than 10 feet (which manufactured homes are unlikely to meet). The Fire Chief did confirm there are hydrants located on site.

The setbacks would apply to all structures in the lot including attached decks and sheds. The current plans for the new lots would not allow any expansion to manufactured homes and would limit the ability to place a deck on the home. The concrete pads are usually used for the sheds, and these would not fit as shown given the size and location of the pads on the plans. The new PUD and plat would need to ensure that all existing shed and accessory structures fall within the proposed setbacks or make adjustments to them. Many of the existing homes have sheds and decks that do not comply with either the existing or proposed standards. Staff recommends that the applicant revise the plans to ensure compliance.

Utilities

The property is in the Metropolitan Urban Service Area (MUSA) where municipal sanitary sewer and water is planned to be provided. The site is currently served by well and septic. Connecting the park to municipal sanitary sewer and water could be considered one significant benefit of the PUD. The expansion of the park could be approved with the condition that they be connected to city water and sanitary sewer.

The applicant has requested a phased plan for connection to municipal services. The City could consider a phased approach such as requiring the expansion area to be connected to municipal sewer and water but allowing the developer to phase service to the existing park and abandon the existing septic system over a period of time. Staff would recommend establishing a deadline for full compliance and requiring a financial guarantee to ensure compliance.

The applicant must provide more information about the existing wastewater treatment facility and the plan for decommissioning. The applicant must provide information about the ownership of the existing wastewater system and the expected lifespan.

Access

There are existing private streets and structures in the MnDOT right-of-way. As part of any PUD, staff would recommend that those encroachments be eliminated to the extent possible. While the street encroachments may not be able to be eliminated, the structures should be moved out of the right-of-way. The applicant has not addressed those issues or provided any solutions. If the plan were to proceed, staff recommends that the applicant contact MnDOT to formal street encroachments and work with the City to develop a plan to eliminate structures from the right-of-way.

Preliminary Plat

The north area shown on the concept was platted as an outlot with the T&G First Addition and then subdivided and added to the manufactured home park land by metes and bounds with the Sauter District PUD Plat in 2021. That land remains an unbuildable outlot until platted, therefore, a plat will be required prior to expansion. Staff recommends that the entire park (5 parcels) be platted as single lot and as part of the subdivision the individual unit lots should be defined. This would clarify the non-conformities and would make future improvements easier to evaluate for compliance.

The narrative also indicated that residents own their individual lots. The stated intent of this PUD would be to allow for replacement of aging manufactured homes and the ability to place new ones within the expanded areas adjacent to the site. Additional information about the unit lots and ownership of the unit lots and structures is needed to fully evaluate the proposal.

A master plan for the entire site will be required to demonstrate compliance with the proposed PUD standards and identify sites that will continue to be non-conforming. and to better understand ownership and maintenance of the site. This would need to include the wastewater treatment and well lot to the northwest (PID # 32-33-23-32-0001) and a phased plan for the development and possible connection to municipal sanitary sewer and water as discussed in the provided narrative.

Finally, the applicant will also need to provide more details on the existing site for wetlands and stormwater as required for a PUD plan.

Next Steps

The PUD requires a rezoning to PUD and the expansion of the manufactured home park will require a new conditional use permit (CUP). The following are the next steps:

1. City Council review of the PUD concept plan
2. Rezoning to PUD, PUD Preliminary Plan and Preliminary Plat
3. PUD Final Plan and Final Plat

Summary

The PUD Concept plan is seeking to codify the existing nonconformities of the manufactured home park and expand these within the site. The applicant is requesting the following:

1. A PUD to allow for reduced dimensional standards within the manufactured home park including:
 - a. 10 feet from 181st Avenue NE (and all private street)
 - b. 10 feet from the rear of the Property (staff interprets this to mean rear of the lots)
 - c. 20 feet between manufactured homes
2. The applicant has not directly requested with the concept but will need additional flexibility from items found in Chapter 38 that includes but is not limited to:
 - a. Lot coverage and sizes
 - b. Parking locations and areas
 - c. Buffering and full exterior site setbacks
 - d. Street width
 - e. Open space/recreation requirements
 - f. Other PUD flexibility may be required for the plan.

The PUD is the best option to request a change in standards for this park. Alternatively, the applicant could request to rezone the property from R-2 to B-1 and follow the standards in Chapter 38 of the City Code or request a zoning text amendment to allow manufactured home parks in the R-2 zoning district and modify the standards in for manufactured homes; however, this would apply to both manufactured parks in the City. The PUD allows the City to create a new PUD zoning for just this site.

The PUD is intended to allow the applicant to expand the park to add 33 new home, allow replacement of existing homes and allow improvement of the site. However, more information is required from the applicant to fully evaluate the request.

Staff notes we receive requests from individuals to add decks and accessible ramps to existing homes or to replace an existing home with a new home and each request requires a variance. There would be value to establishing a new set of standards for this park, which is under new ownership, to allow improvement to be made without variances. A new PUD could be a tool to allow these improvements; however, additional information is required.

The request to allow 20 feet between homes where 30 feet is currently required is probably the most significant request. Staff notes that the proposal exceeds State requirements and is consistent with the 20-foot separation required in other cities, including Corcoran, Blaine, Apple Valley and others.

Requested Action

Due to the complexity of the issues on this site, Staff has not included any draft resolutions for the Planning Commission but will provide one to the City Council with conditions or comments from the Planning Commission. 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 request for a concept plan approval for a PUD Concept Plan for Cedarwood Estates", a manufactured home park expansion located at 18164 Highway 65 NE (PIDs #32-33-23-31-0003, #32-33-23-34-0001, #32-33-23-34-0002, #32-33-23-34-0003 and #32-33-23-34-0005). The Planning Commission may apply conditions to the concept plan approval.

B) Recommend denial

Based on the applicant's submission, the contents of staff report, received public testimony and other evidence available to the Planning Commission, the Planning Commission could recommend denial of the request if they find that the development standards have not been met. The Commission should clearly identify findings of fact for denial. Alternatively, the Commission could recommend denial and recommend that the applicant reapply for concept plan review when the items identified in the staff report have been addressed.

Attachments:

1. Concept Plan over Aerial Exhibit
2. Concept Plan dated November 25, 2025
3. Applicant Narrative dated October 24, 2025
4. 2021 Survey
5. Future Land Use Map
6. Zoning Map

October 24, 2025

Kendra Lindahl
City Planner
City of East Bethel
2241 221st Avenue NE
East Bethel, MN 55011

VIA EMAIL

Kendra Lindahl klindahl@landform.net

Re: Cedarwood Estates Manufactured Home Community – PUD Concept Plan Review

Dear Ms. Lindahl:

Thank you for your time and ongoing engagement with regard to this matter. As you know our firm represents Continental Communities, a leading operator of manufactured home communities. Continental Communities proposes a reimagined vision for Cedarwood Estates Manufactured Home Community located at 18164 Highway 65 North East, East Bethel, MN 55011 (the “Property”) that adds new and improved manufactured homes to meet a high demand for affordable, stable housing (the “Project”). The Project is designed to address critical housing needs by providing affordable, diverse, and sustainable living options. This letter serves as a formal request for concept plan review. Enclosed with this letter is the proposed Site Plan for review.

I. Background and Project Overview

Cedarwood Estates Manufactured Home Community (formerly Village Green Mobile Home Park) (the “Community”) has been in operation since 1969. The Community was initially approved under a Special Use Permit (“SUP”) in 1970, which allowed for the development of 170 units. In 1971, an additional 222 units were approved under Phase II of the project. These approvals have historically guided the use and operation of the Park.

Continental Communities acquired the Park and now proposes a Planned Unit Development (“PUD”) for greater zoning flexibility and variation from conventional ordinance standards in exchange for high quality manufactured home development designed to meet a sustainable housing need. Continental desires to add 33 new, high-quality manufactured home sites on the Property while memorializing existing lots with original setbacks applicable to the Property.¹ The Project supports a demonstrated demand for affordable, stable housing in the City and provide direct public benefits, including:

¹ The original setbacks were: 10 feet from 181st Avenue NE, 10 feet from the rear of the Property, and 20 feet between manufactured homes. Over the last 50 years, a variety of ordinances and expectations were applied to the existing homesites. Continental seeks to outline a clear path forward for future use, replacement of existing homes, and expansion of the Park.

- **Affordable Housing:** The Project will increase the availability of affordable housing options catering to a diverse demographic, including young families, retirees, and individuals seeking cost-effective living solutions. The proposed expansion will offer less-expensive options for homeownership compared to traditional site-built homes.
- **Quality and Standards:** The new manufactured homes that will occupy the expanded areas will be built to high standards in compliance with the Housing and Urban Development Code, ensuring safety, durability and energy efficiency.
- **Community Diversity:** By offering an expanded affordable housing option, the Project will foster a more inclusive community that aligns with the diversification of the City's population.

The Metropolitan Council has identified that more than 14,000 households live in the region's manufactured home parks, which exist as an important source of unsubsidized affordable housing. With such parks mainly located in suburban areas, park residents capitalize on access to high quality schools, job opportunities, and regional parks. While the City is primarily rural in nature, there are suburban features that Cedarwood Estates residents can capitalize on, such as access to high quality schools in the Forest Lake and St. Francis school districts, solid job opportunities in close proximity, and nearby parks that provide access to open spaces. Perhaps most important of all, manufactured home parks offer homeownership opportunities to families for whom ownership is otherwise difficult or not possible. No new manufactured home parks have opened since 1991 and 12 parks have closed in that same timeframe—undermining regional equity by disconnecting households living below the area median income from ownership opportunities in suburban and edge communities.

Continental Communities is committed to reinvesting in Cedarwood Estates to ensure that it remains a high-quality, sustainable community for years to come. The proposed concept plan contemplates replacing aging existing homes with modern, safe, and energy-efficient units, allowing current residents to remain in the community while improving their quality of life. At the same time, the plan allows for a modest and reasonable expansion of the park footprint to accommodate additional affordable housing. This reinvestment-first approach ensures that existing residents benefit directly, while also advancing the City's and Metropolitan Council's housing goals by preserving affordability and creating new opportunities for households in need.

