



# Planning Commission

Tuesday, May 26, 2026

6:30 PM

Elk River City Hall

## Regular Meeting & Work Session Agenda

- Regular meeting in Council Chambers
- Work Session meeting in Council Chambers immediately following regular meeting

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### 1. CALL MEETING TO ORDER

### 2. CONSIDER AGENDA

### 3. CONSIDER MINUTES

#### 3.1 DRAFT Minutes - April 28, 2026

### 4. PUBLIC HEARINGS

An opportunity for the public to express their opinions and raise questions pertaining to the agenda item. All comments become part of the official public record. For this reason, all comments must be made at the podium so they can be heard and recorded. Comments may also be provided in writing. There will not be deliberations, discussions, or answers to questions until the hearing is closed. It is important to be courteous and allow each presenter to comment before adding additional testimony.

#### 4.1 Ordinance Amendment and Conditional Use Permit: Data Center, Michael Margulies - 19178 Industrial Blvd NW

#### 4.2 Conditional Use Permit: Habitat for Humanity build site, ISD 728 - 900 School St NW

#### 4.3 Ordinance Amendment: Oakwater Ridge PUD Standards Related to Signage, Capstone Homes

#### 4.4 Ordinance Amendment: Business Park Zoning, Onyx Strategic Partners

#### 4.5 Ordinance Amendment: Business Park Zone, Lift PT

### 5. GENERAL BUSINESS

Items in which the information is presented by city staff or consultants, then deliberation and action occur. General Business items are not opportunities to receive or provide public input. However, the presiding officer may, at its sole discretion, solicit public feedback.

#### 5.1 Resolution 26-01: Approving the Sale of Public Property to O'Brien Holdings, LLC

### 6. COUNCIL LIAISON UPDATES

### 7. MOTION TO ADJOURN REGULAR MEETING

### 8. WORK SESSION

Work Sessions are less formal meetings to encourage dialog. Official action or votes are not typically taken. At the conclusion of a discussion, a simple consensus provides staff direction for execution of the item. This portion of the agenda is audio recorded but not video recorded or broadcast. Work Sessions are open to the public; however, visitors who wish to provide input must be invited by the presiding officer, assume a seat at the discussion table and provide their full name and address for the official record.

#### 8.1 Concept Review: Subdivision and Commercial Development along Highway 10

9. MOTION TO ADJOURN

**The Elk River Vision**

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*



**Meeting of the Planning Commission  
Held at the Elk River City Hall  
Tuesday, April 28, 2026**

**Members Present:** Chair Perry Beise, Commissioner Eric Johnson, Commissioner Dennis Booth, Commissioner Dornan Bland, Commissioner Anthony Kaba, Commissioner James Lang, Councilmember Jennifer Wagner

**Members Absent:** Commissioner Robert Rydberg

**Staff Present:** Senior Planner Chris Leeseberg and Recording Secretary Katie Porath

**1. CALL MEETING TO ORDER**

Pursuant to due call and notice thereof, the meeting was called to order at 6:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**3. CONSIDER AGENDA**

**Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the agenda. Motion carried 6-0.**

**4. CONSIDER MINUTES**

**Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the following consent items as outlined in their respective staff reports. Motion carried 6-0.**

4.1 DRAFT Minutes - March 24, 2026

**5. PUBLIC HEARINGS**

5.1 Conditional Use Permit: Habitat for Humanity build site, ISD 728 - 900 School St NW

Mr. Leeseberg presented the staff report.

**Moved by Commissioner Johnson and seconded by Commissioner Booth to continue the public hearing to May 26, 2026. Motion carried 6-0.**

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6. GENERAL BUSINESS

There was no general business.

7. COUNCIL LIAISON UPDATES

Councilmember Wagner updated the Commission that the request by Sherburne County to change their land to Business Park zoning was approved at the last council meeting.

8. MOTION TO ADJOURN REGULAR MEETING

**Moved by Commissioner Johnson and seconded by Commissioner Booth to adjourn the meeting. Motion carried 6-0.**

The regular meeting adjourned at 6:32 p.m. Chair Beise called the work session to order at 6:32 p.m.

9. WORK SESSION

9.1 Concept Review: Ordinance Amendment for the Business Park, Lift PT - 11110 Industrial Cir NW

Mr. Leeseberg presented the staff report.

Chair Beise commented that the ordinance currently permits chiropractic as an accessory use.

Commissioner Bland asked why certain items have been removed from the ordinance. Mr. Leeseberg responded that gyms typically ask for taller ceilings.

Commissioner Kaba asked if six spots was sufficient parking. **Kelsey Fransen, applicant, owner of Lift PT**, responded that only one patient is seen at a time and there is limited staff on site, therefore six spots is more than enough.

The Planning Commission was supportive of the concept. Commissioner Johnson commented that staff should look into changing chiropractics as accessory use.

Councilmember Wagner asked if the item needed to also go to the City Council. Mr. Leeseberg will talk to the applicant and explain her options to have a concept review by the City Council or submit an application for an Ordinance Amendment.

10. MOTION TO ADJOURN

**Moved by Commissioner Johnson and seconded by Commissioner Booth to adjourn the meeting. Motion carried 6-0.**

The meeting adjourned at 6:41 a.m.

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Minutes prepared by Katie Porath.

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Perry Beise, Chair

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Justin Dunford, City Clerk



# Request for Action

**To**  
Planning Commission

**Item Number**  
4.1

**Meeting Date**  
May 26, 2026

**Prepared By**  
Zack Carlton, Community Development Director

**Item Description**  
Ordinance Amendment and Conditional Use Permit:  
Data Center, Michael Margulies - 19178 Industrial  
Blvd NW

**Reviewed by**  
Chris Leeseberg

### Action Requested

Open the public hearing, receive public comment, and continue the hearing to June 23, 2026.

### Background/Discussion

The applicant, Michael Margulies, has submitted two land use applications in support of a proposed data center at 19178 Industrial Blvd NW. The property is located within the city's I-I (Light Industrial) zoning district and is approximately 3.23 acres in size. The property includes an existing 62,000 SF industrial building that had been in operation until late last year.

The applicant proposes modifying the existing building to house a data center. Proposed changes include demolishing 5,000 SF of the building to improve the loading dock area and adding cooling equipment along the south-west corner of the building. The data center proposes closed loop cooling, which does not require large volumes of water, but instead uses cooling equipment to keep the computers at a safe operating temperature.

Submitted applications include an ordinance amendment to add data centers as an allowed use within the zoning district and a Conditional Use Permit (CUP), anticipating that the use would require a CUP for zoning approval.

### Ordinance Amendment Application

As data centers are not currently allowed in the I-I zoning district, an ordinance amendment is required. This process gives the city an opportunity to proactively establish development standards for data centers anywhere within the district. Examples of standards that may be included are limiting their size, maximum energy use, cooling system, noise mitigation, and buffering requirements. The city is not required to add data centers as an allowed use, and the amendment process is designed to give our elected and appointed officials an opportunity to review the benefits and challenges before making a final decision.

### Conditional Use Permit Application

The CUP is where the city reviews a specific project for a specific site. The application is reviewed against established standards within the ordinance. As a part of this process, the city can include specific conditions of approval to address potentially negative impacts of a project. These conditions must directly relate to the

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proposed project. With this particular application, city staff and city officials will be reviewing the project against the standards established with the ordinance amendment and the CUP process.

### **Public Hearing**

The city recognizes that data centers have raised important questions and concerns in our region and across the state. The city is seeking input from the public as we review these applications. A public hearing is an important step in this process and staff would like to collect questions and comments from the community to help inform the decision-making process. As data center technology is rapidly changing and can be technical at times, staff will review the feedback alongside the specific details of these applications. On June 23, 2026, the planning commission will review staff's findings and recommendations before making their formal recommendation to the City Council.

### **Financial Impact**

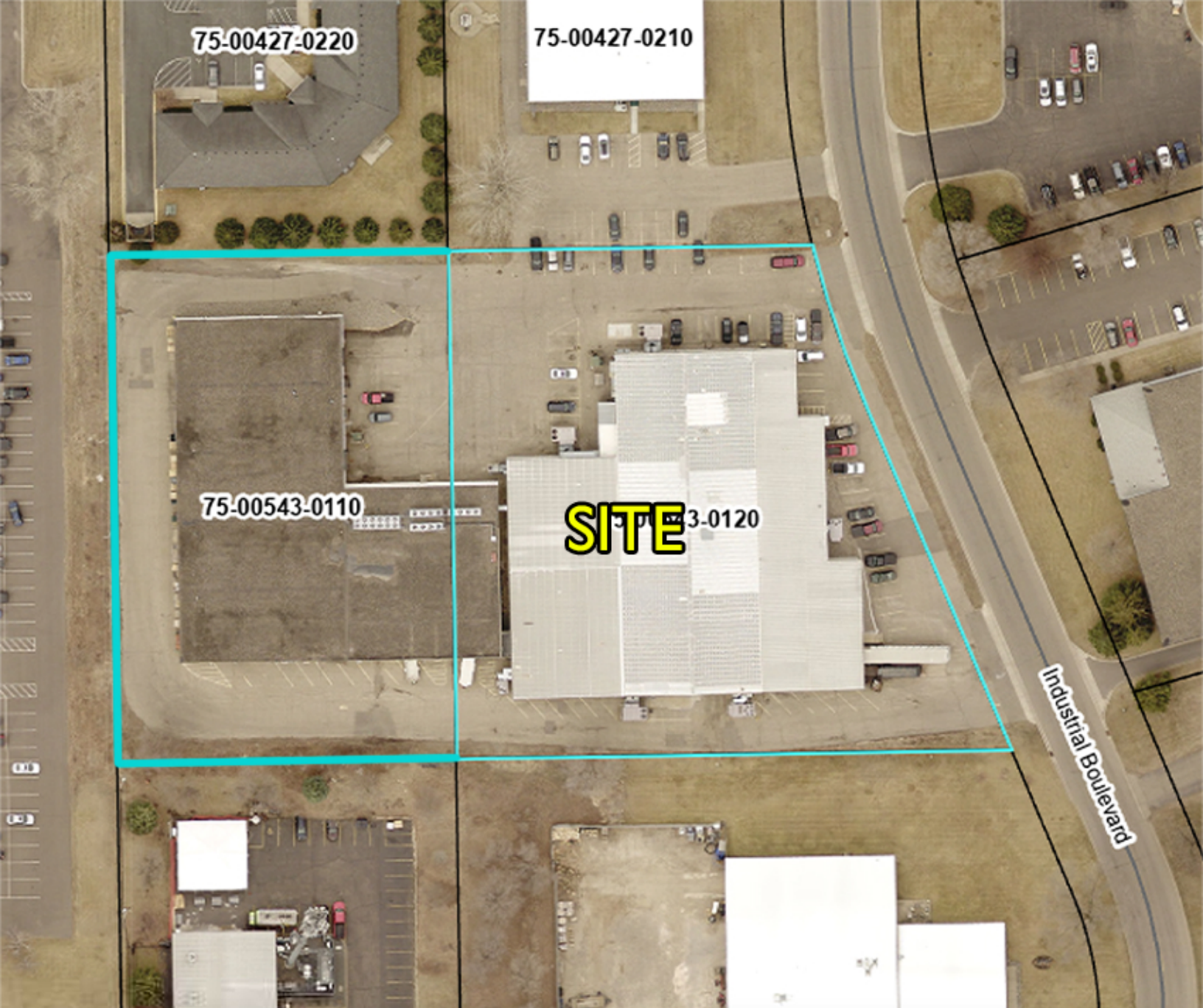
None.

### **Mission/Policy/Goal**

Appropriately govern in an ever-changing environment.

### **Attachments**

1. Location Map
2. Applicant's Narrative
3. Floor plan
4. Site Renderings
5. Presentation
6. Planning Commission, ERMU Data Centers



# Project Location Map

Michael Margulies  
Conditional Use Permit

Case No: CU 26-05



## 19178 Industrial Blvd NW – Conditional Use Permit Narrative

Applicant seeks a Conditional Use Permit under Section 30-651 *et. seq.* of the Elk River City Code to allow 19178 Industrial Blvd NW (the “Property”) to be used as a data center (the “Proposed Use”).

Property Description and Use. The Property is a 3.223 acre parcel of land currently improved with two connected one-story concrete block and metal sided buildings with a total foundation area of 63,190 square feet. The buildings were constructed in phases during the period 1978-1997. The Property is in an entirely industrial area of the City and there are no residential properties located within 500 feet of any boundary of the Property. It has been used for industrial and manufacturing purposes since 1978.

Zoning Status. The Property is currently zoned L-1 (Light Industrial). By separate application, Applicant is seeking to amend the Elk River City Code Section 30-1293(d) to add data center use as a conditional use in the L-1 (Light Industrial) Zoning District.

Exterior Modifications. Applicant does not intend to make any modifications to the exterior modifications to the exterior of the buildings or to the site except to demolish approximately 5,000 square feet of the building to create a more efficient loading dock area.

Proposed Use. The Proposed Use is a 58,000 square foot data center to be leased to one or more data center operators.

Employment. The Proposed Use will create approximately 100 construction jobs during the period of construction for repurposing the building. The construction will take approximately six to nine months. Repurposing construction will commence in Summer, 2026.

Upon commencement of operations, the Proposed Use will employ approximately 40 persons divided among three eight-hour working shifts. It is expected that no shift will have more than ten employees on site.

Parking. The Property currently has 72 parking stalls. City Code does not have a specific parking requirement relative to data centers. City staff suggests that Elk River City Code Section 30-903(11) (Warehouse/Manufacturing) and specifically Section 30-903(11)(a) provides the best guidance for parking for this use.

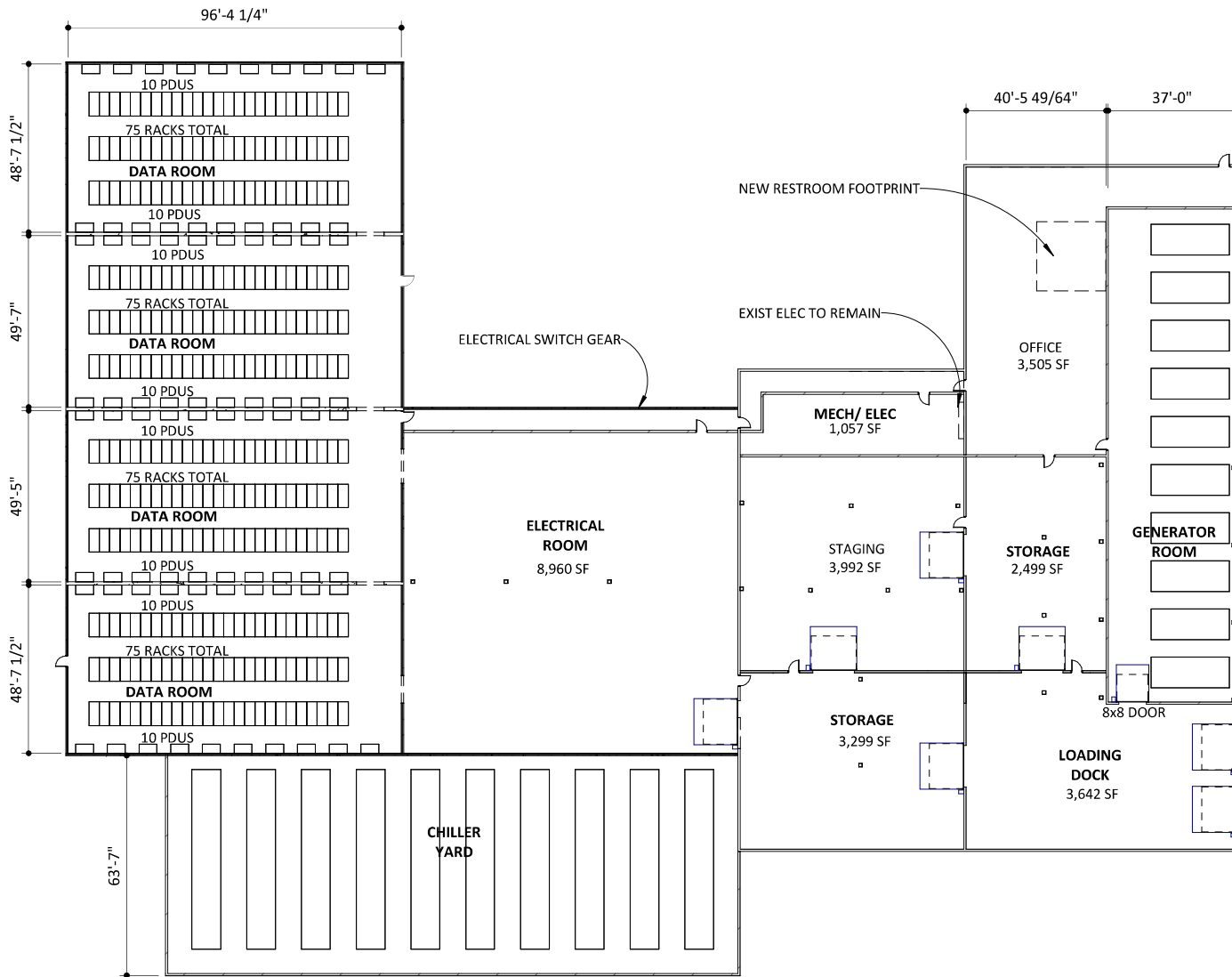
Section 30-903(11)(a) requires the following parking:

*“... one parking space for each two employees on the major shift or one parking space for each 2,000 square feet of floor area, whichever is greater, plus one space for each company motor vehicle when customarily kept on the premises.”*

The likely maximum number of employees during the major shift is 10, thereby requiring 20 parking spaces. Alternatively, assuming approximately 58,900 square feet of floor area, the parking requirement would be 29 spaces. Therefore, current available parking is more than double the required parking.

Satisfaction of Conditional Use Permit Requirements. Elk River City Code Section 30-654 sets forth the standards that must be met in order for a Conditional Use Permit to be issued. The Property and the Proposed Use satisfy all of the required standards. Specifically, the Proposed Use:

1. Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the City;
2. Is consistent with the Elk River Comprehensive Plan;
3. Will not impede the normal and orderly development and improvement of surrounding vacant property;
4. Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares;
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations;
6. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and
7. Will fully comply with all other requirements of this Code, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the city



1  
A1

# FIRST LEVEL FLOOR PLAN

1/32" = 1'-0"



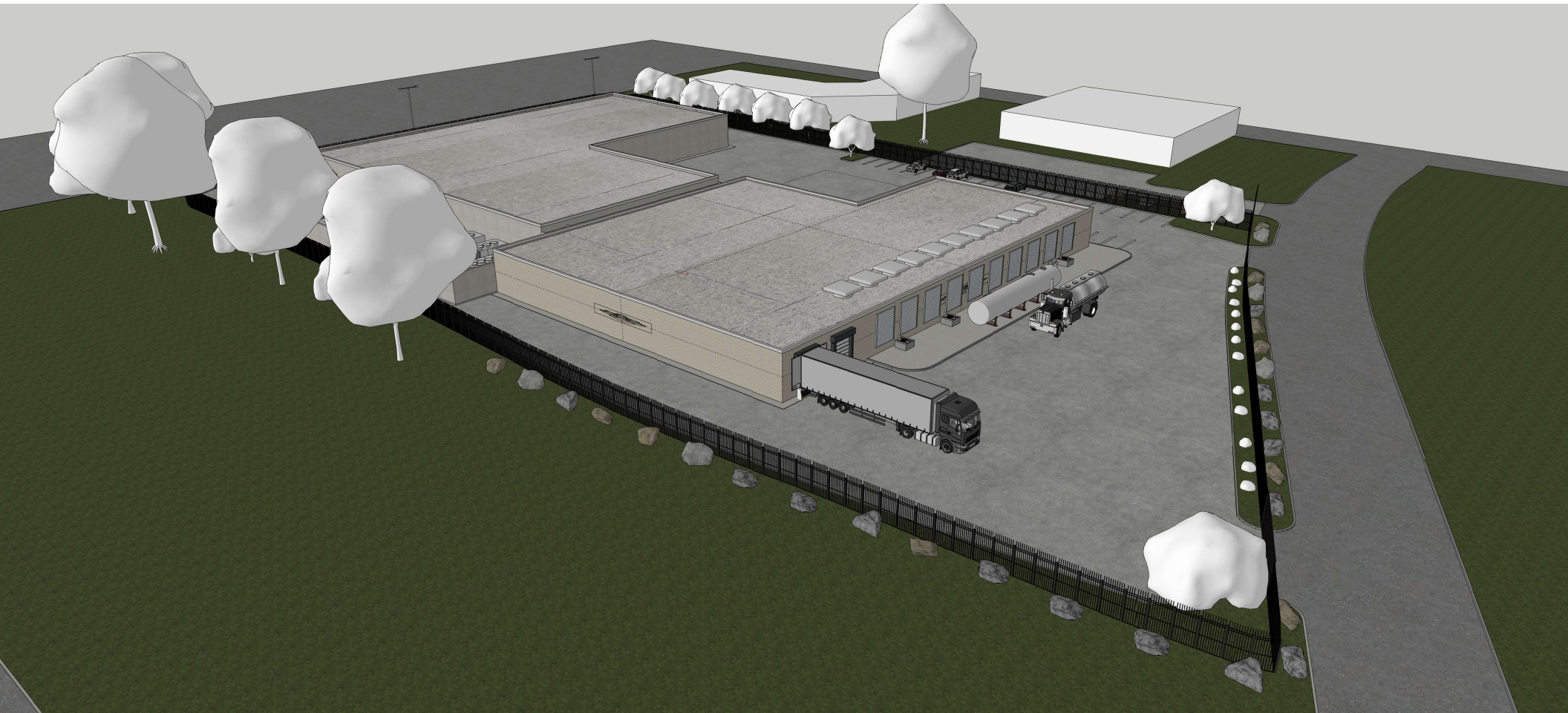
MSP 6



NORTH



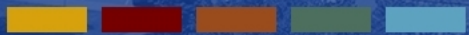






# Ordinance Amendment and CUP

Michael Margulies



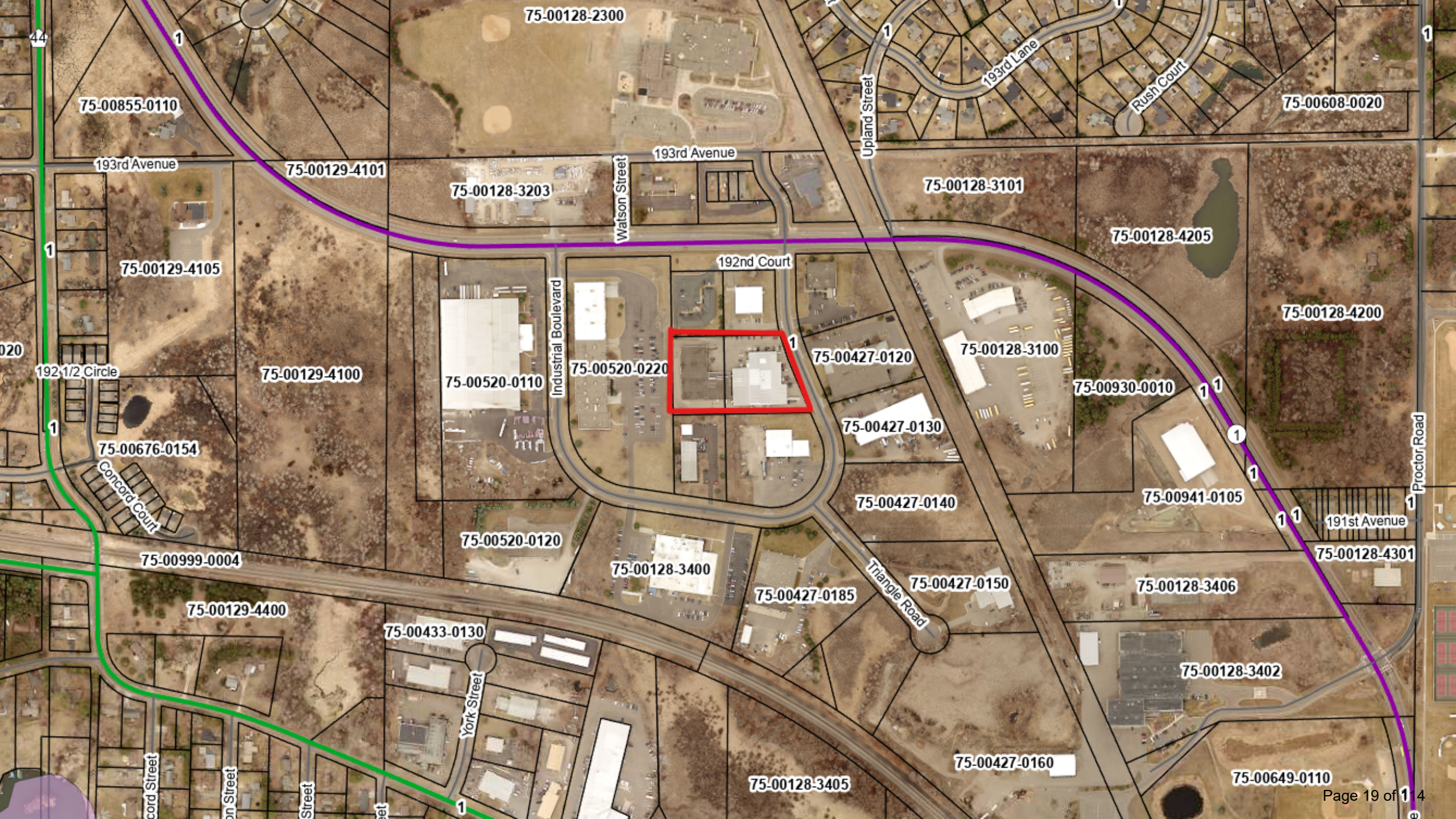
# Ordinance Amendment

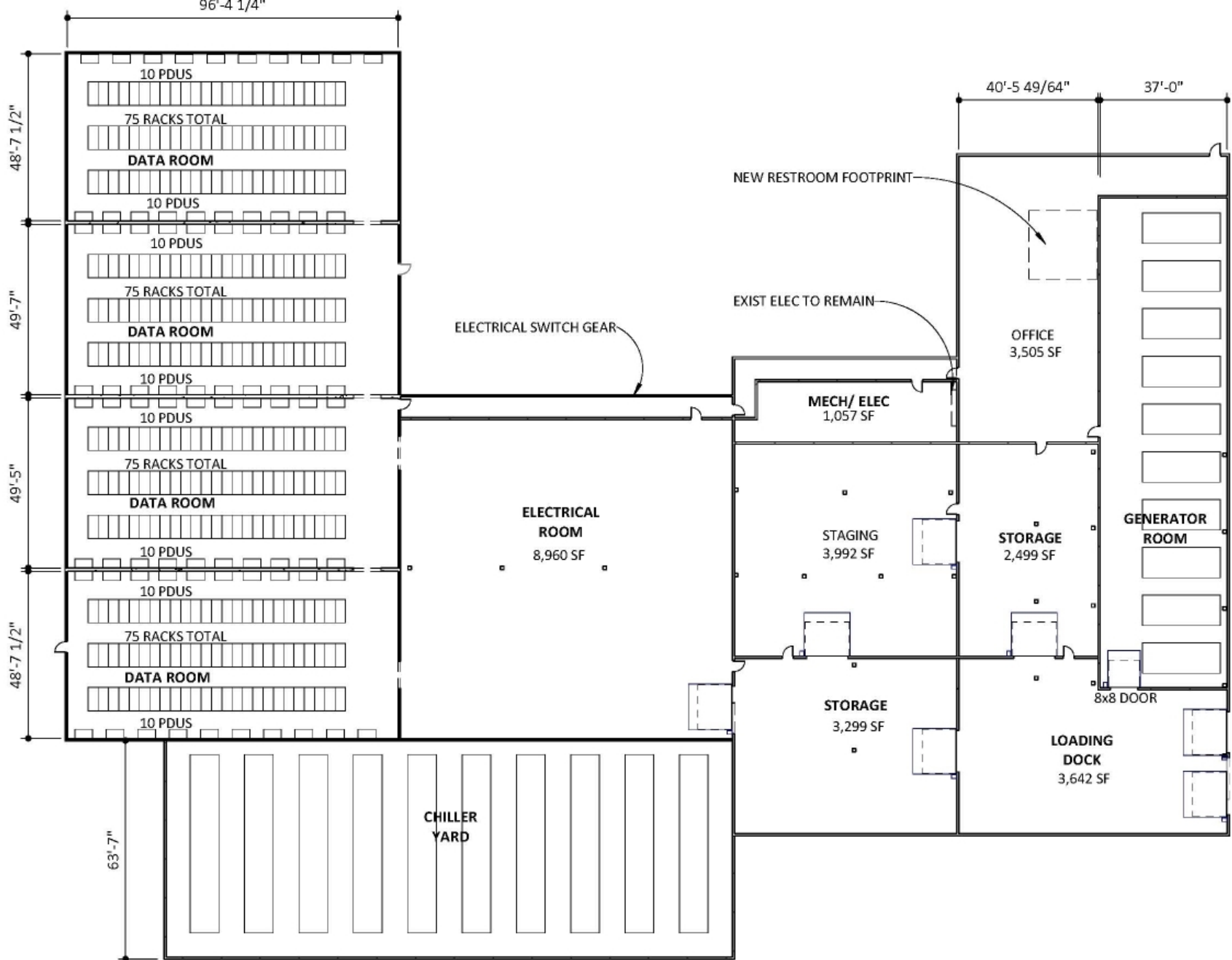
- **Ordinance Amendment to allow data centers in the I-1 (Light Industrial Zoning District).**
  - **Conditional Use requiring separate application.**
  - **Also impacts all I-2 Districts**
- **Data centers are not currently allowed in any district**
  - **Existing two are legal non-conforming.**
- **City can include standards for new data centers through this process.**
  - **Size, cooling, noise mitigation, screening, lighting, setbacks, etc.**



# Conditional Use Permit

- **Proposal for a data center at 19178 Industrial Blvd**
  - **Approximately 60,000 SF existing building.**
  - **33 MW max load**
  - **Closed loop cooling**
  - **40 full-time employees for the 24-hour operation**
  - **Closest residence approximately 930 feet away**
- **Applicant is preparing a noise study, ready for June 23, 2026, PC meeting.**

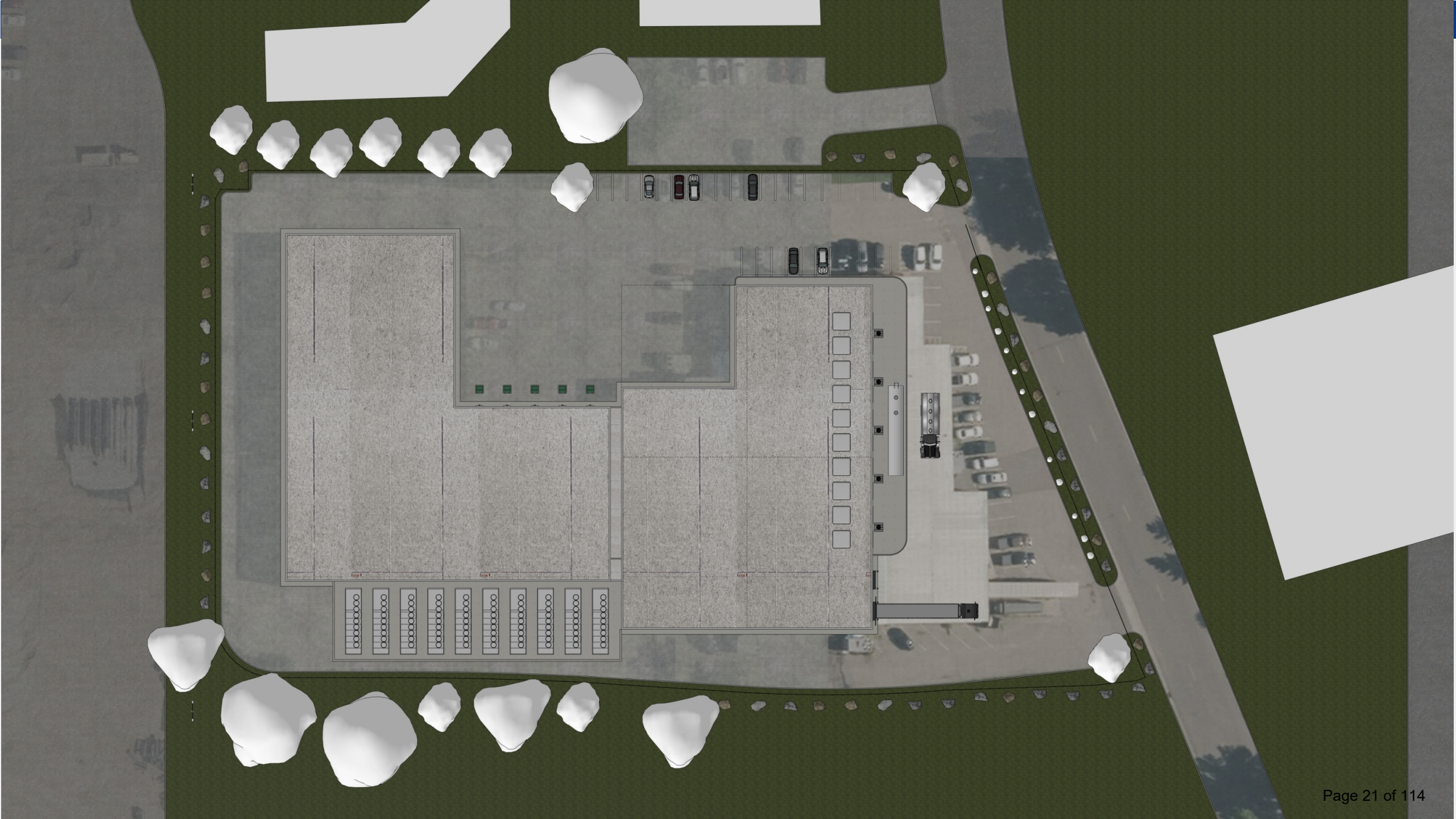




1  
A1

# FIRST LEVEL FLOOR PLAN

1/32" = 1'-0"