I. Zoning Context

The current zoning designation of the Property is R-2 and B-3, which does not permit manufactured home parks as either a permitted or conditional use. The Property is a legally nonconforming use. At the same time, the Property is guided as medium density residential in the City's 2040 Comprehensive Plan (the "Plan"), which supports the existing site density and aligns with the City's policy goals of providing affordable housing. The Plan emphasizes the importance of providing a variety of high-quality, affordable housing options to meet the needs of residents at all income levels. It outlines several goals and strategies to achieve this vision, including promoting housing affordability for households living at 51-80% Area Median Income (AMI) and encouraging a diverse housing stock.

The City of East Bethel ("City") is an attractive area for residential growth, as noted by the Plan. The Project will contribute to residential growth while allowing the City to maintain its non-urbanized character. Through the PUD process, Continental Communities proposes a Project

that delivers a higher-quality outcome than what could be achieved through standard zoning. The Project enables medium density residential development with improved manufactured homes on a scale that complements the existing district and surrounding uses while meeting modern residential needs. As described herein, the application both meets the purpose and intent of the PUD ordinance and process as well as the specific requirements for PUD approval.

II. The Application meets the development standards set forth in Section 56 of the PUD ordinance.

Section 56-5 of the PUD ordinance provides that development standards are generally guided by the underlying zoning district and established with PUD approval. However, there are specific PUD development standards outlined in Section 56 that the Project satisfies. Section 56-4(A) requires that a PUD be established on no less than three acres of contiguous upland. The Property vastly exceeds the minimum area requirement at 57.45 acres of contiguous upland. Since the Project will be residential, not commercial or industrial, the commercial and industrial site requirement in Section 56-4(B) is not applicable.

As noted in City Code section 56-4(C), a primary function for a PUD is to encourage development that preserves and enhances natural characteristics and open spaces. As evidenced by the enclosed Site Plan, the Project proposes expansion that is in line with the Plan's medium density guidance for the area, while also maintaining open spaces. The Project does not involve maximizing density allowed on the site—the proposal is for reasonable expansion to meet an affordable housing demand. Lastly, the Property is located on the southern edge of the City's limits along 181st Avenue NE. There is an adjacent commercial strip mall supporting a variety of products and services, including food, travel, insurance, and legal located across 181st Avenue NE that is located in the Ham Lake city limits. The Property is also adjacent to vacant, wooded land that forms a natural barrier on the west end. The Property is bounded by Highway 65 on its east end, with vacant land occupying space across Highway 65. Thus, the Property is not surrounded by many established, intensive uses and the proposed PUD perimeter accounts for the commercial use across 181st Ave NE.

Landscaping within and along the Project will exceed code standards during all seasons. Full landscape plans will be provided and developed in concert with the final development plans, but the development team is supportive of expanded landscaping areas to improve the aesthetics of the Property.

III. The Application complies with the purpose and intent of the PUD ordinance and meets the decision criteria outlined in Section 65-2 of the Zoning Ordinance.

The City's PUD ordinance identifies the "provision of a variety of housing types in accordance with the city's housing goals" as a public benefit to the surrounding neighborhood and the City as a whole that is intended to be derived from approval of a PUD. The Project achieves that public benefit by providing expanding affordable housing options that align with the city's affordable housing goals.

A. The Project is consistent with the Comprehensive Plan.

The Plan guides the Property as medium density residential. The Plan describes such land use as follows:

Within this category, the predominant housing types will be townhomes and lower density multifamily housing. Single family detached homes may be considered where conditions favor this style of development. It is expected that some housing under this land use category will meet the housing affordability needs of families, couples, seniors and other residents who choose to live in this community and either cannot or would not prefer to live in single family homes. This land use promotes housing affordability for households living at 51-80% AMI. Secondary public, cultural, and institutional uses that support the neighborhood are encouraged.

Within the medium density residential designation, the City permits townhomes and multifamily housing with densities between 4.0 and 12.0 units per acre. The proposed Site Plan is thus consistent with the density required by the Plan. Moreover, the medium density residential designation specifically prioritizes housing affordability for households living at 51-80% Area Medium Income (“AMI”). The additional home sites proposed in the Site Plan would primarily serve such households.

The Property is within the City’s 2030 Metropolitan Urban Service Areas designation. Property within the City’s 2030 MUSA may be subdivided at densities allowed by the corresponding land use category, but will be required to connect to utilities by 2030 as a condition of subdivision, unless the City provides for development flexibility or an exception applies. Continental Communities is committed to discussing and finalizing a development agreement that addresses the expansion of public utilities and services. We believe pursuing a phased approach to public utility connection would be beneficial by lessening the impact of connection on the affordability of additional units, while also ensuring future activation of public utility capability on a defined timeline. As stated above, Continental Communities is dedicated to exploring an agreeable solution.

Lastly, the Plan identifies the following existing housing needs: (1) homes in the City, compared to other Anoka County communities, are less affordable to homebuyers and renters; (2) 15% of the City’s households are cost-burdened;² (3) the housing stock in the City is aging; and (4) the City’s population is becoming older and more diverse. The Project will serve all of the above needs by providing new, expanded and affordable manufactured homes that will be attractive to a diverse population.

B. The Project complies with standards and criteria of the zoning ordinance and subdivision regulations

The goal of this concept plan PUD is to establish new parameters for existing and future homesites within the Park with modified setbacks to accommodate existing lots as well as future lots as more fully described in Section III I of this narrative. Both the R-2 and B-3 zoning districts are consistent with more intense uses as currently present on the Property. The use of the PUD District here allows for the ongoing use of the Park subject to clear conditions of approval and limited expansion.

² Cost-burdened households are households where housing costs account for over 30% of household income.

C. The Project is designed to form a desirable and unified environment in terms of relationship of structures, patterns of circulation, visual character, and sufficiency of drainage and utilities

The Project includes the addition of 33 new manufactured home sites, 20 of which are located on the Highway 65 side of the Property and which meet the Minnesota Department of Transportation minimum required setback from the public right of way. 13 of the manufactured home sites will be located on the northwest end of the Property. All 33 additional manufactured home sites are designed to blend in to the existing sites to create a desirable and unified environment. Access to the additional sites will be provided by expanding and connecting streets located within the development. For example, Maplewood Dr. NE will connect to a new frontage street that will run alongside Highway 65. Village Green Dr. NE will connect to a new street that provides access to 10 of the additional sites located on Tract 4 and another new street that will provide access to the 13 proposed sites located on the north end of the Property. The infrastructure improvements proposed to connect the new sites will improve circulation and visual character within the Property.

D. The Project is compatible with present and planned uses in the surrounding area

The perimeter properties are compatible with the proposed PUD. To the north is vacant land zoned as R-2 – Single Family & Townhome, with property lying further north zoned as B-3 – Highway Business. The land lying north of the Property is guided as mixed district in the future, which remains compatible with the medium density residential use of the Property. To the east, the site borders Highway 65, a major public right of way running through the City. However, there are no planned access points along Highway 65, as the Property will continue to be accessed via 181st Avenue NE. Immediately to the west is wooded, vacant land that is guided as medium density residential, and further west, low/medium density residential in the future. There are single family housing uses further west along 181st Avenue NE, which the Project is also compatible with.

In sum, the immediate land surrounding the Property is designated for residential use in the future, with land located further north guided as mixed district. Thus, the Project, which will expand affordable housing in an area designated as medium density residential, is compatible with existing uses and planned uses in the surrounding area. Bringing more residents to the area will also positively impact planned highway business uses both northwest and east (across Highway 65) of the Property.

E. The Project will not negatively impact the health, safety, and general welfare of the occupants of the surrounding area

The proposed PUD will have no negative impact on the surrounding area. The Property is located on the southern edge of the City's limits along 181st Avenue NE. There is an adjacent commercial strip mall supporting a variety of products and services, including food, travel, insurance, and legal located across 181st Avenue NE that is located in the Ham Lake city limits outside of the City's zoning authority. The Property is also adjacent to vacant, wooded land that forms a natural barrier on the west end. The Property is bounded by Highway 65 on its east end, with vacant land occupying space across Highway 65 and directly north of the Property. Thus, the Property is not surrounded by many established uses and the proposed PUD perimeter mostly butts up against

vacant land or public right-of-way (i.e., Highway 65 and 181st Avenue NE). There will be no discernible negative impact on surrounding areas.

F. The Project will not burden nearby parks, schools, streets, and other public facilities and utilities

There is no evidence that the Project will have an undue or adverse impact on parks, schools, streets and utilities. Without expansion, the Property has 358 parking spaces to serve 178 home sites which meets City Code parking requirements of 2 spaces per manufactured home. The Project contemplates adding 33 additional homes sites, which would necessitate a total need of 66 additional parking spaces to serve those sites. The Site Plan accounts for 66 additional parking spaces to serve the expanded sites. Parking is accommodated on the Property.

The site has access to public right-of-way at 181st Ave NE. and there is a pedestrian walkway at the corner of 181st AVE NE and Highway 65 that connects to the site. 181st Ave NE does not see heavy traffic, and the proposed PUD is designed to have minimal impacts on congestion as the expanded sites will be served by additional streets and proper circulation within the Property. Education in the City is provided by the Forest Lake Area and St. Francis school districts, neither of which are located within the immediate vicinity of the Property but within reasonable distance for transportation purposes.

G. The Project will be appropriately phased to ensure construction and operation is feasible without depending on any subsequent phase

The development team commits to working with the City and its staff to mitigate construction impacts to surrounding areas. The fact that there are not many established uses within the City's zoning jurisdiction located in the immediate vicinity should vastly mitigate construction impacts on surrounding areas. Instead, construction of additional sites will mostly affect only the Property itself. The Project will be constructed in one phase, but the development team commits to phase connection to public utilities over time.

H. The Project will not negatively impact environmental quality, property values, scenic views, and preservation of significant natural resources and amenities of surrounding areas

There is no reason to believe creating 33 new homes sites on the Property will negatively impact environmental quality. Stormwater management will be addressed in later development plans to account for additional bituminous surface added by the Project. The Project will preserve natural areas westerly adjacent and will otherwise have no environmental impact.