# Action Requested

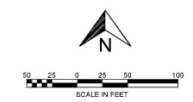
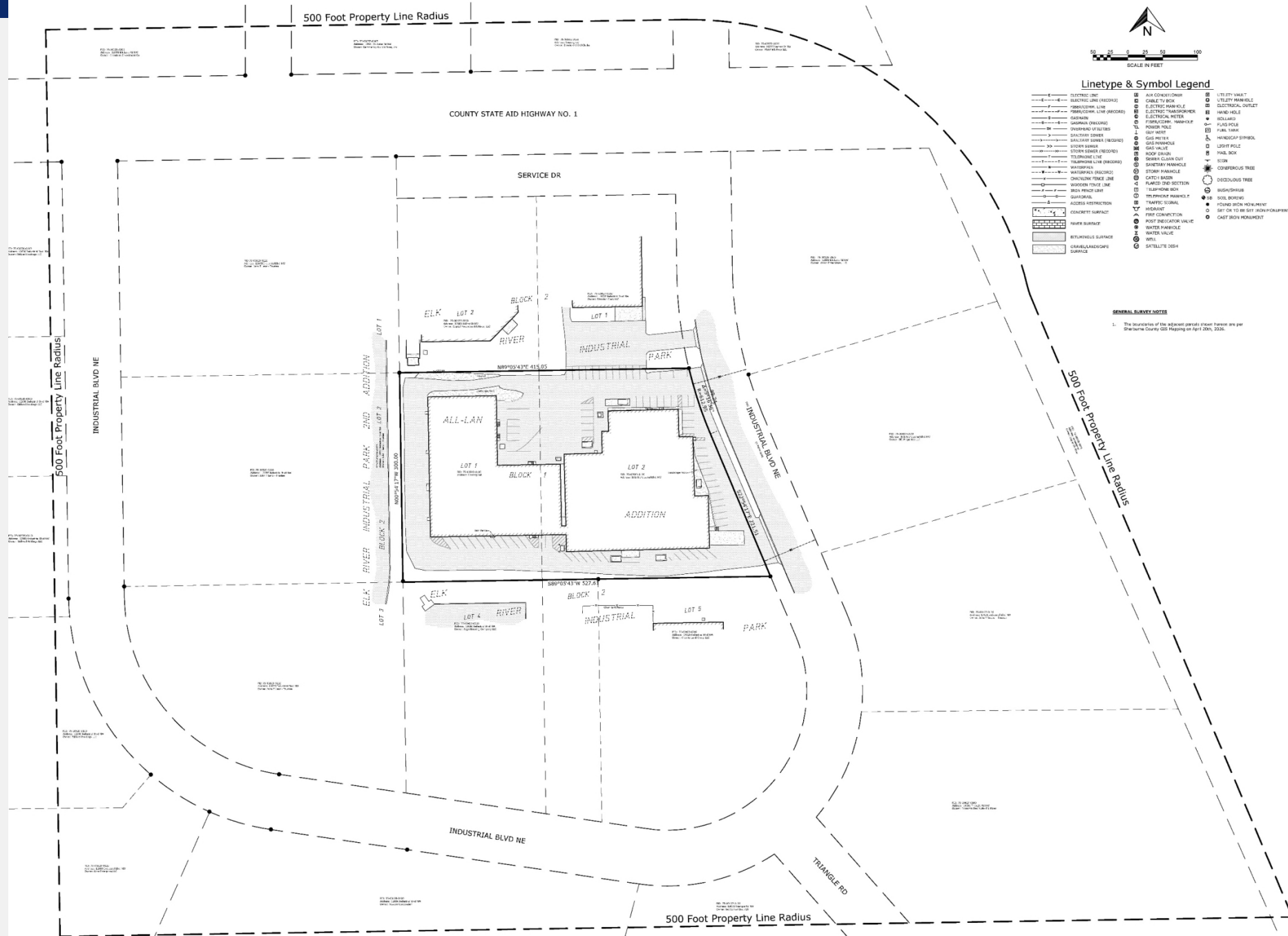
- **The commission will not act on this application tonight.  
(approve or deny)**
- **Open the public hearing and receive comments and questions from the public.**
  - **Staff will document comments and note questions about data center standards and this project.**
  - **Return with additional information and findings at the next meeting.**
- **Do not close hearing, continue to June 23, 2026.**

# City Council Meeting

- **The City Council will also hold a public hearing to receive feedback and questions on June 15, 2026.**
- **City Council action (approve or deny) is planned for July 6, 2026.**

# ERMU

- **Mark Hanson, ERMU General Manager, will provide additional information related to the electrical demand and infrastructure.**



**Linetype & Symbol Legend**

—●—	ELECTRIC LINE	—●—	AIR COND/DRYER	○	UTILITY WALT
—●—	ELECTRIC LINE (RECORD)	—●—	CABLE TV BOX	○	UTILITY MANHOLE
—●—	FIBER/OPTIC LINE	—●—	ELECTRIC MANHOLE	○	ELECTRICAL OUTLET
—●—	FREIGION/LINE (RECORD)	—●—	ELECTRIC METER	○	MANHOLE
—●—	GASMAIN	—●—	FIBER/OPTIC MANHOLE	○	SEWER
—●—	GASMAIN (RECORD)	—●—	POWER POLE	○	SEWER MANHOLE
—●—	SEWER	—●—	TRANSFORMER	○	SEWER TANK
—●—	SEWER (RECORD)	—●—	VALVE	○	SEWER TANK SYMBOL
—●—	STORM SEWER	—●—	VALVE BOX	○	SEWER
—●—	STORM SEWER (RECORD)	—●—	WATER MAIN	○	SEWER MANHOLE
—●—	TELEPHONE LINE	—●—	WATER MAIN (RECORD)	○	SEWER TANK
—●—	TELEPHONE LINE (RECORD)	—●—	WATER MAIN VALVE	○	SEWER TANK SYMBOL
—●—	WATERMAIN	—●—	WATER MAIN VALVE (RECORD)	○	SEWER
—●—	WATERMAIN (RECORD)	—●—	WATER MAIN VALVE BOX	○	SEWER MANHOLE
—●—	CONCRETE SURFACE	—●—	WATER MAIN VALVE (RECORD)	○	SEWER TANK
—●—	ASPHALT SURFACE	—●—	WATER MAIN VALVE BOX (RECORD)	○	SEWER TANK SYMBOL
—●—	GRAVEL SURFACE	—●—	WATER MAIN VALVE (RECORD)	○	SEWER
—●—	GRAVEL/ASPHALT SURFACE	—●—	WATER MAIN VALVE BOX (RECORD)	○	SEWER MANHOLE
—●—	CONCRETE SURFACE	—●—	WATER MAIN VALVE (RECORD)	○	SEWER TANK
—●—	ASPHALT SURFACE	—●—	WATER MAIN VALVE BOX (RECORD)	○	SEWER TANK SYMBOL
—●—	GRAVEL SURFACE	—●—	WATER MAIN VALVE (RECORD)	○	SEWER
—●—	GRAVEL/ASPHALT SURFACE	—●—	WATER MAIN VALVE BOX (RECORD)	○	SEWER MANHOLE

**GENERAL SURVEY NOTES**  
 1. The boundaries of adjacent parcels shown herein are per Shelburne County GIS Mapping as of April 20th, 2020.



Potential Data Center at 19178 Industrial Blvd NW  
May 26, 2026, Planning Commission

Mark Hanson, P.E.  
General Manager

## Capacity:

- Project will utilize existing, underutilized capacity on distribution system.
- Capacity needs beyond underutilized capacity will be restored at Developer's expense.

## Distribution:

- New feeders will be installed to carry 30 of the 33-megawatt load.
- The remaining 3 megawatts will be carried by an existing feeder.

## Cooling:

- A closed-loop cooling system is required.
- Once filled, no additional water will be used for cooling.

## Low Risk:

- 100% of all direct costs must be paid upfront by the developer.
- ERMU will not perform work until estimated costs have been paid.
- Monthly energy charges must also be pre-paid.

## Rate Stabilization:

- Project represents a 50-60% increase in energy usage from one customer.
- Higher revenues:
  - Help spread out overhead costs.
  - Fund operating reserves.
  - Increase revenue transfer to city as a payment in lieu of taxes.



# Request for Action

**To**  
Planning Commission

**Item Number**  
4.2

**Meeting Date**  
May 26, 2026

**Prepared By**  
Zack Carlton, Community Development Director

**Item Description**  
Conditional Use Permit: Habitat for Humanity build site, ISD 728 - 900 School St NW

**Reviewed by**  
Chris Leeseberg

### Action Requested

Recommend, by motion, approval of the CUP allowing construction of an outdoor classroom space at Elk River Highschool, subject to the following conditions:

1. The applicant must submit documentation describing the standards against which the state is reviewing the space.
2. Commercial building permits will be required for the improvements.
3. The fencing along the north, east, and south faces must be 100% opaque.
4. The applicant must submit an updated site plan showing how the parking lot will be updated (striped) to address the changes to parking and circulation.
5. Staff approval of all updated plans, ensuring full compliance with state building and fire codes.

### Background/Discussion

The school district is working with Habitat for Humanity to establish an outdoor classroom at the high school. This space supports the technical education program and provides students with an opportunity to construct a home throughout the school year. Students will be able to experience all phases of the construction process and at the end of the year, the home will be transferred to a residential parcel and conveyed to Habitat for Humanity.

The proposed site is on the east side of the parking lot, behind the school and along Jackson Ave. The school plans to include an 8-foot fence around the construction site, and it will include a tool shed, electrical service, propane tank, construction materials and equipment, and the house that is being constructed that year.

The proposed location impacts the existing parking and traffic circulation in the parking lot. The city has spoken with ISD 728 staff, and they are preparing a plan to address these impacts, which will likely require restriping on the east side of the parking lot.

The city and school district are also working together to ensure the project complies with all state standards related to standard commercial building codes and educational/classroom spaces. Regarding inspections of the home itself, the school will coordinate all relevant inspections with the state rather than the city.

### Applicable Regulations

The issuance of a Conditional Use Permit can be ordered only if the use at the proposed location:

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*1. Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.*

Construction activities within the project area will largely be limited to school hours and only during the school year. Some of the more technical aspects of the home building process (plumbing, electrical, etc.) will be completed by professionals, and that may occur outside the regular school day.

With the proposed location in a parking lot and at least 500 feet from the nearest home, staff do not see a need to impose specific conditions to satisfy this standard.

*2. Will be consistent with the comprehensive plan.*

The property is guided for public/institutional uses, supporting school operations. The use supports education in the trades, which will support the growth and development of the community.

Staff do not see a need to impose specific conditions to satisfy this standard.

*3. Will not impede the normal and orderly development and improvement of surrounding vacant property.*

As there are no vacant properties in the area, the site is already developed, and the proposed use does not require changes that would limit future development options for adjacent parcels, the proposed use will not impede the normal and orderly development and improvement of surrounding vacant or developed properties.

Staff do not see a need to impose specific conditions to satisfy this standard.

*4. Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.*

The proposed use is a generally low-intensity educational use that will not generate excessive traffic. Adequate onsite parking is provided, and traffic access will not cause congestion or interfere with adjacent public roadways. The site is adequately served by existing public facilities and services, including streets, police and fire protection, drainage, refuse disposal, water, and sanitary sewer systems.

Maintaining clear internal circulation of the site is of concern and staff have included conditions of approval to ensure the site continues to function efficiently for staff, students, and visitors.

*5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.*

The proposed use will not involve activities, materials, or conditions of operation that would be detrimental to persons or property due to excessive traffic, noise, smoke, fumes, glare, odors, dust, or vibrations. While the use of power tools is expected, this will occur during normal business operations and the site is not immediately adjacent to any residential areas.

Staff do not see a need to impose specific conditions to satisfy this standard.

*6. Will not result in the destruction, loss or damage to a natural, scenic or historic feature of major importance.*

No additional impervious surfaces are proposed, and all work will take place within the existing parking lot. The proposal will not result in the destruction, loss, or damage to any natural, scenic, or historic feature of major importance.

Staff do not see a need to impose specific conditions to satisfy this standard.

*7. Will fully comply with all other requirements of this Code, including any applicable requirements and Standards for*

*the issuance of a license or permit to establish and operate the proposed use in the city.*

Staff and the school district have been in communication regarding permitting and the application of building codes to the site. As this is a unique operation, we have not finalized the process, but believe we are comfortable recommending approval of the project subject to the conditions outlined.

Staff have recommended several conditions to ensure compliance with city code requirements.

**Financial Impact**

None.

**Mission/Policy/Goal**

Explain how this meets the city's mission, current policies and/or council goals

**Attachments**

1. Location Map
2. Applicant's Narrative
3. Site Plan
4. Presentation



# Project Location Map

ISD 728

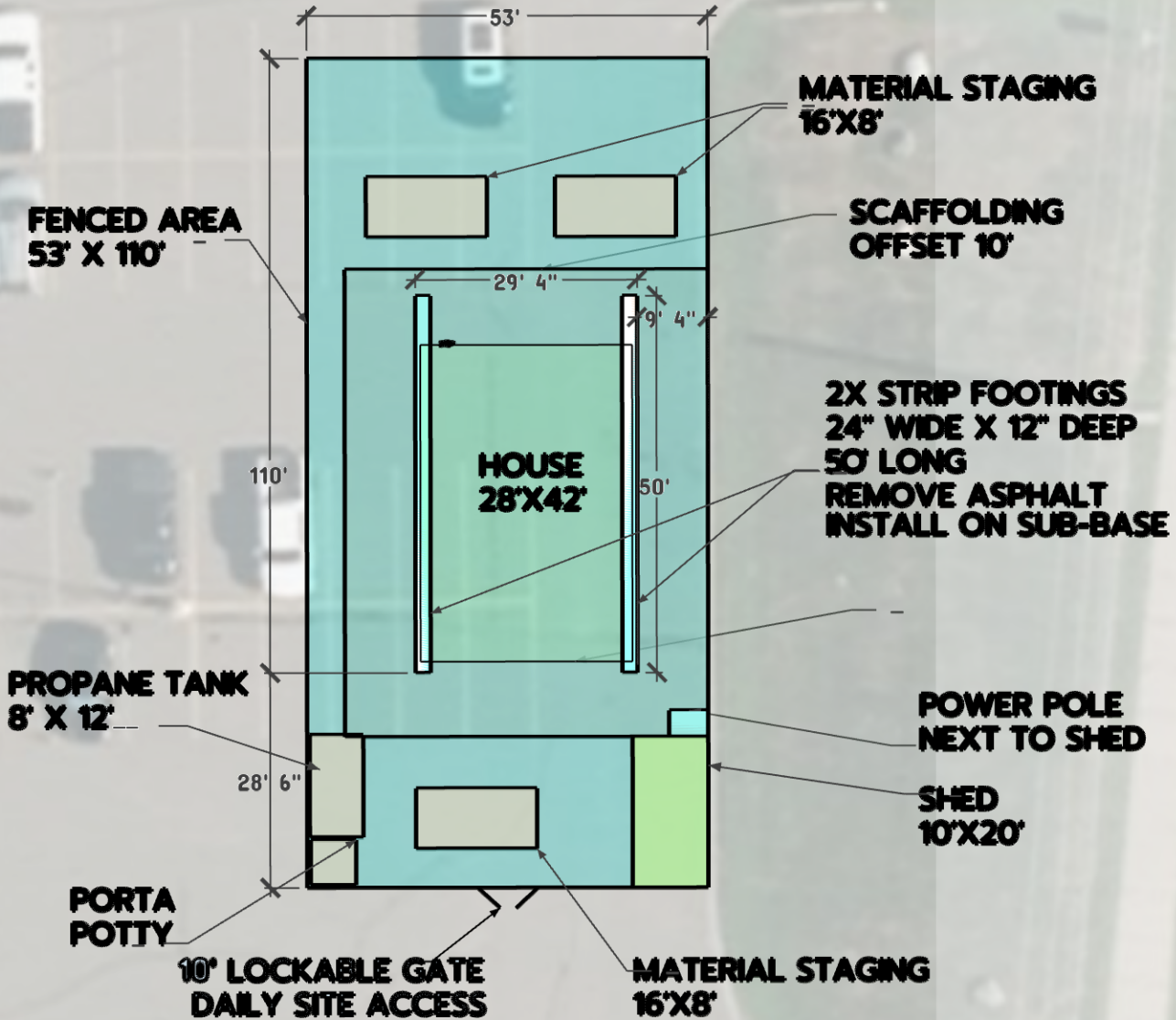
Conditional Use Permit

Case No: CU 26-02

<b>Legal Description of Property</b>	
<p>That part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 33, Range 26, Sherburne County, Minnesota, described as commencing at the northwest corner of said Section 34; thence South 00 degrees 02 minutes 29 seconds West, assumed bearing, along the west line of said Northwest Quarter of the Northwest Quarter 289.00 feet to the point of beginning of the land to be described; thence North 89 degrees 23 minutes 09 seconds East, parallel with the north line of said Northwest Quarter of the Northwest Quarter 180.00 feet; thence South 00 degrees 02 minutes 29 seconds West, parallel with said west line of the Northwest Quarter of the Northwest Quarter 230.00 feet; thence South 89 degrees 23 minutes 09 seconds West, parallel with said north line of the Northwest Quarter of the Northwest Quarter 180.00 feet to said west line of the Northwest Quarter of the Northwest Quarter; thence North 00 degrees 02 minutes 29 seconds East along said west line of the Northwest Quarter of the Northwest Quarter 230.00 feet to the point of beginning.</p>	
<p><b>The narrative is your opportunity to describe, promote, and sell your proposal to the Planning Commission and/or City Council before the meeting(s). Please fill in the following information <i>explaining</i> your request in detail (<i>type N/A if not applicable</i>). Describe the scope of your project (what is being proposed)? <i>For example: we are proposing the construction of a new daycare facility or, to allow for a motor vehicle sales office with motor vehicle repairs in X-square feet of the existing building.</i></b></p>	
<p>The District is working with Habitat for Humanity to construct a house on the High School site. The construction will be part of the CTE curriculum for the students. The District is looking to install an 8' high, fenced in area, along Jackson Ave NW, that will contain the construction site. Within the fenced in area will be a shed, electrical service, propane tank, materials, scaffolding, and the house under construction. When the house is complete, it will be moved off site and the next project would start</p>	
<b>Hours of Operation</b>	7:00AM-5:00PM Monday- Friday
<b>Number of Employees</b>	Six
<b>Number of parking stalls required by ordinance: <a href="#">City Ordinance Section 30-903</a> outlines these requirements.</b>	None
<b>Number of existing and proposed parking stalls</b>	None

<p><b>If screening, not associated with outdoor storage, is being proposed, what will it consist of?</b></p>	<p>Fence slats if required</p>
<p><b>What are the proposed building materials? <i>The required building materials vary from zoning district to zoning district.</i></b></p>	<p>Chain link fenced area to contain a home under construction that will be moved when complete</p>
<p><b>Is outdoor storage being proposed? If yes, detail what is being stored, how much/many, and what is the proposed screening? <a href="#">City Ordinance Section 30-807</a> outlines these requirements.</b></p>	<p>There will be a small storage shed within the fenced area to store tools and equipment. Building materials will be stored within the fenced area.</p>

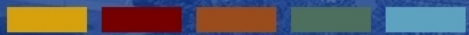
**NORTH END FENCE REMOVABLE  
FOR MAT. DELIVERY AND HOUSE MOVE**





# Conditional Use Permit

ISD 728/ Habitat for Humanity



5-00134-2210

75-00134-2100

**SITE** 

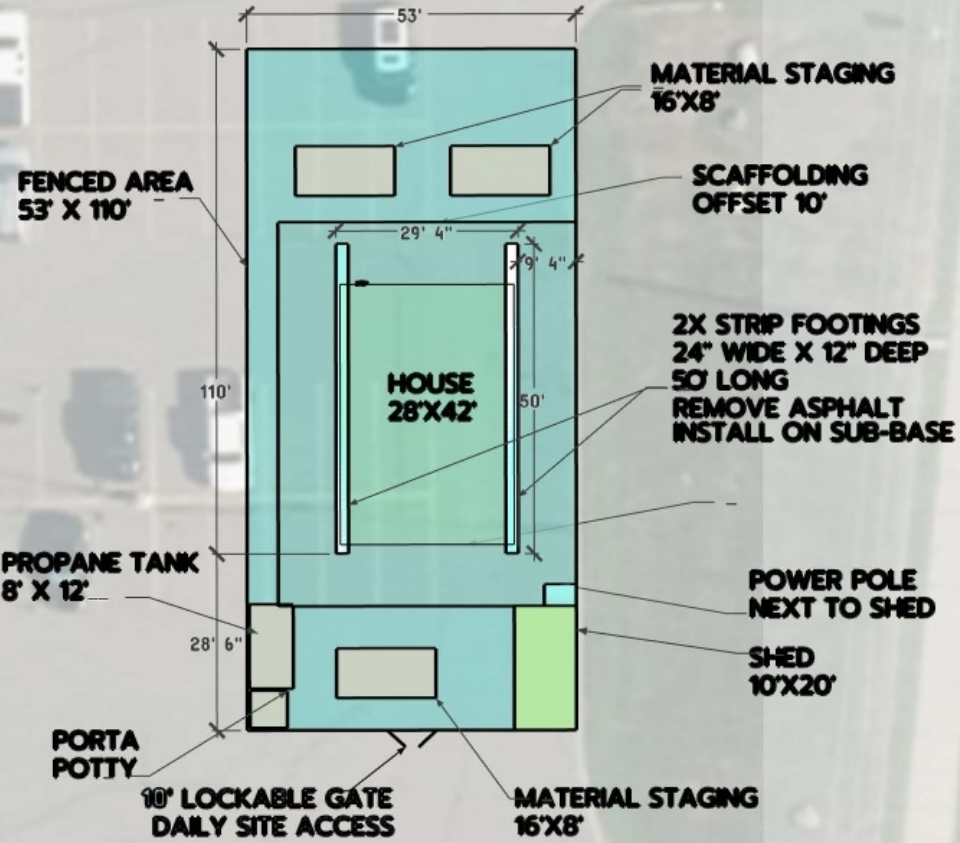
School Street

Jackson Street

# Background

- **Construct an outdoor classroom space to support a residential construction class.**
- **Fenced area where home will be built**
  - **Footings, storage shed, equipment, and home.**
  - **Creates an outdoor classroom.**

**NORTH END FENCE REMOVABLE  
FOR MAT. DELIVERY AND HOUSE MOVE**



# CUP

- **Staff and applicant working together on final layout**
- **Building code application**
  - **Education, commercial, and residential standards**
- **Impacts to the parking and circulation**
- **Screening**
  
- **Staff's analysis finds all standards for approval of a CUP have been met, subject to the included standards to address the concerns.**

# Action Requested

- **Recommend, by motion, approval of the CUP with the conditions outlined in the memo**

# City Council Meeting

- This item will go to the June 1, 2026, City Council meeting.



# Request for Action

**To**  
Planning Commission

**Item Number**  
4.3

**Meeting Date**  
May 26, 2026

**Prepared By**  
Zack Carlton, Community Development Director

**Item Description**  
Ordinance Amendment: Oakwater Ridge PUD  
Standards Related to Signage, Capstone Homes

**Reviewed by**  
Chris Leeseberg

## Action Requested

Recommend, by motion, approval of an ordinance amendment establishing standards for marketing and development signage within the Oakwater Ridge development.

## Background/Discussion

Development of the first phase of the Oakwater Ridge subdivision is underway and the developer, Capstone Homes, is looking to begin marketing their project. In support of their efforts, the developer is hoping to install a series of signs on the landscaped berm running along Highway 10. The ordinance limits development signs to 64 square feet, but due to the location along a major highway, the developer has a desire to increase the size of the signs, up to 192 SF.

As the request is above and beyond what is otherwise allowed under the ordinance, the applicant has submitted an application for an ordinance amendment to update the development standards for their Planned Unit Development (PUD). As this is a deviation from the ordinance, inclusion of the desired signing standards within the PUD is the appropriate method with which to review the request.

The request for temporary marketing signs includes up to two (2) large signs up to 12-feet tall and 16-feet wide (192 SF) with the desired locations at the north and south ends of the landscape berm. They are also requesting up to four (4) smaller marketing signs up to 8-feet by 8-feet (64 SF), also located along the landscaped berm. In total, this could allow up to six (6) temporary marketing signs along the nearly 1-mile frontage with Highway 10.

Due to the extended frontage along the highway, and along with the speed of traffic along the corridor, staff supports the requested amendment for temporary marketing signage. However, to minimize sign clutter, staff recommend a minimum of 500 feet between marketing signs. Additionally, all temporary marketing signs must meet the ordinance setback standards and must be removed within 60 days of the city's acceptance of the public improvements in the final phase of the development. When the final phase is reviewed by the City Council, staff will also include a condition to retain an additional escrow related to their removal.

The developer has also asked to add PUD standards related to a permanent development sign. The requested sign is 36-feet long and 4-feet tall (144 SF) and is limited only to text with the development name "Oakwater

## The Elk River Vision

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*

Ridge." The proposed sign also includes significant landscaping to compliment the entrance to the development.

**Financial Impact**

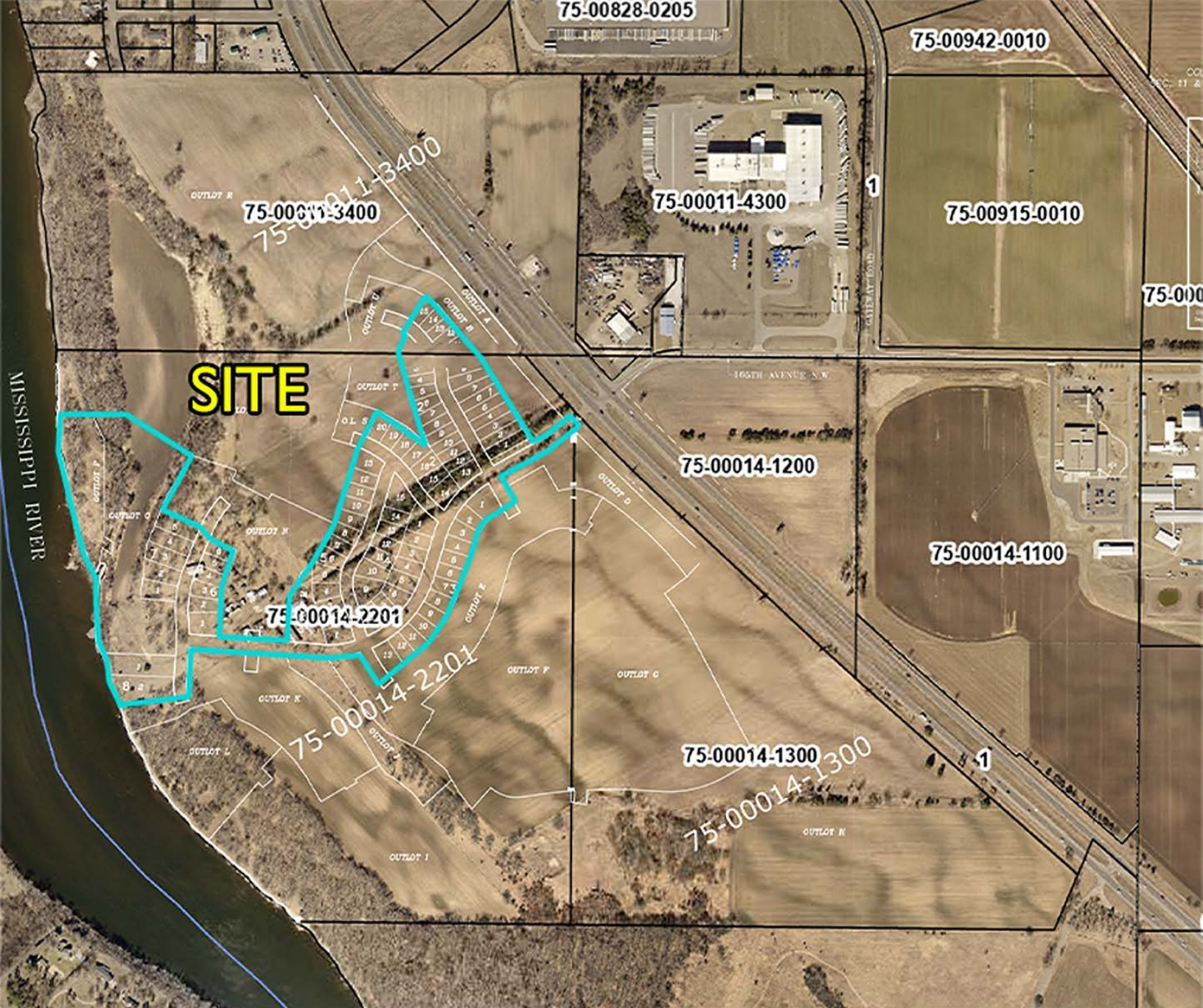
None.

**Mission/Policy/Goal**

Support the growth and development of the community.

**Attachments**

1. Location Map
2. Ordinance Amendment Text
3. Entry-Berm Landscape Exhibit
4. Presentation



**SITE**

# Project Location Map

Capstone  
PUD Amendment



Case No: ● A 26-05

**Sec. 30-1604. Oakwater Ridge.**

- (a) *Legal description.* The following described property located within the City of Elk River, Sherburne County, Minnesota is hereby zoned PUD, Planned Unit Development:

That part of the following described parcels:

Those parts of the West Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 32, Range 26, Sherburne County, Minnesota, which lies Southwesterly of the Southwesterly Right of Way line of U.S. Highway No. 10 and Northwesterly of the Northwesterly Right of Way line of Kelley Farm Road N.W., both Right of Way lines per the recorded plat of Minnesota Department of Transportation Monumentation Plat 71-M2

AND

Government Lot 1, Section 11, Township 32, Range 26, Sherburne County, Minnesota

AND

Southeast Quarter of Southwest Quarter, Section 11, Township 32, Range 26, Sherburne County, Minnesota

AND

Government Lot 3; Government Lot 4; and that part of the Northeast Quarter of the Northwest Quarter, all in Section 14, Township 32, Range 26, Sherburne County, Minnesota, which lies Southwesterly of the Southwesterly Right of Way line of U.S. Highway No. 10 per the recorded plat of Minnesota Department of Transportation Monumentation Plat 71-M2

Which lies southwesterly and southerly of the following described line and its southeasterly and northwesterly extensions:

Commencing at the East Quarter corner of Section 14, Township 32, Range 26; thence North 89 degrees 22 minutes 02 seconds West, assumed bearing, along the South line of the Northeast Quarter of said Section 14, a distance of 386.11 feet; thence North 22 degrees 56 minutes 43 seconds East, 210.03 feet to the point of beginning of said line to be described; thence North 48 degrees 37 minutes 16 seconds West, 1115.25 feet; thence northwesterly 684.15 feet along a tangential curve, concave to the Northeast, having a radius of 22972.93 feet and a central angle of 01 degree 42 minutes 23 seconds; thence North 46 degrees 54 minutes 53 seconds West, tangent to the last described curve, 878.66 feet; thence northwesterly 1018.51 feet, along a tangential curve, concave to the Northeast, having a radius of 7846.18 feet and a central angle of 07 degrees 26 minutes 15 seconds; thence North 39 degrees 28 minutes 38 seconds West, tangent to the last described curve, 317.40 feet; thence northwesterly 157.33 feet along a tangential curve, concave to the Southwest, having a radius of 267.00 feet and a central angle of 33 degrees 45 minutes 42 seconds; thence North 73 degrees 14 minutes 20 seconds West, tangent to the last described curve, 59.05 feet; thence

northwesterly 196.22 feet, along a tangential curve, concave to the Northeast, having a radius of 333.00 feet and a central angle of 33 degrees 45 minutes 42 seconds; thence North 39 degrees 28 minutes 38 seconds West, tangent to the last described curve, 305.98 feet; thence North 89 degrees 53 minutes 25 seconds West, 312.85 feet; thence North 58 degrees 18 minutes 20 seconds West, 92.34 feet; thence North 25 degrees 31 minutes 23 seconds West, 236.52 feet; thence North 89 degrees 55 minutes 44 seconds West, 89.41 feet; thence westerly 34.42 feet, along a tangential curve, concave to the South, having a radius of 303.00 feet and a central angle of 06 degrees 30 minutes 34 seconds; thence North 33 degrees 53 minutes 06 seconds West, not tangent to the last described curve, 372.53 feet to the North line of said Government Lot 1 and said line there terminating.

(b) *PUD development standards.* The property shall be subject to the following standards.

(1) Uses.

a. Permitted uses.

1. Residential, single family.
2. Residential facilities (one to six persons).
3. State licensed residential facilities or a housing with services establishment registered under chapter 144D serving six or fewer persons, a licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children shall be considered a permitted single family residential use of property for the purposes of zoning, except that a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

b. Accessory uses.

1. Accessory dwelling units.
2. Residential occupations.
3. Structures, accessory.
4. Towers (less than 60 feet in height).
5. Signs (as permitted in section 30-851 et seq.).

c. Conditional uses.

1. Kennels, private.

(2) Lot size.

a. The PUD permits lot sizes as follows:

Lot Type	Unit Count	Minimum Lot Width	Minimum Lot Depth	Typical Lot Area
Min. 50' Single-Family Lots	170	50'—0"	130'—0"	6,760 SF
Min. 65' Single-family Lots	293	65'—0"	130'—0"	7,800 SF
Min. 75' Single-family Lots	48	75'—0"	130'—0"	10,000 SF
Min. 100' Single-Family Lots	20	100'—0"	130'—0"	20,000 SF

(3) Setbacks.

a. Single family lots.