There are single family residential uses westward of the Property, but there is no evidence that property values have been negatively affected by the Community's existence for over five decades. There is similarly no evidence that expansion at the Community would depreciate home values for nearby landowners. Multiple studies have shown that residential properties adjacent to manufactured home communities appreciate at similar rates to comparable non-adjacent properties.³ Lastly, individuals will own, rather than rent, new manufactured home sites will

³ In a 1993 study conducted by the University of Michigan's College of Architecture and Planning adjacent residential property values showed substantial rates of appreciation similar to the appreciation of comparable non-adjacent properties in all cases reviewed. Another study

contributes to property appreciation. The Project proposes expansion on land already owned by Continental Communities, and thus, there will be no impact on natural resources or amenities in the surrounding area.

I. Exceptions to City ordinance setbacks are justified by the public benefits of the Project

We are seeking approval of the original setbacks the Property has historically complied with. This would result in exceptions to current required setbacks, but the public benefit of expanded affordable housing options, with new more desirable homes, within a sustainable manufactured home park justifies the deviation. Deviation from required setbacks in this case is part of the zoning flexibility of PUDs in the first place, since the PUD will allow improvements and expansion at the Community that conventional zoning otherwise would not.

The proposed setbacks for the Property as part of the PUD are as follows:

- 10 feet from 181st Avenue NE
- 10 feet from the rear of the Property
- 20 feet between manufactured homes

Most importantly, the reality is that neither Continental Communities nor current homeowners are able to purchase new manufactured homes that fit within the existing lot sizes while meeting current setback requirements. The setbacks now observed on the Property are consistent with state manufactured housing standards and have long governed Cedarwood Estates as a legal, nonconforming use. These reduced setbacks—while different from current City Code—have historically allowed the community to operate efficiently and without issue. Preserving them is crucial to the Project's success. By memorializing existing lots with these reduced setbacks, the City enables continued reinvestment in homes, maximizes the number of affordable units that can be retained on site, and avoids unnecessary displacement. Concentrating housing in this manner also preserves surrounding open space and advances broader environmental conservation goals.

IV. Conclusion

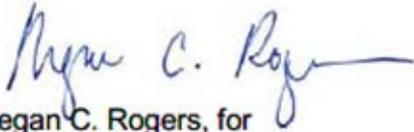
Continental Communities' proposed PUD is consistent with the 2040 Plan, zoning ordinance and the purpose and intent of the PUD ordinance. The use of the PUD framework enables strategic reinvestment in a critical affordable housing location in a way that would not be achievable under conventional zoning. It introduces expanded affordable housing options with little to no impact on surrounding areas. The Project supports a defined City goal to provide diverse, affordable housing options for residents.

completed in 1997 by the East Carolina University Department of Planned similarly concluded that the presence of manufactured home communities had no impact on the property values of adjacent site-built residential properties. For more information, please see <https://www.mhet.com/pdf/MHIUnderstandingMH2015.pdf>

We respectfully request review and feedback of the enclosed Site Plan and the Project proposal overall.

Please do not hesitate to contact me with any questions or if additional information is required.

Sincerely,



Megan C. Rogers, for
Larkin Hoffman

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Email: mrogers@larkinhoffman.com

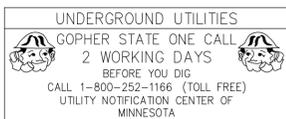
ITEMS CORRESPONDING TO SCHEDULE B-II

- 9. Subject to County Ditch No. 28, Branch 3, Lateral 2, and County Ditch No. 28, Branch 7. (PLOTTED AND SHOWN HEREON)
- 10. Unrecorded United Power Association Cooperative Association Easement as shown on the Anoka County Half Section Map. (PLOTTED AND SHOWN HEREON)
- 11. Subject to 181st Avenue N.E. as laid out and traveled and as shown on available maps. (PLOTTED AND SHOWN HEREON)
- 12. Easement for highway purposes, together with any incidental rights, in favor of the State of Minnesota, as contained in the Final Certificate dated June 12, 1933, recorded June 14, 1933, in Book 140, Page 446, as Document No. 84750. (PLOTTED AND SHOWN HEREON)
- 13. Easement for communications systems purposes, together with any incidental rights, in favor of Northwestern Bell Telephone Company, as contained in the Easement dated July 25, 1950, recorded August 16, 1950, in Book 241 of Miscellaneous Records, Page 462, as Document No. 135962. Defined by Definition of Easement dated May 23, 1989, recorded August 4, 1989, as Document No. 859258. (PLOTTED AND SHOWN HEREON)
- 14. Easement for highway purposes, together with any incidental rights, in favor of the State of Minnesota, as contained in the Final Certificate dated May 14, 1962, recorded September 4, 1962, in Book 563, Page 541, as Document No. 238177. (PLOTTED AND SHOWN HEREON)
- 15. Reservation of minerals and mineral rights to the State of Minnesota to the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 33, Range 23, as reserved in Warranty Deed dated February 11, 1976, recorded February 18, 1976, as Document No. 441036. (NO PLOTTABLE INFORMATION)
- 16. Easement for sanitary sewer line purposes, for the benefit of the subject property, as contained in the Easement Agreement dated August 11, 1977, recorded August 19, 1977, as Document No. 476057. (PLOTTED AND SHOWN HEREON)
- 17. Terms and provisions of easements for roadway and sanitary sewer purposes, for the benefit of the subject property, as contained in the Deeds recorded February 18, 1976 as Document No. 441036 and February 2, 1983 as Document No. 606519 as clarified by Agreement for Relocation of Roadway Easement (explicitly excluding the license) recorded June 29, 2020 as Document No. 2267649.001. (PLOTTED AND SHOWN HEREON)
- 18. Easement for public street, utility and drainage purposes, together with any incidental rights, in favor of the City of East Bethel, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated November 14, 1991, recorded June 14, 1999, as Document No. 1435520. (PLOTTED AND SHOWN HEREON)
- 19. Manufactured Home Park Notice Village Green North recorded January 28, 2005, as Document No. 1972572.018. Affidavit regarding the above notice dated August 6, 2009, recorded August 10, 2009, as Document No. 2009418.001. (NOT SURVEY RELATED)
- 20. Easement for sanitary sewer purposes, together with any incidental rights, in favor of the Metropolitan Council, a Minnesota public corporation and political subdivision, as contained in the Easement dated June 30, 2011, recorded October 24, 2011, as Document No. 2025137.007. Consent to Allow Encroachment onto Sanitary Sewer Easement dated March 9, 2018, recorded March 16, 2018, as Document No. 2195023.001. (NOT PLOTTED, EASEMENT FALLS NORTH OF SUBJECT PROPERTY)
- 21. Subject to a reservation as contained in the Quit Claim Deed dated November 26, 2012, recorded December 4, 2012, as Document No. 2044760.001. (PLOTTED AND SHOWN HEREON)
- 22. Easement for street, drainage and utility purposes, together with any incidental rights, in favor of the City of East Bethel, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated November 26, 2012, recorded December 4, 2012, as Document No. 2044760.002. (PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES

- 1. PER TABLE A ITEM 2, 18164 AND 18232 HIGHWAY 65 NE, EAST BETHEL, MN 55011, WAS DISCLOSED IN DOCUMENTS PROVIDED AND OBSERVED AS POSTED AT THE TIME OF THE SURVEY.
- 2. PER TABLE A ITEM 4, PROPERTY CONTAINS 56.36 ACRES, MORE OR LESS (2,454,935 SQ. FT.) OF GROSS LAND AREA.
- 3. PER TABLE A ITEM 9, BASED OFF OF FIELD SURVEY THERE ARE AN ESTIMATED 80 OFF STREET PARKING SPACES WITHIN SUBJECT PROPERTY.
- 4. PER TABLE A ITEM 16, NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 5. PER TABLE A ITEM 17, WE ARE NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY PRESENTLY OR PROPOSED.
- 6. PER THE FIELD SURVEY THERE ARE CURRENTLY 139 MOBILE HOMES ON PADS, AND 35 OPEN MOBILE HOME PADS
- 7. PROPERTY HAS PHYSICAL ACCESS TO AND FROM 181ST AVE NE, A DULY DEDICATED PUBLIC RIGHT-OF-WAY.
- 8. BASED ON OBSERVED EVIDENCE ONLY, THE SITE DOES NOT CONTAIN ANY CEMETERIES OR BURIAL GROUNDS.
- 9. ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ANOKA COUNTY COORDINATE SYSTEM NAD83 2011 ADJUSTMENT.
- 10. ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ANOKA COUNTY WEBSITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.
- 11. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO, UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- 12. THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, OR GORES.

UTILITY NOTES



THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SHOWN BASED ON FIELD LOCATION OF VISIBLE FIXTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED BY VARIOUS SOURCES. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT, BUT THEIR ACCURACY OR COMPLETENESS IS NOT GUARANTEED. THEREFORE THE CONTRACTOR IS URGED TO PROCEED WITH CAUTION. FOLLOW THE PROCEDURE FOR CONTACTING THE UTILITY PROTECTION SERVICE PRIOR TO COMMENCING CONSTRUCTION, AND FIELD VERIFY FOR ACCURACY. LOCATION AND CONDITIONS. OTHER UNDERGROUND UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. PLEASE VERIFY ALL UTILITIES CRITICAL TO CONSTRUCTION OR DESIGN.

LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		TRAFFIC SIGNAL BOX		SANITARY MANHOLE
	LIGHT POLE		SIGNAL LIGHT POLE		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT		GAS MANHOLE
	ELECTRIC MANHOLE		VAULT		GAS VALVE
	ELECTRIC METER		SIGN (AS NOTED)		GAS METER
	ELECTRIC VAULT		TOWER		HANDICAPPED PARKING
	TRANSFORMER		MONITORING WELL		MITERED END SECTION
	AIR CONDITIONER UNIT		FLAG POLE		MANHOLE (UNKNOWN)
	TELEPHONE MANHOLE		WATER VALVE		BENCHMARK
	TELEPHONE PEDESTAL		FIRE HYDRANT	(R) RECORD	
	CABLE BOX		SIAMESE FIRE HYDRANT	(M) MEASURED	
	STORM DRAIN MANHOLE		WATER MANHOLE	(C) CALCULATED	
	STORM DRAIN INLET		BACKFLOW PREVENTER	(P) PLAT	
	STORM PIPE		WATER METER	PG PAGE	
	FOUND IRON (AS NOTED)		WELL HEAD	O.R. OFFICIAL RECORDS	
	SET 5/8" IRON ROD & CAP #57070, UNLESS OTHERWISE NOTED		POINT OF ACCESS	P.B. PLAT BOOK	
	OH OVERHEAD WIRES				

AS-SURVEYED DESCRIPTION

AS-SURVEYED DESCRIPTIONS FOR INFORMATIONAL PURPOSES ONLY:

TRACT 2:
That part of the SE1/4-SW1/4, Section 32, Township 33, Range 23 described as follows:
Commencing at the Southeast corner of said SE1/4-SW1/4; thence on an assumed bearing of North 89 degrees 50 minutes 07 seconds West along the South line of said SE1/4-SW1/4 a distance of 131.41 feet to the Point of Beginning of the land hereinafter described; thence continuing along last said line North 89 degrees 50 minutes 07 seconds West, 726.00 feet; thence North 04 degrees 26 minutes 14 seconds West, 600.00 feet; thence North 89 degrees 50 minutes 07 seconds West, 540.92 feet to the West line of said SE1/4-SW1/4; thence North 04 degrees 34 minutes 12 seconds West along last said line, 718.92 feet to the North line of said SE1/4-SW1/4; thence South 89 degrees 38 minutes 51 seconds East along last said line, 716.65 feet; thence South 04 degrees 26 minutes 14 seconds West, 376.42 feet; thence South 89 degrees 50 minutes 07 seconds East, 484.35 to the Westerly Right of Way line of State Trunk Highway No. 65; thence South 05 degrees 26 minutes 48 seconds East along last said line, 299.03 feet; thence South 85 degrees 33 minutes 27 seconds West along last said line, 18.01 feet; thence South 04 degrees 26 minutes 33 seconds East along last said line, 487.74 feet; thence Southerly along a tangential curve concave to the East having a length of 152.17 feet, radius of 11205.81 feet, and central angle of 00 degrees 46 minutes 41 seconds to the Point of Beginning.

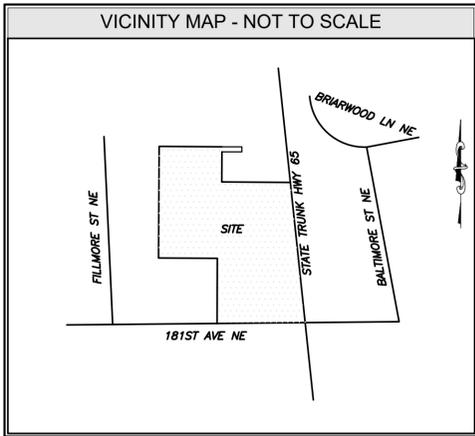
TRACT 3:
That part of the NW1/4-SW1/4, Section 32, Township 33, Range 23 described as follows:
Beginning at the Southwest corner of said NW1/4-SW1/4; thence on an assumed bearing of North 04 degrees 42 minutes 02 seconds West along the West line of said NW1/4-SW1/4 a distance of 1013.68 feet; thence South 89 degrees 27 minutes 38 seconds East, 1057.76 feet; thence South 04 degrees 34 minutes 09 seconds East, 712.92 feet; thence South 89 degrees 38 minutes 51 seconds East, 58.00 feet; thence South 04 degrees 34 minutes 09 seconds East, 297.10 feet to the South line of said NW1/4-SW1/4; thence North 89 degrees 38 minutes 51 seconds West along last said line a distance of 1113.13 feet to the Point of Beginning.

TRACT 4:
That part of the SE1/4-SW1/4, Section 32, Township 33, Range 23 described as follows:
Commencing at the Southeast corner of said SE1/4-SW1/4; thence on an assumed bearing of North 04 degrees 26 minutes 14 seconds West along the East line of said SE1/4-SW1/4 a distance of 940.00 feet; thence North 89 degrees 50 minutes 07 seconds West, 117.65 feet to the Westerly Right of Way line of State Trunk Highway No. 65 and also being the Point of Beginning; thence North 89 degrees 50 minutes 07 seconds West 484.35 feet; thence North 04 degrees 26 minutes 14 seconds West, 376.42 feet to the North line of said SE1/4-SW1/4; thence South 89 degrees 38 minutes 51 seconds East along last said line a distance of 477.84 feet to said Westerly Right of way; thence South 05 degrees 26 minutes 48 seconds East along said Right of Way, 375.44 feet to the Point of Beginning

SEE SHEET 2 OF 2 FOR DRAWING

SIGNIFICANT OBSERVATIONS

- A** SHED CROSSES PROPERTY LINE
- B** BUILDINGS AND SHEDS CROSS OVER R-2 ZONE SETBACK LINES



ZONING INFORMATION

Source of Information: ARMADA ANALYTICS			
Prepared For: CAPITAL ONE, N.A. AND FREDDIE MAC			
Address: 18164 HIGHWAY 65 NORTHEAST, EAST BETHEL, MN 55011			
JOB NO.: 245563		DATED: OCTOBER 7, 2021	
Zoning District(s): R-2, SINGLE-FAMILY AND TOWNHOUSE RESIDENTIAL; B-3 HIGHWAY COMMERCIAL			
Building Setback Requirements			
	Required	Required	Notes
Front	30'	40'	
Interior Side	10'	10'	
Rear	25'	60'	
Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	N/A	356	See Zoning Report for Parking Formula
Handicapped Spaces	N/A	N/A	
Total Parking Spaces	N/A	356	
Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	20' (2 Stories)	30' (3 Stories)	
Bulk Restrictions			
	Required	Required	Notes
Building Coverage (max.)	50%	80%	

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X & ZONE A OF THE FLOOD INSURANCE RATE MAP, NUMBER 27003C0215E, EFFECTIVE ON 12/16/2015. PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
09/30/2021	FIRST DRAFT	10/28/2021	CLIENT COMMENTS
10/05/2021	NETWORK COMMENTS	11/01/2021	CLIENT COMMENTS
10/06/2021	CLIENT COMMENTS	11/05/2021	CLIENT COMMENTS
10/11/2021	REVISED TITLE	11/10/2021	CLIENT COMMENTS
10/13/2021	CERT PARTIES		
FIELD WORK: 09/28/2021	DRAFTED: 09/30/2021	CHECKED BY: KJK	FB & PG:

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

Real property in the City of Cedar, County of Anoka, State of Minnesota, described as follows:

Tract 1:
That part of Outlot A, T & G FIRST ADDITION, Anoka County, Minnesota described as commencing at the Southeast corner of said Outlot A; thence North 89 degrees 38 minutes 51 seconds West, assumed bearing, along the South line of said Outlot A a distance of 545.94 feet to the point of beginning; thence North 05 degrees 43 minutes 50 seconds West 147.04 feet; thence North 02 degrees 01 minutes 23 seconds West 65.15 feet; thence North 86 degrees 01 minutes 51 seconds West 675.23 feet to the West line of the Northeast Quarter of the Southwest Quarter of Section 32, Township 33, Range 23, Anoka County, Minnesota; thence South 04 degrees 34 minutes 09 seconds East along said West line 255.44 feet to said South line of Outlot A; thence South 89 degrees 38 minutes 51 seconds East along said South line 672.92 feet to the point of beginning.

Tract 2:
That part of the Southeast Quarter of the Southwest Quarter of said Section 32, Township 33, Range 23, described as follows:
Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 32; thence Westerly along the South line of said Section to a point which is 50 feet West of the East line of said Southwest Quarter of the Southwest Quarter as measured at right angles thereto; thence continue Westerly on said South line a distance of 726 feet; thence North and parallel to the East line of said Southeast Quarter of the Southwest Quarter a distance of 600 feet; thence West and parallel to the South line of said Southeast Quarter of the Southwest Quarter to the West line of said Southeast Quarter of the Southwest Quarter; thence North on said West line to the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence East on the North line of said Southeast Quarter of the Southwest Quarter to a point which is 602 feet West of the East line of said Southeast Quarter of the Southwest Quarter as measured parallel to the South line of said Southeast Quarter of the Southwest Quarter; thence Southerly on a line parallel to the East line of said Southeast Quarter of the Southwest Quarter and to a point which is 940 feet North of the South line of said Southeast Quarter of the Southwest Quarter as measured parallel to the East line of said Southeast Quarter of the Southwest Quarter; thence East and parallel to the South line of said Southeast Quarter of the Southwest Quarter and to the East line thereof; thence South on the East line of said Southeast Quarter of the Southwest Quarter to the point of beginning. Except part located within the right-of-way of State Trunk highway No. 65.

Tract 3:
The Northwest Quarter of the Southwest Quarter of Section 32, Township 33, Range 23, except the North 308.64 feet of the Northwest Quarter of the Southwest Quarter of Section 32, Township 33, Range 23 in Anoka County, Minnesota, and except all of the East 263 feet of said Northwest Quarter of the Southwest Quarter except the North 308.64 feet thereof except from said exception the West 57.79 feet of the East 263 feet of the South 296 feet of said Northwest Quarter of the Southwest Quarter.

Tract 4:
That part of the Southeast Quarter of the Southwest Quarter, Section 32, Township 33, Range 23, Anoka County, Minnesota, described as follows:
Beginning at a point on the East line of the said Southeast Quarter of the Southwest Quarter 940 feet North of the Southeast corner thereof; thence West parallel with the South line of said Southeast Quarter of the Southwest Quarter a distance of 602 feet; thence North on a line parallel with the East line of said Southeast Quarter of the Southwest Quarter to the North line of said Southeast Quarter of the Southwest Quarter; thence East on said North line to the said East line; thence South along said East line to the point of beginning; except that part which lies Easterly of a line run parallel with and distant 225 feet Westerly of the following described line:
Beginning at a point on the South line of said Section 32, distant 125.1 feet East of the South quarter corner thereof; thence run Northerly at an angle of 84 degrees 16 minutes with said South Section line (when measured from West to North) for 1500 feet and there terminating.