1. Primary structures.

50' and 65' Wide Lots	
Front Setback	25'—0"
Side Setback	7'—6"
Rear Setback	30'—0"
Corner Front Setback	25'—0"

75' Wide Lots	
Front Setback	30'—0"
Side Setback	7'—6"
Rear Setback	30'—0"
Corner Front Setback	30'—0"
100' Wide Lots	
Front Setback	30'—0"
Side Setback	10'—0"
Rear Setback	30'—0"
Corner Front Setback	30'—0"

2. Accessory structures.

Front Setback	Same as Principal Structure
Side Setback	5'—0"

Rear Setback	5'—0"
Corner Front Setback	Same as Principal Structure

3. All properties are limited to two detached structures.
4. Total garage space (attached and detached) shall be limited to 1,200 SF.
5. All other setbacks shall be consistent with the relevant section of the city code.

(4) Additional design standards:

- a. Driveways width is established in the table below, and is measured at the curb line.

	50' Lot Width	65' Lot Width	75' Lot Width	100' Lot Width
Driveway Width	16 feet	20 feet	30 feet	30 feet

- b. Driveways must be setback 5'—0" from side property lines.
- c. Attached garages must be at least 440 square feet in size (20 x 22).
- d. Internal monotony code.
  1. Homes shall not repeat the same front elevation and primary exterior color combination within the block described below.
    - i. A block for the purposes of applying the monotony code includes the two adjacent homes on the same side of the street, and the three closest homes across the street.
- e. Landscape requirements.
  1. Lots 65-feet and wider must include two trees in front yard. One tree must be an overstory tree, and the second can be ornamental, evergreen or overstory.
  2. The 50-foot parcels must plant at least one overstory tree in the front yard.
- f. Properties within the Wild and Scenic River district must comply with standards described in city code, beginning with section 30-2071.
  1. Riparian lots will be permitted a dock in accordance with state regulations.

g. Signage

1. Temporary Marketing Signs

- i. Large Format Signs: Up to 2 temporary marketing signs, each not to exceed 12 feet in height by 16 feet in width (192 square feet per face).
- ii. Secondary Signs: Up to 4 temporary marketing signs, each not to exceed 8 feet in height by 8 feet in width (64 square feet per face).
- iii. All temporary marketing signage shall be removed within 60 days of the City's final acceptance of the public improvements for the final phase of the Oakwater Ridge development.
- iv. Temporary signs allowed under this ordinance shall be no closer than 500-feet between signs.

2. Entrance Monument Sign

- i. One (1) permanent entrance monument sign is permitted at the primary project entrance. The shall be no larger than 36-feet long by 4-feet tall and only include text with the development name "Oakwater Ridge."
- ii. Construction shall consist of LP Smart Side, Stone, Masonry, or decorative metal to ensure long-term durability and aesthetic consistency with the PUD theme.

(5) Any standard not specifically described within this section shall remain consistent with the City of Elk River Code of Ordinances.

(c) *Development plans.* The PUD shall be developed in accordance with the following plans, as amended from time to time, on file at city hall.

**Plan A**—Elk River Specht Farm Master PUD Exhibits updated in accordance with City Council action on April 7, 2025.

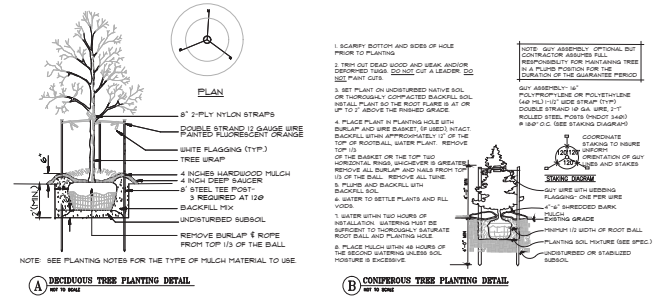
(Ord. No. 25-05, § 1, 4-7-2025)

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>TREES</b>						
	SM	23	Acer saccharum 'Ballot'	Fall Fiesta Sugar Maple	2' Cal.	B&B
	FM	10	Acer x freemanii 'Sienna'	Sienna Glen Maple	2' Cal.	B&B
	RB	21	Betula nigra Clump Form, 2' Cal Equivalent	River Birch Multi-Trunk	8' HL	B&B
	HB	18	Celtis occidentalis	Common Hackberry	2' Cal.	B&B
	WO	32	Quercus bicolor	Swamp White Oak	2' Cal.	B&B
	EL	20	Ulmus japonica x wilsoniana Morton'	Accolade Elm	2' Cal.	B&B
		124	SUBTOTAL:			
<b>CONIFEROUS TREES</b>						
	BF	47	Abies balsamea	Balsam Fir	6' HL	B&B
	BH	64	Picea glauca densata	Black Hills Spruce	6' HL	B&B
	AP	56	Pinus nigra	Austrian Pine	6' HL	B&B
		167	SUBTOTAL:			
<b>ORNAMENTAL TREES</b>						
	SB	5	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5' Cal Equivalent	Autumn Brilliance Serviceberry	7' HL	B&B
	CA	6	Malus x 'Prairie'	Prairie Fire Crabapple	1.5' Cal.	B&B
		11	SUBTOTAL:			
<b>GROUND COVERS</b>						
	SOD	50,157 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	759,702 sf	Type III - Native Seed Mix (Refer to notes for acceptable seeding methods)	MnDOT Southern Shortgrass Roadside (SSR)	seed	
		809,859 sf	SUBTOTAL:			

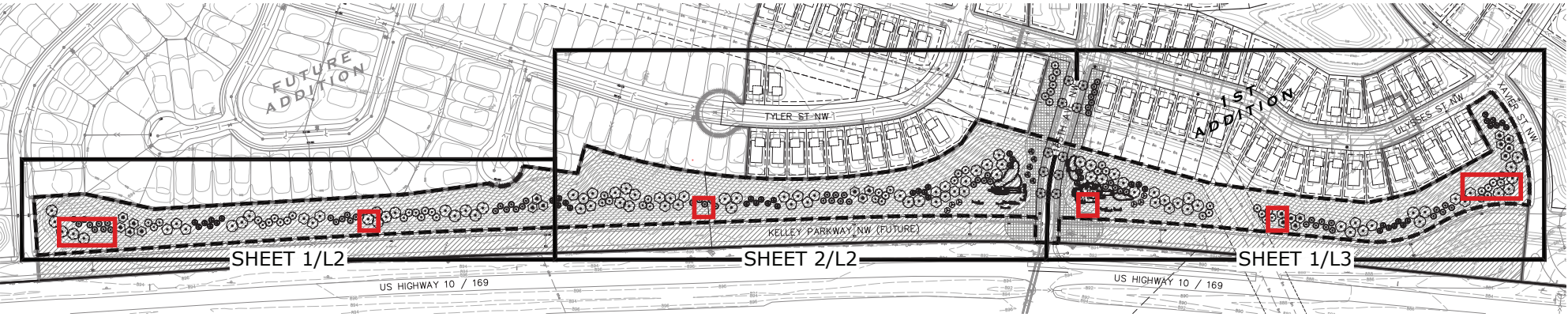
# OAKWATER RIDGE

## ENTRY / BERM LANDSCAPE EXHIBIT

### ELK RIVER, MINNESOTA

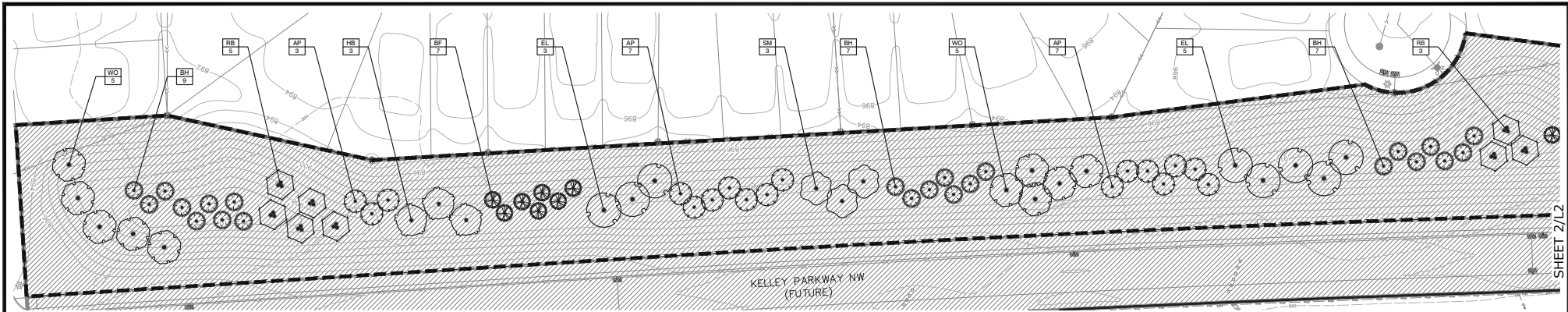


- LANDSCAPE SPECIFICATIONS**
- SOIL PREPARATION:** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-Spread. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOODED, SEEDS OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPER, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SOODING, ETC.
  - TOPSOIL MATERIAL:** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODED OR SEEDS. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, SAVED AND BRAGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR IRRIGATION BASIN SOIL REQUIREMENTS.
  - SEEDING AND TURF ESTABLISHMENT:** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. APPLY SEED MIX SHOWN ON PLANS BY HYDRAULIC SEEDING METHOD WITH HYDRAULIC WOOD FIBER MULCH OR BONDED FIBER MATRIX (BFM). APPLY SEED AT SPECIFIED RATE AND MULCH AT 1,500-2,000 LB/AC MINIMUM. INCREASE RATES ON STEEPER OR EXPOSED SLOPES AS NEEDED. APPLY IN MULTIPLE PASSES FROM DIFFERENT DIRECTIONS WHERE NECESSARY TO OBTAIN UNIFORM COVERAGE. USE MANDOT APPROVED TACKLER WHERE REQUIRED. MAINTAIN SUFFICIENT WATER VOLUME TO ACHIEVE UNIFORM DISTRIBUTION WITHOUT RUNOFF OR POODING. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING / RE-MULCHING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF VEGETATION, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
  - SOODING:** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SOODING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SOODING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOO. SOO SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOO MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOO UNTIL FINAL ACCEPTANCE.
  - PLANT MATERIAL:** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," 1989-2001 LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - PLANT INSTALLATION AND ESTABLISHMENT:** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLORATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE, AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
  - MULCH MATERIAL:** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL AND SHALL BE INSTALLED OVER A NON-WOOD COTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
  - MAINTENANCE:** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
  - WATERING:** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER, IN THE ABSENCE OF PERMANENT IRRIGATION. TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
  - NATIVE PLANT ESTABLISHMENT:** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SODS AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDS AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACID ONLY AS NEEDED.
  - FINAL ACCEPTANCE:** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
  - WARRANTY:** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

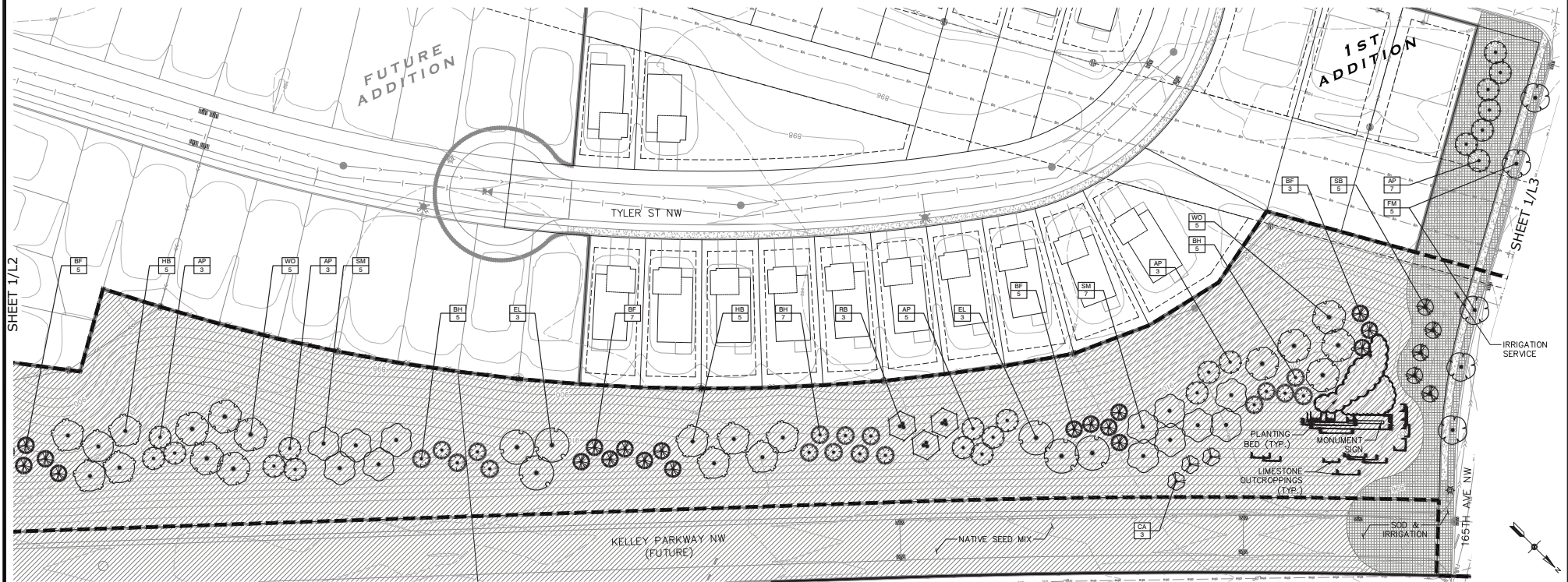


**1** OVERALL LANDSCAPE PLAN  
**L1**

<p><b>CARLSON ENGINEERING</b>          ARCHITECTURAL SURVEYING PLANNING</p>	<p><b>DESIGNER'S CERTIFICATE</b>          I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.</p>	Print Name: Ryan J. Rutger, RLA Signature: _____ Date: 03/18/26 License #: 56346	Drawn: RJR Designed: RJR Date: 03/18/26	Revisions: 1. 03/18/26 - Seeding Specification Revised to Hydromulch Application	<b>ELK RIVER 648-1 LAND, LLC</b> 14015 Sunfish Lake Blvd. NW, Suite 400 Ramsey, MN 55303	<b>OAKWATER RIDGE</b> <b>1ST ADDITION</b> Elk River, MN	<b>ENTRY / BERM</b> <b>LANDSCAPE EXHIBIT</b>	<b>L1</b> of 3
		<p>© 2026 Carlson Engineering, Inc. All Rights Reserved. 03/18/26</p>						



1 LANDSCAPE PLAN ENLARGEMENT



2 LANDSCAPE PLAN ENLARGEMENT



**LANDSCAPE ARCHITECT**  
 RYAN J. RUTTFER, RLA  
 14015 SUNFISH LAKE BLVD. NW, SUITE 400  
 RAMSEY, MN 55303  
 TEL: 763.883.8888  
 WWW.CARLSONENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
 Print Name: Ryan J. Ruttfur, RLA  
 Signature: [Signature]  
 Date: 03/18/25 License #: 56346

Drawn: RJR  
 Designed: RJR  
 Date: 03/18/25

Revisions:  
 1. 03/26/25 - Seeding Specification Revised to Hydromulch Application

**ELK RIVER 648-1 LAND, LLC**  
 14015 Sunfish Lake Blvd. NW, Suite 400  
 Ramsey, MN 55303

**OAKWATER RIDGE  
 1ST ADDITION**  
 Elk River, MN

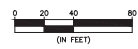
**ENTRY / BERM  
 LANDSCAPE EXHIBIT**

L2  
 of  
 3

#9556



1 LANDSCAPE PLAN ENLARGEMENT  
L3



**CARLSON ENGINEERING**  
 SURVEYING  
 PLANNING

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
 Date: 03/18/26 License #: 56346

Print Name: Ryan J. Rutger, RLA  
 Signature: [Signature]  
 Date: 03/18/26 License #: 56346

**ELK RIVER 648-1 LAND, LLC**  
 14015 Sunfish Lake Blvd. NW, Suite 400  
 Ramsey, MN 55303

**OAKWATER RIDGE  
 1ST ADDITION**  
 Elk River, MN

**ENTRY / BERM  
 LANDSCAPE EXHIBIT**

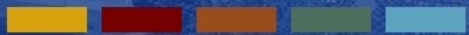
L3 of 3  
 #9556



# Ordinance

# Amendment

Capstone Homes for Oakwater Ridge



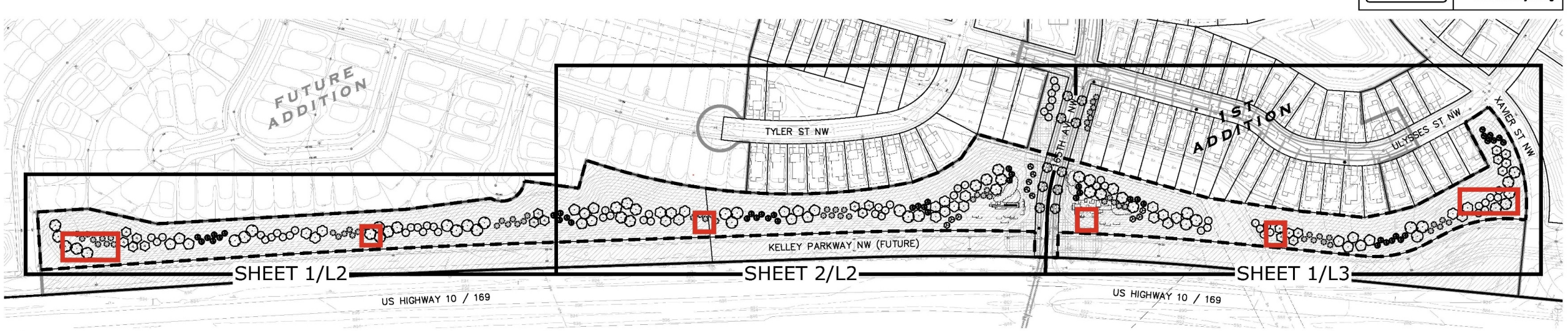


# Background

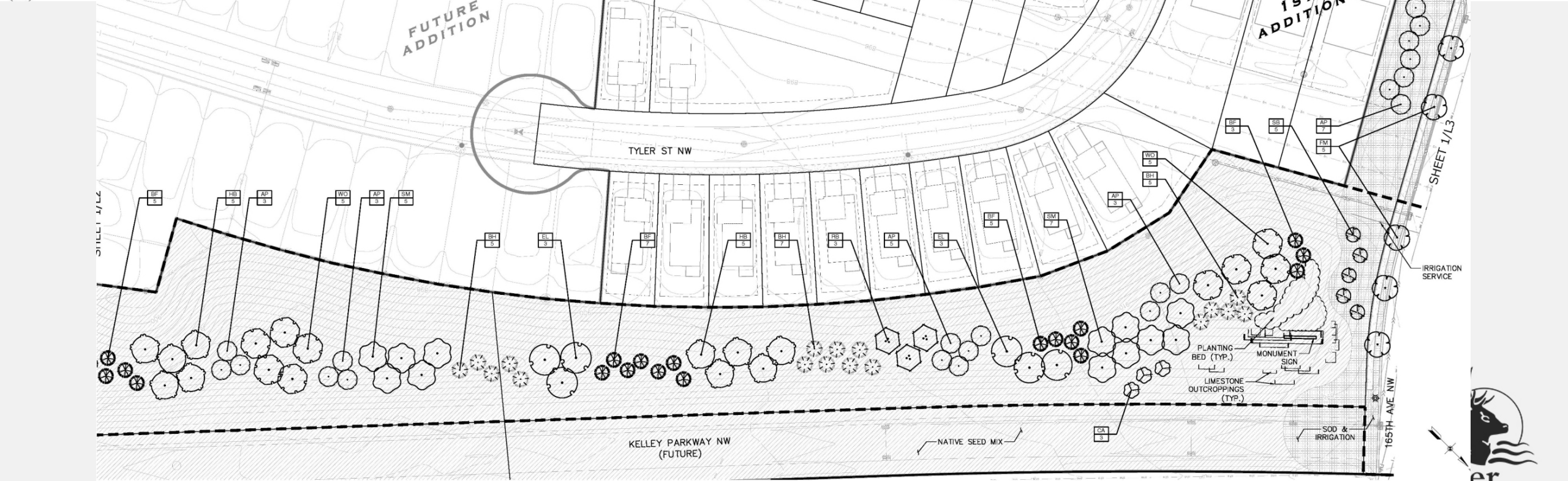
- Capstone received approval of the Oakwater Ridge PUD earlier this year.
  - First phase is under construction – including berm
- Desire to begin marketing the development
  - Asking for larger marketing signs along Highway
  - Also seeking approval of an entrance monument
- As the PUD is silent on these signs and the topic was not previously addressed, signage reverts to ordinance.

# OA Request

- **Marketing signs (ordinance is 64 SF)**
  - **2 large signs up to 192 SF – one at each end**
  - **4 smaller signs up to 64 SF – along the highway**
  - **All marketing signs need to be removed when public improvements with the last phase are accepted**
- **Entrance monument sign (ordinance is 16 SF/8 feet)**
  - **One sign at 36 feet long by 4 feet tall (144 SF).**
  - **Sign included with landscaping along the berm.**



1 OVERALL LANDSCAPE PLAN  
L1



2 LANDSCAPE PLAN ENLARGEMENT  
L2

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# Staff Review

- **The project has nearly 1-mile of frontage along the highway.**
- **With the high speed and length of frontage, additional signage (size and quantity) is appropriate.**
- **Long term impacts are mitigated by requiring their removal upon acceptance of the final residential phase.**
- **Flags and festoons are not permitted.**
- **Entrance monument fits the scale of the project.**

# Action Requested

- **Recommend, by motion, approval of the ordinance amendment as outlined in the memo**

# City Council Meeting

- This item will go to the June 15, 2026, City Council meeting.



# Request for Action

**To**  
Planning Commission

**Item Number**  
4.4

**Meeting Date**  
May 26, 2026

**Prepared By**  
Chris Leeseberg, Senior Planner

**Item Description**  
Ordinance Amendment: Business Park Zoning,  
Onyx Strategic Partners

**Reviewed by**  
Zack Carlton

## Action Requested

Recommend, by motion, approval of the ordinance amendment allowing Outpatient Medical Facilities in the Business Park (BP) zoning district.

Recommend, by motion, denial of the ordinance amendment allowing Physical Recreation or Training and removing limitations on Warehouse Space in the Business Park (BP) zoning district.

## Background/Discussion

The applicant is seeking an ordinance amendment to allow outpatient medical facilities, physical recreation or training uses, and remove limitations on warehouse space in Business Park zoning district.

Over the past 15+ years, the BP ordinance has been amended several times in an effort to respond to evolving commercial market needs. In some cases, those changes were later reconsidered due to their impact on the availability and function of industrial land, leading the city to return to the original intent for the district.

Physical recreation uses are often discouraged in industrial zoning districts because they can create land use conflicts, safety concerns, and operational limitations for industrial businesses. They also do not generate full-time employment in the way that other industrial uses generally do.

Recreation users, particularly children and families, may be exposed to increased risks from vehicle conflicts, noise, fumes, or industrial processes.

Industrial districts are typically designed for commercial vehicles rather than pedestrian-oriented activity. Recreation uses can introduce increased pedestrian traffic, parking demand, and peak visitation periods that interfere with industrial circulation patterns.

## The Elk River Vision

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*

The Business Park zoning is also intended to preserve areas for manufacturing, processing, and similar employment-generating activities while limiting warehousing.

Recreational uses are generally considered more compatible with commercial, mixed-use, and institutional areas.

While staff are supportive of the request to allow outpatient medical facilities in the BP district, staff do not support allowing physical recreation type uses or removing the limit on warehousing space as it would impact the city's limited industrial properties.

**Financial Impact**

None.

**Mission/Policy/Goal**

Appropriately govern in an ever-changing environment.

**Attachments**

1. Narrative
2. Ordinance 26-\_\_
3. Presentation

Thursday April 23, 2026

City of Elk River Minnesota  
Planning Department  
13065 Orono Parkway  
Elk River, MN 55330



RE: Business Park Zoning Amendment Request

City of Elk River  
Planning and Zoning Department,

As one of the building owners and the partner developer within the ownership group, I am officially submitting this letter of request expanding permitted uses within the “business park” designation for the City of Elk River.

This request originated after we purchased the property at 18322 Joplin Street NW in Elk River, MN and found several high quality tenants / businesses that wanted to move into our current vacancy that were denied by the City based on restrictions and contradictions in their business park code currently. Typically, we have approached issues like this with a conditional use permit, for a specific space, or for the building in its entirety, where the City and planning commission review use and the condition/functionality of the space. But, after meeting with City staff, we were directed to submit for an overall amendment to the business park zoning, as staff’s preferred route for considering this issue.

During our meeting with City staff, it was requested that we submit this letter noting the other locations in the Twin Cities metro where we own similar properties and proposed preferred language, noting approved uses and the entity holding that code currently. Thus, we have prepared this submission for consideration.

As a partner group, we own commercial real estate throughout the Twin Cities. Over time, we developed a specialization in small bay industrial real estate properties and have focused significantly on that product type in the last few years.

We currently own the following small bay industrial properties in the Twin Cities metro:

1. 701 1st Street, Farmington MN 55042
2. 1200 Mendelssohn Avenue N, Golden Valley MN 55427
3. 13-17 77th Avenue NE, Fridley MN 55432
4. 15861 Lincoln St NE, Ham Lake MN 55304
5. 15903 Lincoln St NE, Ham Lake MN 55304
6. 10650 County Road 81, Maple Grove MN 55369
7. 10731 - 10803 93rd Avenue North, Maple Grove MN 55369
8. 9274 Wellington Lane, Maple Grove MN 55369
9. 6301 Welcome Avenue, Brooklyn Park, MN 55429
10. 6317 Welcome Avenue, Brooklyn Park, MN 55429

The tenant mix is similar at all of our small bay industrial properties and is primarily comprised of:

1. Small residential and commercial contractors

2. Insurance, real estate and other professional service-based companies
3. Cleaning companies
4. Lab and science-based technical service providers
5. Light auto users (detailing, tinting, mechanical install)
6. Transportation, shipping and logistics
7. Heavy auto users (auto body)

The majority of our buildings have some form of Industrial designation. Similar buildings to the one we purchased in Elk River exist throughout the Twin Cities in business park designations with specific language we are submitting for review.

Below are two examples we are submitting for consideration as building code codified by other local jurisdictions. Our aim would be to establish appropriate zoning language or an ideal process that allows for greater flexibility from a building ownership standpoint, getting the most ideal users in the building, while also maintaining appropriate review and approval from a City governance standpoint.

We believe the following uses would be ideal for our building and other business park designated buildings in the City, as noted directly in an amended code or subject to review / approval through a CUP process:

1. CrossFit/Gym
2. Martial Arts
3. Chiropractor Clinic/medical (with CUP)
4. Athletic Training (baseball/softball)
5. Landscaping with outdoor storage capacity in the back lot
6. General office/warehouse (construction/trades)

**Through this application, we request the following City codes be considered for adoption by the City of Elk River:**

*The City of Eagan, Minnesota’s business park district code is relatively restrictive, requiring many uses to go through a conditional use permit process. Their code is written as:*

**“BP Business Park District. Purpose.** The Business Park BP District is intended to accommodate development of low intensity office, light industrial and supporting commercial service uses that may be suitable in relative close proximity to non-industrial development. More intensive industrial uses which require either outdoor storage or high truck traffic or both are excluded. The performance standards for this district are intended to establish and maintain high quality site planning, architecture, signage and landscape design to create an attractive and unified development character.

**Permitted uses.** Within any BP district no structure or land shall be used except for one or more of the following uses or uses deemed similar by the council:

- Adult establishments.
- Financial institutions and banks (without drive-through facilities).
- Freestanding satellite dishes, subject to the regulations thereof elsewhere in this chapter.
- Office and office buildings.
- Office/warehouses and office/showrooms.

Processing, packaging, cleaning, storage, assembling, servicing, repair or testing of materials, goods or products, when wholly contained within a building and which meet and maintain all applicable standards established by the state.

Public utility tower mounted antennae, subject to the regulations thereof elsewhere in this chapter.

Public utility uses.

Research laboratories, when wholly contained within a building and which meet and maintain all applicable standards established by the state.

Technical, vocational and business schools.

Cannabis microbusiness (indoor cultivation only).

Cannabis mezzobusiness (indoor cultivation only).

Cannabis cultivator (indoor only).

Cannabis manufacturer.

Cannabis wholesaler.

Cannabis testing facility.

Cannabis event organizer (office use only).

Medical cannabis combination business (indoor cultivation only).

**Conditional uses.** Within any BP district no structure or land shall be used except for the following uses or uses deemed similar by the council and only by a conditional use permit:

Coffee kiosks, subject to the regulations thereof elsewhere in this chapter.

Daycare facilities.

Elementary and middle schools.

Financial institutions and banks with drive-through facilities.

Health care facilities.

Health and fitness clubs.

Hotels and motels.

Restaurants—Full service and casual and any outdoor dining area in conjunction therewith, subject to the regulations thereof elsewhere in this chapter.

Retail sales of any product, goods or material produced at or directly related to the principle use on site, provided the following conditions are met:

The retail sales are subordinate to the principle use.

The gross floor area used for the retail sales is more than 15 percent but not more than 30 percent of the total gross floor area of the principle building if a single user/occupant or of the principle user's occupied space if within a multiple-user structure.

The retail sales are owned and operated solely by the principle user/occupant of the subject site.

The site can accommodate the minimum parking requirement for both the retail and principle use components as set forth elsewhere in this chapter.

**Permitted accessory uses.**

Coffee shops and cafeterias located within the principal structure.

Garages or similar structures used to store vehicles and equipment.

Parking and loading as regulated herein.

Retail sales of any service or any product, goods or material produced at or directly related to the principle use on site, subject to the following:

The retail sales are subordinate to the principle use.

The gross floor area used for the retail sales is not more than 15 percent of the total gross floor area or 3,000 square feet, whichever is less, of the principle building if a single user/occupant or of the principle user's occupied space if within a multiple-user structure.

The retail sales are owned and operated solely by the principle user/occupant of the subject site.

Temporary outdoor event, cultural/entertainment event, and outdoor food sales, subject to regulations thereof elsewhere in this chapter.

*This language and the CUP approach for anything that falls outside of those parameters, is acceptable to our group. This would allow for greater flexibility from an ownership standpoint while welcoming the City's review as prospective tenants go through the CUP process, without amending and codifying the business park zoning with every use that could be a great fit for the building and the community.*

*As a second example, we would like to submit the City of Blaine's I1, light industrial, language for consideration. The City of Blaine has seen significant private investment in development in the last decade and has evolved their code to address any concerns that have arisen from the community regarding these buildings and their tenants.*

***Their code is written as follows:***

**Sec. 121-20. - Permitted uses.**

The following are permitted uses in the Light Industrial (I-1) District:

- (1) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, cannabis cultivation and cannabis manufacturing.
- (2) Warehousing.
- (3) Wholesale businesses.
- (4) Business and professional offices, not including medical.
- (5) Engraving shops.
- (6) Machine shops.
- (7) Printing and publishing.
- (8) Repair services, except for businesses related to passenger vehicles and trucks.
- (9) Service uses of blue-printing, duplicating, mailing, and graphic arts.
- (10) Research and design laboratories.

(11) Data center.

(12) Uses not explicitly enumerated in this section as permitted uses, but closely similar thereto as determined by the zoning administrator, provided these uses are not explicitly mentioned as permitted or conditional uses elsewhere in the ordinance.

(Code 2004, pt. 3, § 31.02; Ord. No. 91-1264, 9-19-1991; Ord. No. [20-2447](#), 7-20-2020; Ord. No. [22-2514](#), 12-19-2022; [Ord. No. 25-2572](#), § 31.02, 1-22-2025)

**Sec. 121-21. - Accessory uses.**

The following accessory uses are allowed in the Light Industrial (I-1) District:

- (1) Dwelling for watchman (not to exceed 500 square feet) and limited to one person.
- (2) Retail sales, incidental to manufacturing, of products manufactured, assembled, or warehoused on the premises, provided no more than ten percent of the building is used for retail space.
- (3) Coffee shops/cafeteria for employees.
- (4) Recreational facilities for employees.
- (5) Day care related to employee.
- (6) Cars, vans, pickup trucks, and utility trailers no longer than 15 feet in length parked outside and used by employees or visitors in the normal course of the business operation parked in the side and rear yard outside of the required parking stalls.

(Code 2004, pt. 3, § 31.03; Ord. No. [20-2447](#), 7-20-2020; Ord. No. [22-2514](#), 12-19-2022)

**Sec. 121-22. - Conditional uses.**

The following are conditional uses in the Light Industrial (I-1) District:

- (1) Commercial nurseries/greenhouses.
- (2) Online purchase pick-up location.
- (3) Heliports.
- (4) Passenger vehicle service, major repair, including painting, body work and dismantling,

exclusive of auto reduction yards. Storage of vehicles shall be screened with 100 percent opaqueness.

(5) Outdoor storage of passenger vehicles or vans, other than those specified in [section 121-21](#)(6), provided such storage shall be screened with 100 percent opaqueness. Such outdoor storage shall be related specifically to a permitted or approved conditional use.

(6) Two or more buildings on same lot, provided such buildings relate to one permitted or conditional use.

(7) Building over 50 feet from ground level.

(8) Indoor vehicles sales showroom.

(9) Zero lot line, with shared access or parking.

(10) Principal adult uses, as defined and licensed under [chapter 22](#), article II.

(11) Indoor commercial dog kennel with or without dwelling for night watchperson.

(12) Personal care, health care, recreation, fitness, or education related commercial services. Sites must be able to demonstrate adequate on-site parking. Uses must be destination based and not generate traffic volumes measurably above the range normally expected by the other allowed I-1 uses. With the exception noted in [section 121-21](#)(3), general retail sales is not permitted under this section.

(13) Brewer taproom as associated with and on the same site as a licensed brewery.

(14) Ground-mounted solar as an accessory use.

We appreciate the opportunity to submit this code for consideration and engage in this process.

We're looking forward to further review and working through the details in the weeks to come.