Tract 5:
Non-exclusive roadway access and sanitary sewer easements as granted, limited and defined in Deeds recorded February 19, 1976 as Document No. 441036 and February 2, 1983 as Document No. 606519 as clarified by Agreement for Relocation of Roadway Easement (explicitly excluding the license) recorded June 29, 2020 as Document No. 2267649.001.

(Abstract property)

Tract 5:
Non-exclusive roadway access and sanitary sewer easements as granted, limited and defined in Deeds recorded February 18, 1976 as Document No. 441036 and February 2, 1983 as Document No. 606519 as clarified by Agreement for Relocation of Roadway Easement (explicitly excluding the license) recorded June 29, 2020 as Document No. 2267649.001.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1083697-CH2, DATED AUGUST 20, 2021.

ALTA/NSPS LAND TITLE SURVEY

for
Village Green North
NV5 Project No. 202104933-001
18164 Highway 65 Northeast, East Bethel, MN

BASED UPON TITLE COMMITMENT NO. NCS-1083697-CH2 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF 08/20/21

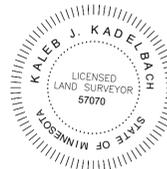
Surveyor's Certification

To: Village Green MHC LLC, First American Title Insurance Company, Capital One, National Association; Federal Home Loan Mortgage Corporation and its successors and/or assigns; Continental Acquisition Corporation, an Illinois corporation; and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on 9/28/2021

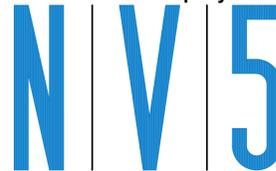
KALEB KADELBACH
REGISTRATION NO. 57070
IN THE STATE OF MINNESOTA
DATE OF FIELD SURVEY: SEPTEMBER 28, 2021
DATE OF LAST REVISION: NOVEMBER 10, 2021
NV5 NETWORK PROJECT NO. 202104933-001 RRF

11/16/2021
DATE



SHEET 1 OF 3

Bock & Clark Corporation
an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com mayhelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



EXCEPTION

Now or Formerly:
METROPOLITAN COUNCIL
Tax Id. 32-33-23-32-0003

S89° 27' 38"E
1057.76

③ COUNTRY DITCH NO. 28
BRANCH 2, LATERAL 2

Now or Formerly:
JAMES & MARGOT RASMUSSEN
Tax Id. 32-33-23-32-0011

⑩ POSSIBLE UNITED POWER ASSOCIATION COOPERATIVE
ASSOCIATION EASEMENT PER HALF SECTION MAP

N04° 42' 02"W
1013.68

Now or Formerly:
JEFFREY & KIMBERLY CONSALES
Tax Id. 32-33-23-41-0010

⑦ ACCESS EASEMENT AS REF DOCUMENT
NO. 2287648.001 (TRACT 5)

⑧ APPROXIMATE AS TRAVELED CENTERLINE

BH=18±

Now or Formerly:
T & G LAND INC
Tax Id. 32-33-23-31-0008

S04° 34' 09"E
712.92

EXCEPTION

⑨ COUNTRY DITCH NO. 28
BRANCH 7

Now or Formerly:
T & G LAND INC
Tax Id. 32-33-23-31-0008

S04° 34' 09"E
297.10

SW COR OF NW1/4-SW1/4

N89° 38' 51"W
1113.13

Now or Formerly:
DAVID & JENNIFER
Tax Id. 32-33-23-33-0010

Now or Formerly:
JOHNNIE & LUANNA COOARTY
Tax Id. 32-33-23-33-0011

Now or Formerly:
JAMES & MARGOT RASMUSSEN
Tax Id. 32-33-23-33-0012

Now or Formerly:
BERRY & KIM RILEY
Tax Id. 32-33-23-33-0013

Now or Formerly:
JAMES & MARGOT RASMUSSEN
Tax Id. 32-33-23-33-0014

Now or Formerly:
GARY & MARY ZIMMERMAN
Tax Id. 32-33-23-33-0015

LINDEN PL NE

TRAILER

W. LINE OF SE1/4-SW1/4



SCALE : 1" = 80'
0' 40' 80' 160'

SHEET 3 OF 3

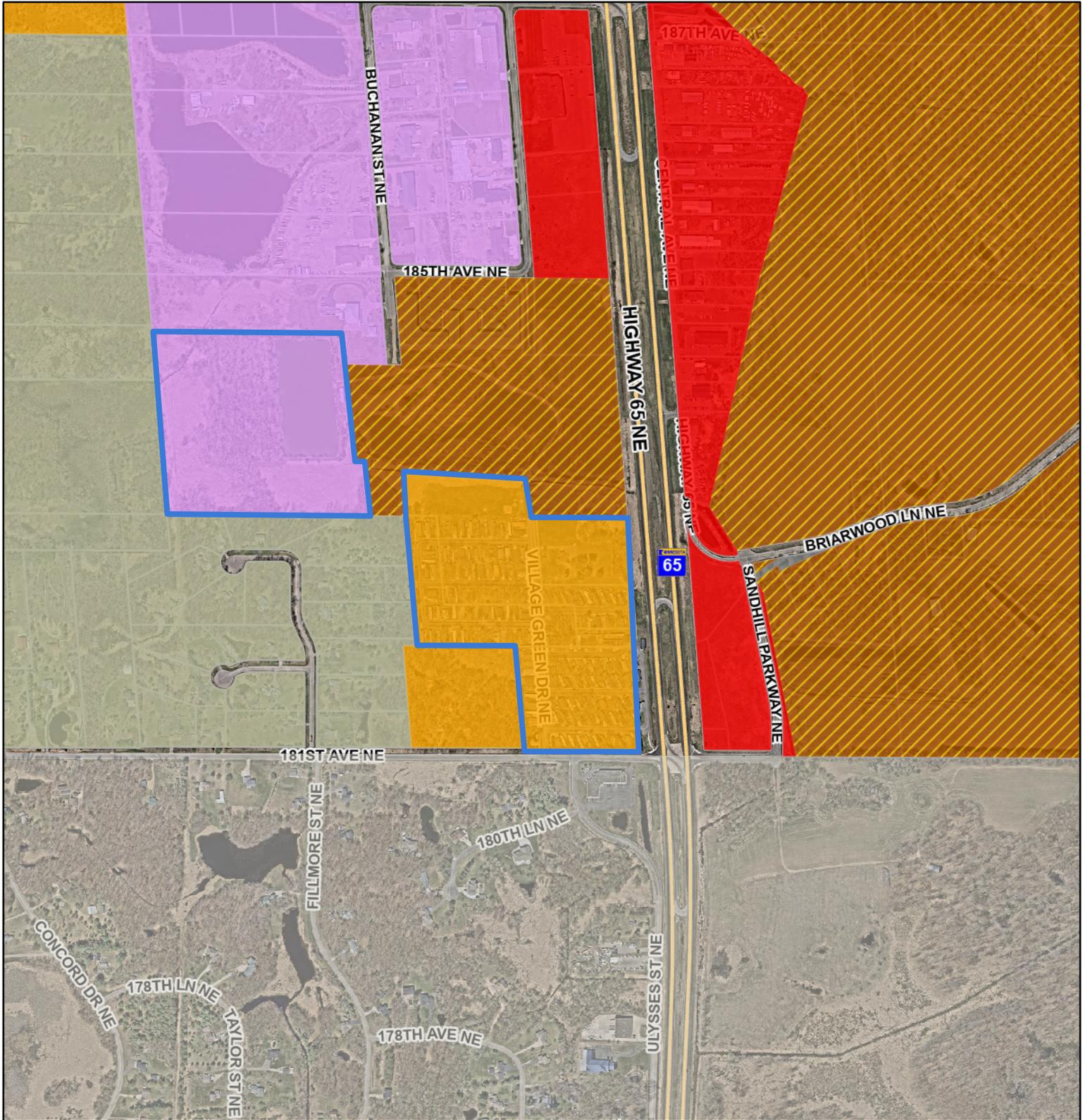
Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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Future Land Use- Cedarwood Concept



Landuse

Future Land Use

- AGRICULTURAL
- RURAL RESIDENTIAL
- COON LAKE
- LOW DENSITY RES
- HIGH DENSITY RES

- MEDIUM DENSITY RES
- MIXED USE
- FUTURE GROWTH AREA
- LIGHT INDUSTRIAL
- MED INDUSTRIAL
- LIMITED BUSINESS
- COMMERCIAL

- PARK/NAT. AREA
- PUBLIC
- ROW
- Parcels
- City Mask

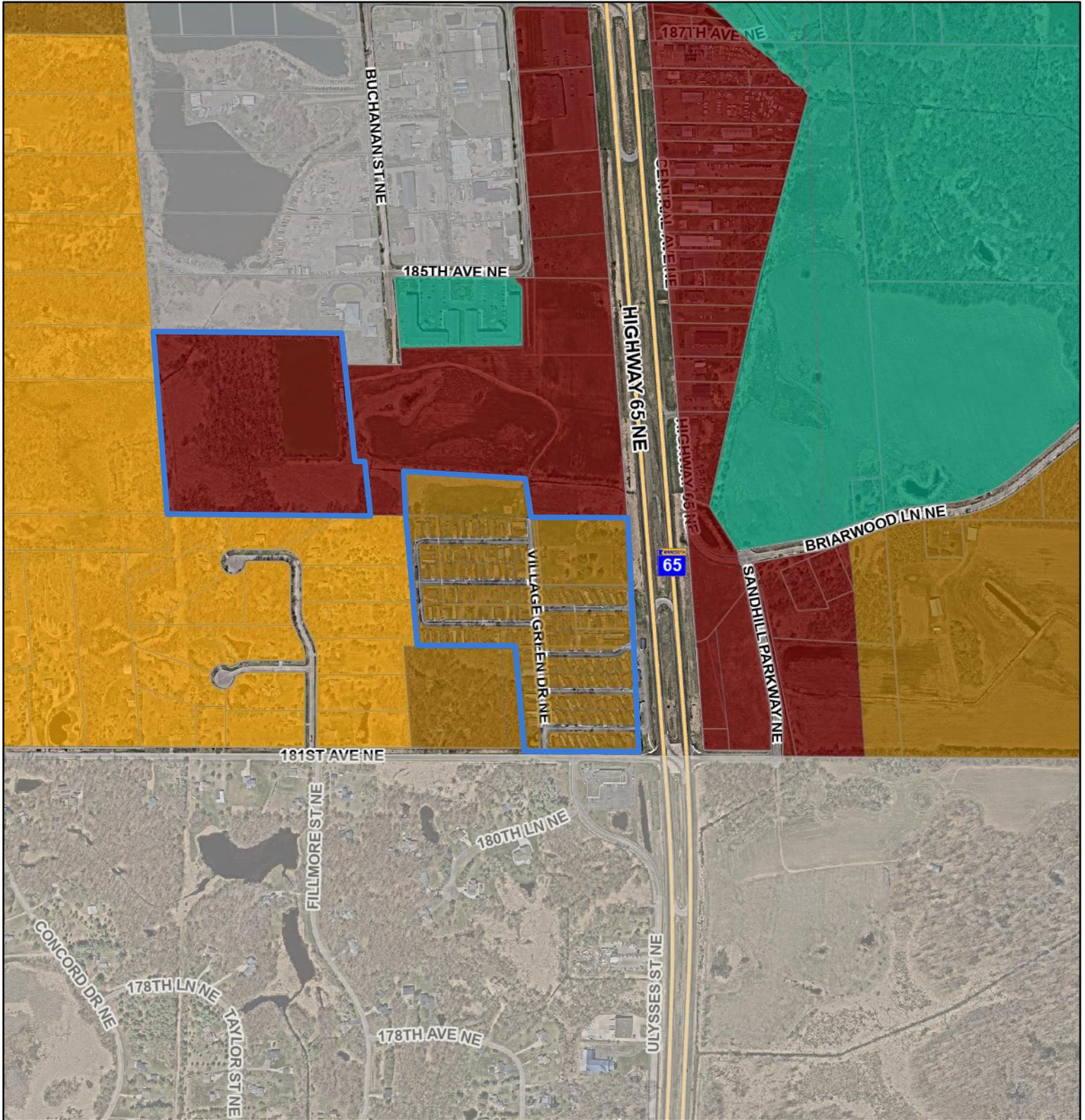
1 inch equals 1,054 feet



December 17, 2025
Map Powered By DataLink



Zoning- Cedarwood Concept



Current Zoning

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

1 inch equals 1,054 feet



December 17, 2025
Map Powered By DataLink



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



Meeting Date: December 23, 2025

Agenda Item Number: 7

Agenda Item: PUBLIC HEARING – A Concept Plan Review for “Friday Stables Estates,” a 17-lot subdivision/planned unit development (PUD) located at 18215 Greenbrook Drive (PID 33-33-23-44-0003) (City File 25-037)

Request: Informally advise the developer on any adjustments to the plan prior to the submission of a Preliminary and Final Plat application.

Review Deadline: January 18, 2026

Background/Context

The City received an application from Todd Christenson, on behalf of MC Land Holdings, LLC, for a Concept Plan Review of a 17-lot subdivision/PUD located at 18215 Greenbrook Drive (PID 33-33-23-44-0003). A Concept Plan Review allows the public, the Planning Commission, and the City Council to provide feedback on proposed subdivisions in East Bethel.

The property is guided Rural Residential and zoned RR– Rural Residential. The properties to the north, east and west are guided and zoned the same. The property to the south is located in the city of Ham Lake and guided and zoned similarly.

Analysis

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

Density

This property is a vacant 21.18-acre parcel. The sketch plan shows 17 lots ranging between 1 and 1.5 acres in size. These lots do not meet the 2-acre minimum lot size and required 200 ft. minimum width at the right-of-way setback line required by the RR district.

The Comprehensive Plan permits development at an average density of 1 unit per 10 acres of land for areas designated Rural Residential. The Comprehensive Plan would allow two lots on this parcel. The proposed subdivision has a density of 1 unit per 1.25 acres. This is a higher density than permitted by the Comprehensive Plan, therefore this subdivision proposal is inconsistent with the Comprehensive Plan.

The Zoning Ordinance sets a minimum lot size of 2 acres at a density of 1 unit for 2.5 acres, which would allow 8 lots. State law requires the City comply with the density standard established within the Comprehensive Plan of 1 unit per 10 acres. Staff has found that the City has erroneously approved subdivisions with densities higher than those established by the Comprehensive Plan. Staff is prioritizing updating the Code to reflect the requirements outlined in the Comprehensive Plan and avoid further confusion on these standards and bring both into agreement with one another.

If the City were supportive of rural development in excess of one unit per 10 acres, the City should not exceed one unit per 2.5 acres as allowed in the RR district. Staff is not aware of any recent developments in the RR district that have exceeded the density requirements.

Access

The concept plan shows a new street off 183rd Ave. NE and ends in a cul-de-sac. The cul-de-sac exceeds the maximum length allowed (500 ft.) from Section 66-164 Subd. B. The cul-de-sac does not meet the dimensional requirements as noted in the City Engineer's memo. The applicant would need to provide a second street connection to comply with the maximum cul-de-sac length.

The residential development to the east has an unimproved right-of-way connection to 181st Lane NE where a street connection could be provided or a new street could connect to Greenbrook Drive (Country Road 68) and make a full intersection with 182nd Avenue NE.

The City Engineer has reviewed the concept and provided comments in Attachment 7. The Public Works Director also reviewed and both agree that the new street needs to either connect to the ROW found to the east on the neighboring plat or to Greenbrook as the existing cul-de-sac exceeds the maximum length allowed. The applicant could apply for a variance to exceed the maximum cul-de-sac length, but it is unlikely that they would meet the three-prong practical difficulties test given that access options are available either to the east or west.

The Anoka County Highway Department (ACHD) has reviewed the application. The ACHD has noted that they would like a northbound turn lane at 183rd Avenue to be constructed with this development and that the ROW show to be provided with the plat is sufficient.

Utilities

This area is outside of the Metropolitan Urban Service Area (MUSA). The lots would be served by individual wells and septic systems.

Wetlands

A Notice of Decision (NOD) was provided for the site that identified a small wetland on the north and another along the southern border of the site. The sketch plan was shared with the City Engineer and no comments were made regarding drainage as this is a concept plan only. The City Engineer did note that a wetland MNRAM will be required to be completed by the applicant.

Development Standards

The narrative requested a rezone to a PUD with "R2-A zoning" and the closest in East Bethel is the R-2 zone. This is not an appropriate zone for the area and is not allowed in this area. State law requires that land be zoned to a district compatible with the land use. In East Bethel, the only compatible zoning district is RR. Therefore, Staff reviewed the site against the current RR- Rural Residential zoning. Flexibility from lot standards (lot size, lot width, etc.) may be requested as part of a PUD but not increased density.

The proposed lots do not comply with the development standards established in Section 42 of the Zoning Ordinance for lots in the RR Zoning District and would need to be revised to comply with the minimum lot area and lot width requirements in the table below:

	Required	Proposed
Lot Area	2 acres, with a density not to exceed 1 unit per 2.5 acres	1 acre minimum, roughly 2 units per 2.5 acres
Lot Width	200 feet at public right-of-way, 200 ft. at front building setback	109 feet to 130 feet (Excluding cul-de-sac)
Minimum Building Area	23,000 sq. ft.	Not provided

Information about setbacks was not provided at this stage, however the requirements for the RR Zoning District are found below:

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

It is unclear if the development would meet all setbacks, however, reducing the number of lots from 17 to 8 to comply with the ordinance requirements for density could allow them to show compliance. The lots on the current plan between the proposed new road and Greenbrook Drive (County Road 68) would not be buildable as shown as they require 100-foot setback on the front and rear and many lots are shown around 200 feet wide—these lots would need to be redesigned.

To make the proposed concept work as presented, the applicant requested a Planned Unit Development (PUD); however, the PUD does not allow an applicant to increase the density of a project beyond what is allowed by the Comprehensive Plan and Zoning Ordinance. The PUD standards in Section 56 of the City Code state that the following standards should be used:

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

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

- 1) Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the normal district would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.*
- 2) The property is adjacent to or across the street from property that has been developed under the provisions of this section and will contribute to the amenities of the neighborhood.*

The land is over 3 acres and does not need to meet requirements 1 and 2 above. Additionally, the project would need to comply with the density standards in the RR zoning district. The project exceeds the allowed density.

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

N/A – This development is not a commercial or industrial site.

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

The plans do not comply. No open space outside of the lots is identified, and the current concept is seeking smaller lot sizes and a higher density that is beyond what would be allowed or considered in this area.

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

The development to the east, Nordin Estates, features numerous homes with lots averaging around 20,000 sq. feet. However, Nordin Estates was approved in 1972 prior to adoption of the existing Comprehensive Plan and Zoning Ordinance. They are legal, non-conforming lots. The other adjacent properties are larger and appear to be approximately 2.5 acres in size.

The applicant is proposing two home types that range from \$500,000 to \$700,000 in price and will also contain covenants on architectural design and rules on each lot. No details were provided with the application.

The City also needs to consider the eight standards for approving a PUD found in Section 56 Subd. 6 at the time of the full application, and these standards are provided below for reference:

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

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

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;

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

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

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

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

G. [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

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

Summary

The concept plan for a 17-lot subdivision/planned unit development (PUD) located at 18215 Greenbrook Drive (PID 33-33-23-44-0003) does not meet the density standards established within the Comprehensive Plan or the Zoning Ordinance and must be denied. Staff recommends this plan to be modified to a large lot rural subdivision of 1 unit per 2.5 acres, to meet the density and minimum lot dimensional standards of the Rural Residential zone. The ordinance requires lots to be a minimum of two acres in size, however, the applicant could request smaller lots as part of a PUD and retain the remainder of the land as an outlot that could be developed in the future when municipal sanitary sewer and water and the land could be developed at urban densities.

Alternatively, the applicant could provide 8 lots that comply with the RR district standards. A compliant plat would simply require a Preliminary Plat and Final Plat.