Highest Regards,

Jessica Houlihan

CEO, Onyx Strategic Partners



Ordinance 26 - \_\_\_\_

**An Ordinance Amending Chapter, 30, Section 30-1295, BP business park district, of the City of Elk River, Minnesota, City Code**

The City Council of the City of Elk River does hereby ordain as follows:

**SECTION 1.** That § **30-1295, BP business park district**, of the City of Elk River Code of Ordinances shall be amended to read as follows:

Section 30-1295. BP business park district.

(a) *Purpose.*

- (1) The business park district is established to encourage a planned, integrated environment for certain industrial, office, and commercial uses, which are compatible with and complement each other as well as the surrounding land uses. The underlying land use designation within the district may vary and may be either light industrial or highway business. Development within the business park district will correspond with the land use designation. Industrial and office uses are allowed where the land use designation is light industrial, and commercial uses are allowed where the land use designation is highway business.
- (2) It is the intent of this section that development reflect common themes using compatible architectural design and consistency in signage, landscaping, and lighting. It is also the intent to encourage businesses, which generate a high number of jobs per square foot rather than predominantly warehouse type uses.

(b) *Permitted uses.* Permitted uses in the BP district are as follows:

- (1) Business offices.
- (2) Mail order operations.
- ~~(3)~~ Manufacturing, light.
- ~~(3)~~~~(4)~~ Medical facilities, outpatient.
- ~~(4)~~~~(5)~~ Research and development facilities.
- ~~(5)~~~~(6)~~ Sherburne County Fair.
- ~~(6)~~~~(7)~~ Office/showroom spaces.
- ~~(7)~~~~(8)~~ Warehouse spaces (not exceeding 50 percent of the entire building).

**SECTION 2.** That this ordinance shall take effect upon adoption and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 15<sup>th</sup> day of June 2026.

\_\_\_\_\_  
John J. Dietz, Mayor

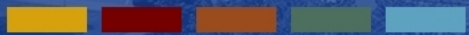
ATTEST:

\_\_\_\_\_  
Justin Dunford, City Clerk



# Ordinance Amendment

Onyx Strategic Partners



# Background

- Requesting the allowance of the following uses in BP:
  - Health care facility, outpatient
    - Same as the next item (Lift PT)
  - Physical recreation or training

and

- Removing limitations on warehouse space

~~(9)(10) \_\_\_\_\_ Warehouse space (exceeding 50 percent of the total building floor area up to a maximum of 65 percent).~~

# Background

- **Over the past 15+ years, the BP ordinance has been amended several times**
- **In an effort to respond to evolving commercial market needs**
- **In some cases, those changes were later reconsidered due to their impact on the availability and function of industrial land**
- **Leading the city to return to the original intent for the district**

# Background

- **Physical recreation uses often discouraged in industrial**
  - **Create land use conflicts**
  - **Safety concerns**
  - **Operational limitations for industrial businesses**
  - **Do not generate full-time employment in the way that other industrial uses generally do**

# Background

- **Recreation users (children/families) may be exposed to increased risks from vehicle conflicts, noise, fumes, or industrial processes**

# Background

- **Industrial districts are designed for commercial vehicles rather than pedestrian-oriented activity**
- **Recreation uses can introduce increased pedestrian traffic, parking demand, and peak visitation periods that interfere with industrial circulation patterns**

# Background

- **BP zoning is intended to preserve areas for manufacturing, processing, and similar employment-generating activities while limiting warehousing**
- **Recreational uses are generally considered more compatible with commercial, mixed-use, and institutional areas**

# Background

- **Staff are supportive of the request to allow outpatient medical facilities in the BP district**
  - **It supports health care offices, some of which are currently operating in the Business Park district**
  - **The PC were supportive of the amendment at their work session**

# Background

- **Staff do not support allowing physical recreation type uses or removing the limit on warehousing space as it would impact the city's limited industrial properties**

# Action Requested

- **Recommend, by motion, approval of the ordinance amendment allowing Outpatient Medical Facilities in the BP zoning district**
- **Recommend, by motion, denial of the ordinance amendment allowing Physical Recreation or Training and removing limitations on Warehouse Space in the BP zoning district**

# City Council Meeting

- If acted on, this item will go to the June 15, 2026, City Council meeting



# Request for Action

**To**  
Planning Commission

**Item Number**  
4.5

**Meeting Date**  
May 26, 2026

**Prepared By**  
Chris Leeseberg, Senior Planner

**Item Description**  
Ordinance Amendment: Business Park Zone, Lift PT

**Reviewed by**  
Zack Carlton

## Action Requested

Recommend, by motion, approval of the ordinance amendment allowing Outpatient Medical Facilities in the Business Park (BP) zoning district.

## Background/Discussion

The applicant, a physical therapy and performance training practice (Lift PT), is seeking an ordinance amendment to the Business Park (BP) zoning district to allow Outpatient Medical Facilities. The ordinance currently does not permit traditional medical or rehabilitation facilities, but similar facilities already exist within the district and could fit into smaller industrial buildings within the city.

Over the past 15+ years, the BP ordinance has been amended several times in an effort to respond to evolving commercial market needs. In some cases, those changes were later reconsidered, as they impacted on the availability and function of industrial land, leading the city to return to its original intent for the district.

While they are proposing to utilize space at 11110 Industrial Cir, directly east of Spectrum High School, any amendment to the ordinance will affect all properties located in BP zoning districts.

Staff are supportive of the request as it supports health care offices, some of which are currently operating in the Business Park district and the Planning Commission, at its April 28, 2026, work session, were supportive of the amendment.

## Financial Impact

None

## Mission/Policy/Goal

Appropriately govern in an ever-changing environment.

## Attachments

The Elk River Vision

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*

1. Ordinance 26-\_\_
2. Presentation



Ordinance 26 - \_\_\_\_

**An Ordinance Amending Chapter, 30, Section 30-1295, BP business park district, of the City of Elk River, Minnesota, City Code**

The City Council of the City of Elk River does hereby ordain as follows:

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- (1) The business park district is established to encourage a planned, integrated environment for certain industrial, office, and commercial uses, which are compatible with and complement each other as well as the surrounding land uses. The underlying land use designation within the district may vary and may be either light industrial or highway business. Development within the business park district will correspond with the land use designation. Industrial and office uses are allowed where the land use designation is light industrial, and commercial uses are allowed where the land use designation is highway business.
- (2) It is the intent of this section that development reflect common themes using compatible architectural design and consistency in signage, landscaping, and lighting. It is also the intent to encourage businesses, which generate a high number of jobs per square foot rather than predominantly warehouse type uses.

(b) *Permitted uses.* Permitted uses in the BP district are as follows:

- (1) Business offices.
- (2) Mail order operations.
- ~~(3)~~ Manufacturing, light.
- ~~(3)~~~~(4)~~ Medical facilities, outpatient.
- ~~(4)~~~~(5)~~ Research and development facilities.
- ~~(5)~~~~(6)~~ Sherburne County Fair.
- ~~(6)~~~~(7)~~ Office/showroom spaces.
- ~~(7)~~~~(8)~~ Warehouse spaces (not exceeding 50 percent of the entire building).

**SECTION 2.** That this ordinance shall take effect upon adoption and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 15<sup>th</sup> day of June 2026.

\_\_\_\_\_  
John J. Dietz, Mayor

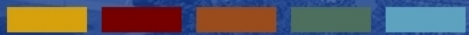
ATTEST:

\_\_\_\_\_  
Justin Dunford, City Clerk



# Ordinance Amendment

Lift PT



# Background

- Requesting the allowance of the following uses in BP:
  - Health care facility, outpatient

# Background

- **We just discussed the BP ordinance history with the last item**

# Background

- **Staff are supportive of the request to allow outpatient medical facilities in the BP district**
  - **It supports health care offices, some of which are currently operating in the Business Park district**
  - **The PC were supportive of the amendment at their work session**

# Action Requested

- **Recommend, by motion, approval of the ordinance amendment allowing Outpatient Medical Facilities in the Business Park (BP) zoning district.**

# City Council Meeting

- If acted on, this item will go to the June 15, 2026, City Council meeting



# Request for Action

**To**  
Planning Commission

**Item Number**  
5.1

**Meeting Date**  
May 26, 2026

**Prepared By**  
Zack Carlton, Community Development Director

**Item Description**  
Resolution 26-01: Approving the Sale of Public Property to O'Brien Holdings, LLC

**Reviewed by**  
Brent O'Neil  
Chris Leeseberg

## Action Requested

Approve, by motion, a resolution finding the sale of a portion of Lot I, Block I, Northstar Business Park to be consistent with the Comprehensive Plan.

## Background/Discussion

The city developed the North Star Business Park in 2005 to support industrial growth in the community. Many of these lots have been sold and developed over the years, but the city has continued to market the last available parcel in the development. The city recently agreed to sell a portion of this remaining lot to an adjacent industrial user to support expansion of their current industrial operation.

The proposed sale is expected to close later this year. However, in advance of the sale, the Planning Commission must review the sale of public property for consistency with the city's Comprehensive Plan. The proposed use of a light manufacturing facility is an allowed use in the FAST (C) zoning district and the area is guided for Business Park uses in the Comprehensive Plan.

The adopted plans support the proposed use of the property and staff recommend adopting the attached resolution, finding the proposed use of the property to be consistent with the Comprehensive Plan.

## Financial Impact

None.

## Mission/Policy/Goal

Support the growth and development of the community.

## Attachments

1. Resolution 26-01

## The Elk River Vision

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*



**City of Elk River  
Planning Commission**

**Resolution 26-01**

**A Resolution of the Planning Commission of the City of Elk River concerning the conveyance of property located within the district to O'Brien Holdings, LLC or another affiliate of Crystal Distribution, Inc.**

**WHEREAS,** the City of Elk River, Minnesota (the "City") and the Economic Development Authority for the City of Elk River, Minnesota (the "Authority") have previously established Municipal Development District No. 1 (the "Project") within the City, pursuant to Minnesota Statutes, Sections 469.090 through 469.1082, as amended; and

**WHEREAS,** the Authority owns certain parcels located in the City and legally described in Exhibit A attached hereto (the "Development Property") and is prepared to convey the Authority Parcels to O'Brien Holdings, LLC (the "Developer"); and

**WHEREAS,** the Developer proposes to acquire a portion of the Development Property from the Authority for purposes of constructing an approximately 40,000 square foot expansion to the Developer's manufacturing building on the Development Property and other property owned by the Developer; and

**WHEREAS,** Minnesota Statutes, Section 462.356, subdivision 2 requires that the Board of Commissioners of the Elk River Planning Commission (the "Planning Commission") review the proposed acquisition or disposal of publicly owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

**WHEREAS,** the Planning Commission has reviewed the proposed conveyance of the Development Property to the Developer, and has determined the proposed conveyance for the proposed development is consistent with the City's comprehensive municipal plan; and

**WHEREAS,** the Planning Commission's review of the conveyance of the Development Property relates solely to compliance with Minnesota Statutes, Section 462.356; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Elk River Planning Commission that the proposed conveyance of the Development Property is consistent with the comprehensive plan for the City and conforms to general plans for development or redevelopment of the City as a whole.

Passed and adopted this 26 day of May 2026.

---

Perry Beise, Chair

ATTEST:

---

Justin Dunford, City Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The property located in the City of Elk River, Sherburne County, Minnesota legally described as:

That part of Lot 1, Block 1, NORTHSTAR BUSINESS PARK, Sherburne County, Minnesota, lying southerly and easterly of the following described line:

Commencing at the Northeasterly corner of said Lot 1; thence southeasterly on a curve along the Southwesterly right-of-way line of Twin Lakes Road an arc distance of 196.58 feet, said curve concave to the northeast, having a radius of 880.21 and a delta angle of 12 degrees 47 minutes 45 seconds, to the point of beginning of said described line; thence southwesterly to a point on the Westerly line of said Lot 1, 477.16 feet northwesterly of the Northwest corner of said Lot 2 and there terminating.



# Request for Action

**To**  
Planning Commission

**Item Number**  
8.1

**Meeting Date**  
May 26, 2026

**Prepared By**  
Zack Carlton, Community Development Director

**Item Description**  
Concept Review: Subdivision and Commercial Development along Highway 10

**Reviewed by**  
Chris Leeseberg

## Action Requested

Discuss the conceptual subdivision to support commercial development near the intersection of 165th Ave and Highway 10.

## Background/Discussion

The trust representing the owners of two unique lots on the east side of Highway 10 has submitted a concept plan for a subdivision. The lots in question have existing billboards that limit their development potential. City ordinance requires billboards to be removed when a parcel is dedicated to a new use or platted onto their own legal-conforming lot. However, the billboards on the subject site are subject to a permanent easement, making it very difficult for a landowner to remove them.

In order to create a developable commercial lot, the landowner must plat each billboard on its own legal-conforming lot, leaving the buildable parcel behind the billboards lots and a right-of-way to provide access to each lot. This configuration creates a significant amount of unusable space due to the city's performance standards, and may not further the city's development goals in this location. The alternative solution could be the creation of a PUD that allows the billboards to remain in place and include them as an allowed accessory use on a parcel.

The Planning Commission should review both design options and provide the applicant with non-binding feedback.

## Financial Impact

None.

## Mission/Policy/Goal

Meet changing needs - agile.

## Attachments

1. Location Map
2. Concept Plans
3. Presentation

## The Elk River Vision

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*





# Project Location Map

Specht Parcel

Concept Review

Case No: CR 26-05



# CONCEPT PLAN

~for~ ERWIN T. SPECHT TRUST  
 ~of~ SPECHT FARM SOUTH

## DEVELOPMENT DATA

TOTAL AREA ..... 27.30 ACRES  
 PROPOSED NUMBER OF LOTS ..... 5  
 EXISTING RIGHT OF WAY ..... 11.08 ACRES  
 EXISTING AND PROPOSED PUBLIC RIGHT OF WAY ..... 11.57 ACRES

## ZONING

EXISTING ZONING: C3 - HIGHWAY BUSINESS  
 EXISTING LAND USE: HB - HIGHWAY BUSINESS  
**BUILDING SETBACKS**  
 FRONT YARD: 25 FEET  
 SIDE YARD: 20 FEET  
 REAR YARD: 40 FEET  
**LOT REQUIREMENTS**  
 MINIMUM LOT AREA: 1 ACRE  
 MINIMUM LOT WIDTH: 100 FEET  
 MAXIMUM LOT COVERAGE: 40%  
 MAXIMUM BUILDING HEIGHT: 40 FEET

## PROPERTY DESCRIPTION

[PARCEL DESCRIPTION PER MINOR SUBDIVISION PREPARED BY E.G. RUD & SONS, INC. DATED 10-15-2024.]

Those parts of the Northeast Quarter of the Northwest Quarter and the West Half of the Northeast Quarter of Section 14, Township 32, Range 26, Sherburne County, Minnesota, which lie northeasterly of the southeasterly right of way line of U.S. Highway No. 10 per the recorded plat of MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 71-M2. Except for that part lying northeasterly of the northeasterly right of way line of 165th Avenue N.W. and northeasterly of the northeasterly right of way line of said U.S. Highway No. 10, both right of way lines per Land Surveyor's Certificate of Correction to the plats of MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 71-M1 and said MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 71-M2 per Document Number 475982.