Requested Action

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

A) Recommend denial

Based on the applicant's submission, the contents of staff report, received public testimony and other evidence available to the Planning Commission, the Planning Commission should recommend denial of the request based on the finding that the development standards have not been met. The Commission should clearly identify findings of fact for denial. A draft resolution with preliminary findings has been provided.

B) 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 request for a concept plan approval for a 17-lot subdivision/planned unit development (PUD) located at 18215 Greenbrook Drive (PID 33-33-23-44-0003). Staff finds that the application cannot meet these standards and has not prepared a draft resolution.

- Staff finds that the ordinance standards have not been met for the concept plan subdivision as shown as it would conflict with the standards in both the Comprehensive Plan and the Zoning Ordinance. This option should only be utilized if the Planning Commission can specifically articulate how this proposal meets the Comprehensive Plan and Zoning Ordinance standards. *Staff does not recommend this option.*

Attachments:

1. Draft Resolution denying Concept Plan
2. Concept Plan dated November 18, 2025
3. Applicant's Narrative
4. Future Land Use Map
5. Zoning Map
6. City Engineer's Memo dated December 16, 2025
7. Rural Residential standards from 2040 Comprehensive Plan

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

RESOLUTION NO. 2025-XX

A RESOLUTION DENYING THE CONCEPT PLAN FOR “FRIDAY STABLES ESTATES” FOR PROPERTY LEGALLY DESCRIBED AS:

All that part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 33, Range 23, which lies East of the Minneapolis Road, so called, crossing said land in a Northerly and Southerly direction, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

WHEREAS, Todd Christenson, on behalf of MC Land Holdings, LLC, applied for a Concept Plan Review of a concept plan for “Friday Stables Estates;” and

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

WHEREAS, the proposed subdivision does not meet the density standards established within the East Bethel Comprehensive Plan, which allows a maximum density of one unit per 10 acres; and

WHEREAS, the proposed subdivision does not meet the density standards established within the RR – Rural Residential District standards, which allows an overall average maximum density of one unit per 2.5 acres; and

WHEREAS, the concept plan shows more than one unit per 10 acres; and

WHEREAS, the concept plan shows 17 lots where a maximum of 8 lots are permitted; and

WHEREAS, the concept plan does not meet the PUD standards to allow the flexibility required to be compliant with the City Code; and

WHEREAS, the concept plan shows a cul-de-sac that exceeds the maximum length allowed to be compliant with the City Code; and

WHEREAS, pursuant to published and mailed notice thereof, the Planning Commission has conducted a public hearing on said plat at the December 23, 2025 meeting; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby denies the concept plan of “Friday Stables Estates.”

Adopted this xx day of January, 2026 by the City Council of the City of East Bethel.

CITY OF EAST BETHEL

ATTEST

Ardie Anderson, Mayor

Matt Look, City Administrator

FRIDAY FARMS ESTATES

CONTACT:

Developer:
MC Land Holdings LLC
6150 202nd Street
Forest Lake, MN 55025
Owner: Mary Christenson

C/O Todd Christenson
todd2414c@aol.com
763-268-9442

COUNTY/CITY:

ANOKA COUNTY
CITY OF EAST BETHEL

REVISIONS:

DATE	REVISION
11-12-25	INITIAL ISSUE

CERTIFICATION:

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

Daniel L. Thurmes
Daniel L. Thurmes Registration Number: 25718
Date: 11-12-25

PROJECT LOCATION:

18215 GREENBROOK DR. NE
PID#33332344003

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURVCD05
PROJECT NO.: CDC2505

CONCEPT PLAN

LEGAL DESCRIPTION:

The following Legal Description is as shown on the Land Title, Inc. as agent for Stewart Title Guaranty Company Title Commitment No. 722690 dated October 23, 2025.

Parcel 1:
All that part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 33, Range 23, which lies East of the Minneapolis Road, so called, crossing said land in a Northerly and Southerly direction, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

(NOTE: OTHER PARCELS LISTED ON THE ABOVE TITLE COMMITMENT ARE NOT SHOWN ON THIS SURVEY.)

EASEMENT NOTES:

The following survey related exceptions appear on the Land Title, Inc. as agent for Stewart Title Guaranty Company Title Commitment No. 722690 dated October 23, 2025.

13. Regulations and restrictions imposed on designated wetlands shown on available maps and plats. (DELINEATED WETLANDS SHOWN ON SURVEY)

POSSIBLE RIGHT OF WAY LINES SHOWN ON SURVEY. SEE R/S NOTE.

AREA:

TOTAL AREA AS SHOWN = 966,043 SQ.FT. / 21.18 ACRES

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27003C0215E HAVING AN EFFECTIVE DATE OF DECEMBER 16TH, 2015.

SURVEY NOTES:

- BEARINGS ARE BASED ON THE ANOKA COUNTY COORDINATE SYSTEM. DATE OF PUBLISHED COORDINATES = SEPTEMBER 1ST, 2015
- UNDERGROUND UTILITIES NOT SHOWN.
- CONTOURS SHOWN PER LIDAR DATA OBTAINED FROM THE DNR MNTOP WEBSITE. NOT FIELD VERIFIED.
- ELEVATIONS BASED ON GPS DERIVED VALUES FOR NAVD 88
- WETLANDS SHOWN PER DELINEATION BY JACOBSON ENVIRONMENTAL DATED 11-1-25. WETLAND MARKERS LOCATED BY CORNERSTONE LAND SURVEYING, INC., DATED 11-3-25.
- WELL AND SEPTIC CLEANOUT SHOWN ON SURVEY.
- BUILDINGS AND DRIVEWAYS SHOWN PER AIR PHOTO.

RIGHT OF WAY NOTE

FOR THE PURPOSE OF THIS SURVEY THE RIGHT OF WAY WIDTH FOR 183RD AVENUE NE HAS BEEN SHOWN TO BE 33 FEET FROM THE SECTION LINE (SAME AS DEDICATED ON THE PLAT OF GREENBROOK RIDGE TO THE NORTH). THE RIGHT OF WAY FOR GREENBROOK DRIVE NE (CO. RD. NO. 68) IS SHOWN TO BE THE A COMBINATION OF FOUND MONUMENTS, PROPOSED R/W AND TRAVELED CENTERLINE. ACTUAL WIDTH OF THE RIGHT OF WAY MAY DEPEND ON USE. THE RIGHT OF WAY LINES SHOWN ARE FOR REFERENCE PURPOSES ONLY.

PROPOSED PUD STANDARDS

MINIMUM LOT AREA = 1 ACRE.
MINIMUM FRONTAGE = 70' ON CUL-DE-SAC

LEGEND:

● FOUND MONUMENT	⚡ FIRE DEPT. CONNECTION	— U— UNDERGROUND ELECTRIC
○ SET 1 1/2" IRON PIPE MARKED R/S NO. 25718	⚡ HYDRANT	— U— UNDERGROUND CABLE TV
Ⓜ CABLE TV PEDESTAL	Ⓜ CURB STOP	— U— UNDERGROUND FIBER OPTIC
Ⓜ AIR CONDITIONER	Ⓜ WATER WELL	— U— UNDERGROUND TELEPHONE
Ⓜ ELECTRIC MANHOLE	Ⓜ WATER MANHOLE	— U— OVERHEAD UTILITY
Ⓜ ELECTRIC METER	Ⓜ WATER METER	— U— UNDERGROUND GAS
Ⓜ ELECTRIC PEDESTAL	Ⓜ POST INDICATOR VALVE	— U— SANITARY SEWER
Ⓜ ELECTRIC TRANSFORMER	Ⓜ WATER VALVE	— U— STORM SEWER
Ⓜ LIGHT POLE	Ⓜ BOLLARD	— U— WATERMAIN
Ⓜ GUY WIRE	Ⓜ FLAG POLE	— U— FENCE
Ⓜ POWER POLE	Ⓜ MAIL BOX	— U— CURB [TYPICAL]
Ⓜ GAS MANHOLE	Ⓜ TRAFFIC SIGN	— U— BITUMINOUS SURFACE
Ⓜ GAS METER	Ⓜ UNKNOWN MANHOLE	
Ⓜ TELEPHONE MANHOLE	Ⓜ SOIL BORING	
Ⓜ TELEPHONE PEDESTAL	Ⓜ TRAFFIC SIGNAL	
Ⓜ SANITARY CLEANOUT	Ⓜ CONIFEROUS TREE	
Ⓜ SANITARY MANHOLE	Ⓜ DECIDUOUS TREE	
Ⓜ CATCH BASIN		
Ⓜ STORM DRAIN		
Ⓜ FLARED END SECTION		
Ⓜ STORM MANHOLE		

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

NORTH



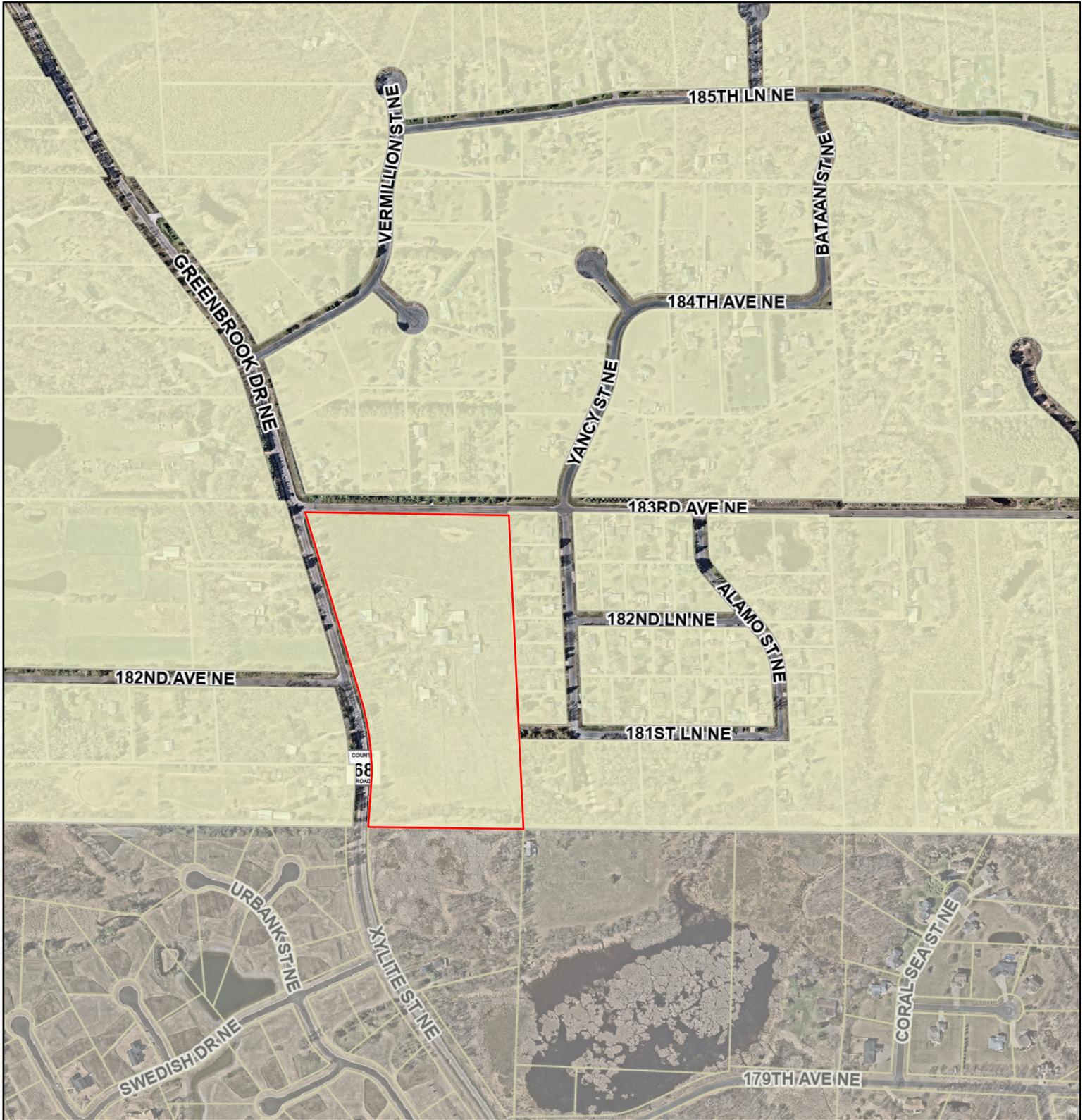
Friday Stables Estates

This property is located on Xylite and 183rd Avenue, it is 21.18 acres. We are proposing 17 lots with a 1-acre minimum lot size. This is a PUD which will require a zoning change to R2-A. The proposed lots will blend with smaller lots to the east by allowing 1 acre lots. These lots will have their own septic and well. Preliminary investigation shows the lots have permeable soil which will provide each lot with two sites for the septic system. The plan does not show any storm water retention for the road. Once the concept is accepted, we will engineer ponds for storm water retention.

We feel the lots will not overshadow the Homes to the east with smaller lots by holding to these lot sizes. The homes will range in price from 500k to 750K. We will have protective covenants and an architectural review of all plans to keep the integrity of the development. Some of the items we will be requiring are as follows:

- Two Story – 2,500 square feet minimum finished square feet above grade.
- Rambler – 1,800 square feet minimum finished above grade.
- 8/12 minimum Roof pitch. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on affront elevations. Vinyl/Metal siding can be utilized on the side and rear elevations. Architectural shingles shall be used on all roofs.
- Yards are to have sod with a minimum of 4 inches of topsoil, yards are to have sod within 30 days of completion of the home.

Future Land Use- Friday Estates



Landuse

Future Land Use

- AGRICULTURAL
- RURAL RESIDENTIAL
- COON LAKE
- LOW DENSITY RES
- HIGH DENSITY RES

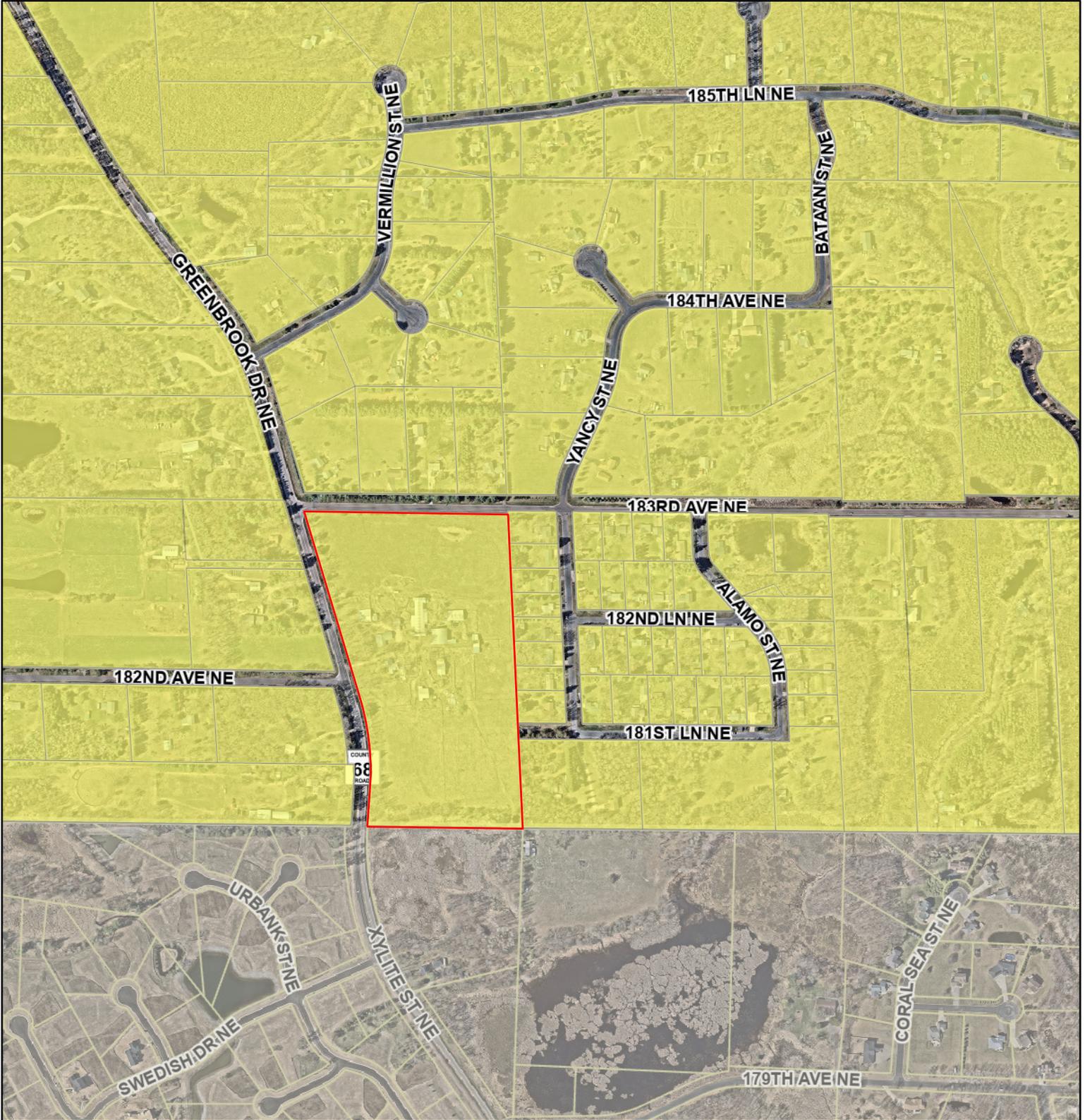
- MEDIUM DENSITY RES
- MIXED USE
- FUTURE GROWTH AREA
- LIGHT INDUSTRIAL
- MED INDUSTRIAL
- LIMITED BUSINESS
- COMMERCIAL

- PARK/NAT. AREA
- PUBLIC
- ROW
- Parcels
- City Mask

1 inch equals 783 feet



Zoning- Friday Estates



Current Zoning

- A - Agriculture
- B-1 - Limited Business
- B-2 - Central Business
- B-3 - Highway Commercial
- I - Light Industrial
- MXU - Mixed Use
- RR - Rural Residential
- R-1 - Single Family Residential

- R-2 - Single Family & Townhome Residential
- CL - Coon Lake
- Public/Institutional
- Park/Open Space
- Natural Area
- ROW
- Water
- Parcels
- City Mask

1 inch equals 783 feet




 December 17, 2025
 Map Powered By DataLink



December 16, 2025

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

RE: Concept Review – Friday Farms Estates

Dear Kendra:

As requested, we have reviewed the Concept Plan for the above referenced plat. We offer the following comments:

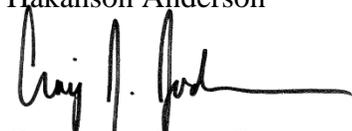
1. Chapter 66 of the City Code and the WMO requires an MNRAM for the onsite wetlands. The MNRAM is also used to determine the wetland buffer width per City Code 66-155-Table 1. Provide the buffers on the final plans.
2. Per Section 66-164 the maximum allowable cul-de-sac length is 500 feet. The proposed cul-de-sac will require a variance from the code for length and right-of-way diameter. The current proposed length is 1,085 feet.

The cul-de-sac design shown on the concept proposes a 60-foot right-of-way and approach of 30 feet. The city's standard cul-de-sac requires a 70-foot right-of-way and approach right-of-way of 60 feet.

3. The existing plat to the east, Nordin Estates, provided a 66-foot right-of-way to connect this property to 181st Lane. The proposed cul-de-sac discussed above could be eliminated if the proposed street is connected to 181st Lane.
4. All radiuses at intersections shall have a rounded right-of-way with a minimum radius of 25 feet.
5. The current lots as proposed do not meet the requirements for street frontage or total lot area.

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

Sincerely,
Hakanson Anderson



Craig J. Jochum, City Engineer

East Bethel 2040 Comprehensive Plan Chapter 3: Land Use Plan

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

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

Rural Residential

East Bethel 2040 Comprehensive Plan Chapter 3: Land Use Plan

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

Coon Lake

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