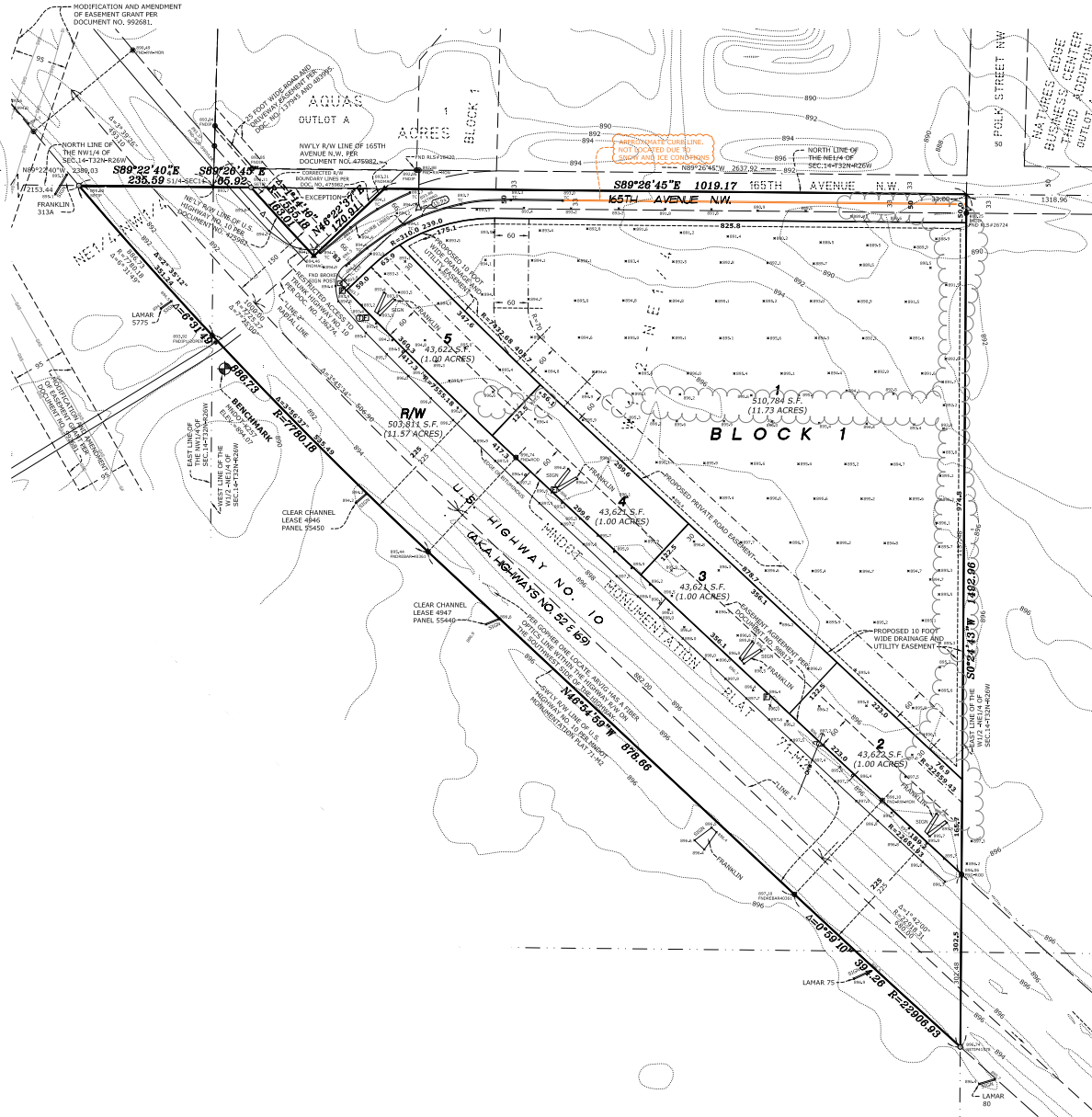
## NOTES

- Fee ownership is vested in care of Security Bank and Trust - Trustee, [PARCEL ID NUMBER: 75-00014-1200] ADDRESS: Unassigned Elk River, MN 55330
- Field survey was completed by E.G. Rud and Sons, Inc. on 01/07/2020. Additional field work and topography performed on 02/10/2026.
- Bearings shown hereon are based on the Sherburne County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Number 27141C0395F Community No. 270436 Panel No. 0395 Suffix F by the Federal Emergency Management Agency, effective date November 16, 2011.
- Lease area designations were provided by others.
- Registered Abstractors, Inc., File No. T19-10021, dated effective October 2, 2019, Schedule B-II Survey Related Exceptions for the surveyed premises (Said title commitment covers additional parcels and lists additional easements for those parcels. Those easements are not included below.):
  - Subject to Restricted Access to Trunk Highway 10 as evidenced by Document No. 136274. [Surveyor's Notes Restricted Access per Document No. 136274 is shown.]
  - Subject to Highway 10 and 169 as now laid out and traveled. [Surveyor's Notes Highway 10 and 169 are shown per the Minnesota Transportation Monumentation Plat 71-M1 per Document No. 152831, Minnesota Transportation Monumentation Plat 71-M2 per Document No. 152832 and Certificate of Correction to said Plat per Document No. 475982.]
  - Easements to Northern Natural Gas Company as evidenced by Document Numbers 101607. [Surveyor's Notes Northern Natural Gas Company Easement per Document No. 101607 appears to be blanket in nature and covers all of the Southeast Quarter of the Southwest Quarter of Section 11, Township 32 North, Range 26 West and the Northeast Quarter of the Northwest Quarter; the West Half of the Northeast Quarter and Government Lot 2, all in Section 14, Township 32 North, Range 26 West. Said Easement appears to be amended and redefined per Modification and Amendment of Easement Grant per Document No. 992681 as shown.]
  - Memorandum of Lease as evidenced by Document No. 770736. [Surveyor's Notes Document No. 770736 is a 10 year lease agreement which started on July 1st, 2013 and has an option to renew for two additional 5 year terms. Said lease area appears to be blanket in nature and covers all of Government Lot 1 and the Southeast Quarter of the Southwest Quarter of Section 11 and the West Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northeast Quarter west of Military Road except 2.2 acres of Section 14, all in Township 32 North, Range 26 West. No documentation has been provided for this survey to determine if the lease was extended or not.]
  - Subject to 25 foot road or driveway easement as evidenced by Document No. 137945 and 483955. [Surveyor's Notes The 25 foot road and driveway easement per Document No. 137945 does not fall within the surveyed premises as shown. Said easement should be redefined to reflect Minnesota Transportation Monumentation Plat 71-M1 per Document No. 152831, Minnesota Transportation Monumentation Plat 71-M2 per Document No. 152832 and Certificate of Correction to said Plat per Document No. 475982.]
  - Subject to Minnesota Transportation Monumentation Plat 71-M1 Document No. 152831, 152832 and 475982. [Surveyor's Notes Minnesota Transportation Monumentation Plat 71-M1 per Document No. 152831, Minnesota Transportation Monumentation Plat 71-M2 per Document No. 152832 and Certificate of Correction to said Plat per Document No. 475982 are shown.]

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

www.egrud.com

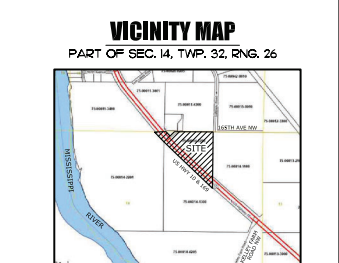
S:\RUD\CAD\1990\011975585\1975-CONCEPT-SOUTH-2026.DWG



**NORTH**  
**GRAPHIC SCALE**  
 1 INCH = 100 FEET  
**BENCHMARK**  
 MN/DOT STATION NAME: FINA MNDT  
 ELEVATION = 899.742 FEET (NAVD88)

**LEGEND**

- DENOTES SHERBURNE COUNTY CAST IRON MONUMENT
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES FOUND PKNAIL
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET PKNAIL
- DENOTES FOUND RIGHT OF WAY MONUMENT
- ⊕ DENOTES ELECTRICAL BOX
- ⊕ DENOTES FIBER OPTIC BOX
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SIGN
- DENOTES EXISTING SPOT ELEVATION
- DENOTES TELEPHONE MANHOLE
- DENOTES EXISTING CONTOURS
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND GAS LINE AS PROVIDED BY NORTHERN NATURAL GAS COMPANY'S MAPPING.
- DENOTES OVERHEAD WIRE
- DENOTES TREE LINE PER AERIAL PHOTO



NO.	DATE	DESCRIPTION	BY
1	01/26/26	ADDED PROJECT NAME	JEN
2	02/09/26	ADD EASEMENTS	JEN
3	01/28/26	REV. CLIENTS NAME	JEN
4	02/06/26	ADD TOPO	JEN
5	03/09/26	REVISE PER CITY COMMENTS	JEN

DRAWN BY:	JEN	JOB NO.:	1975585	DATE:	01/13/26
CHECK BY:	JEN	FIELD CREW:	BRH-BJ		

# CONCEPT PLAN

~for~ ERWIN T. SPECHT TRUST  
 ~of~ SPECHT FARM NORTH

## DEVELOPMENT DATA

TOTAL AREA ..... 23.84 ACRES  
 PROPOSED NUMBER OF LOTS ..... 6  
 PROPOSED NUMBER OF OUTLOTS ..... 1  
 EXISTING RIGHT OF WAY ..... 8.67 ACRES  
 EXISTING AND PROPOSED PUBLIC RIGHT OF WAY ... 9.14 ACRES

## ZONING

EXISTING ZONING: FAST (H) - FOCUSED AREA STUDY - THE HINGE  
 EXISTING LAND USE: HB - HIGHWAY BUSINESS

### BUILDING SETBACKS

FRONT YARD: 25 FEET  
 SIDE YARD: 20 FEET  
 GARAGE: 20 FEET  
 REAR YARD: 20 FEET

### LOT REQUIREMENTS

MINIMUM LAT AREA: 43,560  
 MINIMUM LOT FRONTAGE: 150 FEET  
 MAXIMUM LOT COVERAGE: 35%  
 MAXIMUM BUILDING HEIGHT: 30 FEET

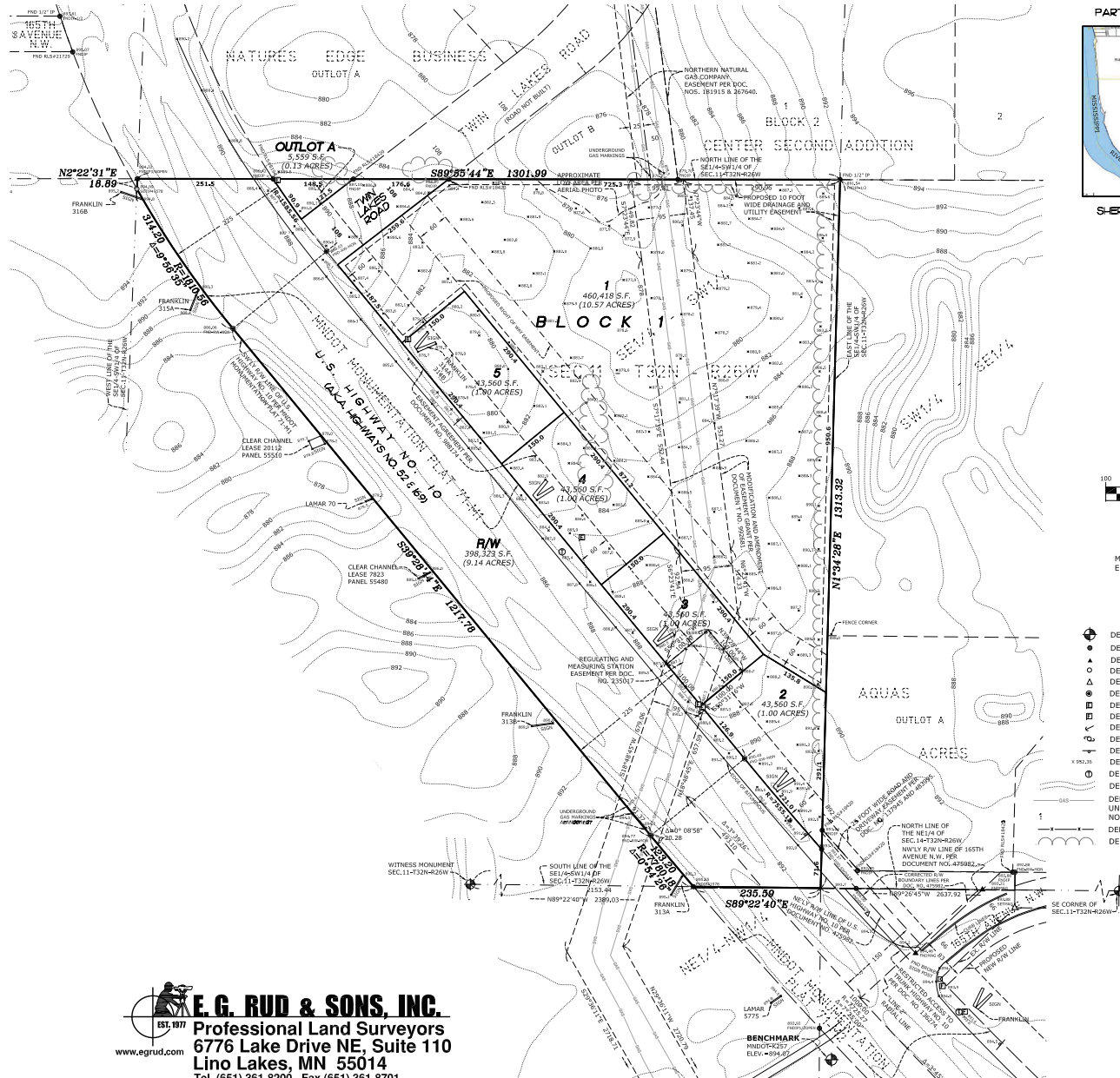
## PROPERTY DESCRIPTION

[PARCEL DESCRIPTION PER MINOR SUBDIVISION PREPARED BY E.G. RUD & SONS, INC. DATED 5-05-2025.]

That part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 32, Range 26, Sherburne County, Minnesota, which lies northeasterly of the westerly right of way line of U.S. Highway No. 10, per the recorded plat of MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 71-M1.

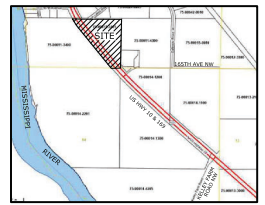
## NOTES

- Fee ownership is vested in care of Security Bank and Trust - Trustee.  
 PARCEL ID NUMBER: 75-00011-5401 ADDRESS: Unassigned Elk River, MN 55330
- Field survey was completed by E.G. Rud and Sons, Inc. on 01/07/2020. Additional field work and topography performed on 02/10/2020.
- Bearings shown hereon are based on the Sherburne County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 27141C0305F Community No. 270436 Panel No. 0395 Suffix F by the Federal Emergency Management Agency, effective date November 16, 2011.
- Lease area designations were provided by others.
- Registered Abstractors, Inc., File No. T19-10021, dated effective October 2, 2019, Schedule B-II Survey Related Exceptions for the surveyed premises (Said title commitment covers additional parcels and lists additional easements for those parcels. Those easements are not included below):  
 12. Subject to Restricted Access to Trunk Highway 10 as evidenced by Document No. 136274. [Surveyor's Note: Restricted Access per Document No. 136274 is south of the surveyed premises as shown.]
- Subject to Highway 10 and 169 as now laid out and traveled. [Surveyor's Note: Highway 10 and 169 are shown per the Minnesota Transportation Monumentation Plat 71-M1 per Document No. 152831, Minnesota Transportation Monumentation Plat 71-M2 per Document No. 152832 and Certificate of Correction to said Plat per Document No. 475982.]
- Easements to Northern Natural Gas Company as evidenced by Document Numbers 101607, [Surveyor's Note: Northern Natural Gas Company Easement per Document No. 101607 appears to be blanket in nature and covers all of the Southeast Quarter of the Southwest Quarter of Section 11, Township 32 North, Range 26 West and the Northeast Quarter of the Northwest Quarter; the West Half of the Northeast Quarter and Government Lot 2, all in Section 14, Township 32 North, Range 26 West. Said Easement appears to be amended and redefined per Modification and Amendment of Easement Grant per Document No. 992681 as shown, Northern Natural Gas Company Easement per Document No. 106761 contains a 20 foot by 20 foot easement within the Southeast Quarter of the Southwest Quarter of Section 11, Township 32 North, Range 26 West, Said 20 foot by 20 foot easement appears to be undefined as to location. Document No. 181912 is an exhibit depicting the approximate location of an existing 3 inch Northern Natural Gas Company Pipeline and also depicts the approximate location of a 20 foot by 20 foot Valve Setting. Northern Natural Gas Company Easement per Document No. 181918 contains a 10 foot by 20 foot easement. \*Adjacent to the existing valve settings which is located alongside the northeasterly right-of-way of TH 10, S2 & 169 in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 11, T 32 N, Range 26 West. \* Said 10 foot by 20 foot easement appears to be undefined as to location. Northern Natural Gas Company Regulating and Measuring Station Easement per Document No. 235012 is shown.
- Memorandum of Lease as evidenced by Document No. 770738, [Surveyor's Note: Document No. 770738 is a 10 year lease agreement which started on July 1st, 2013 and has an option to renew for two additional 5 year terms. Said lease area appears to be blanket in nature and covers all of Government Lot 1 and the Southwest Quarter of the Southwest Quarter of Section 11 and the West Half of the Northeast Quarter; the Northeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter west of Military Road except 2.2 acres of Section 14, all in Township 32 North, Range 26 West. No documentation has been provided for this survey to determine if the lease was extended or not.]
- Subject to 25 foot road or driveway easement as evidenced by Document No. 137945 and 453995. [Surveyor's Note: The 25 foot road and driveway easement per Document No. 137945 does not fall within the surveyed premises as shown. Said easement should be redefined to reflect Minnesota Transportation Monumentation Plat 71-M1 per Document No. 152831, Minnesota Transportation Monumentation Plat 71-M2 per Document No. 152832 and Certificate of Correction to said Plat per Document No. 475982.]
- Subject to Minnesota Transportation Monumentation Plat 71-M1 Document No. 152831, 152832 and 475982, [Surveyor's Note: Minnesota Transportation Monumentation Plat 71-M1 per Document No. 152831, Minnesota Transportation Monumentation Plat 71-M2 per Document No. 152832 and Certificate of Correction to said Plat per Document No. 475982 are shown.]

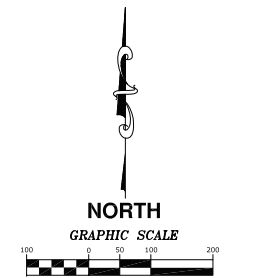


## VICINITY MAP

PART OF SEC. 14, TWP. 32, RNS. 26



SHERBURNE COUNTY, MINNESOTA  
(NO SCALE)



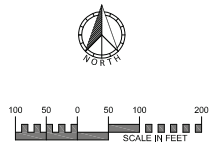
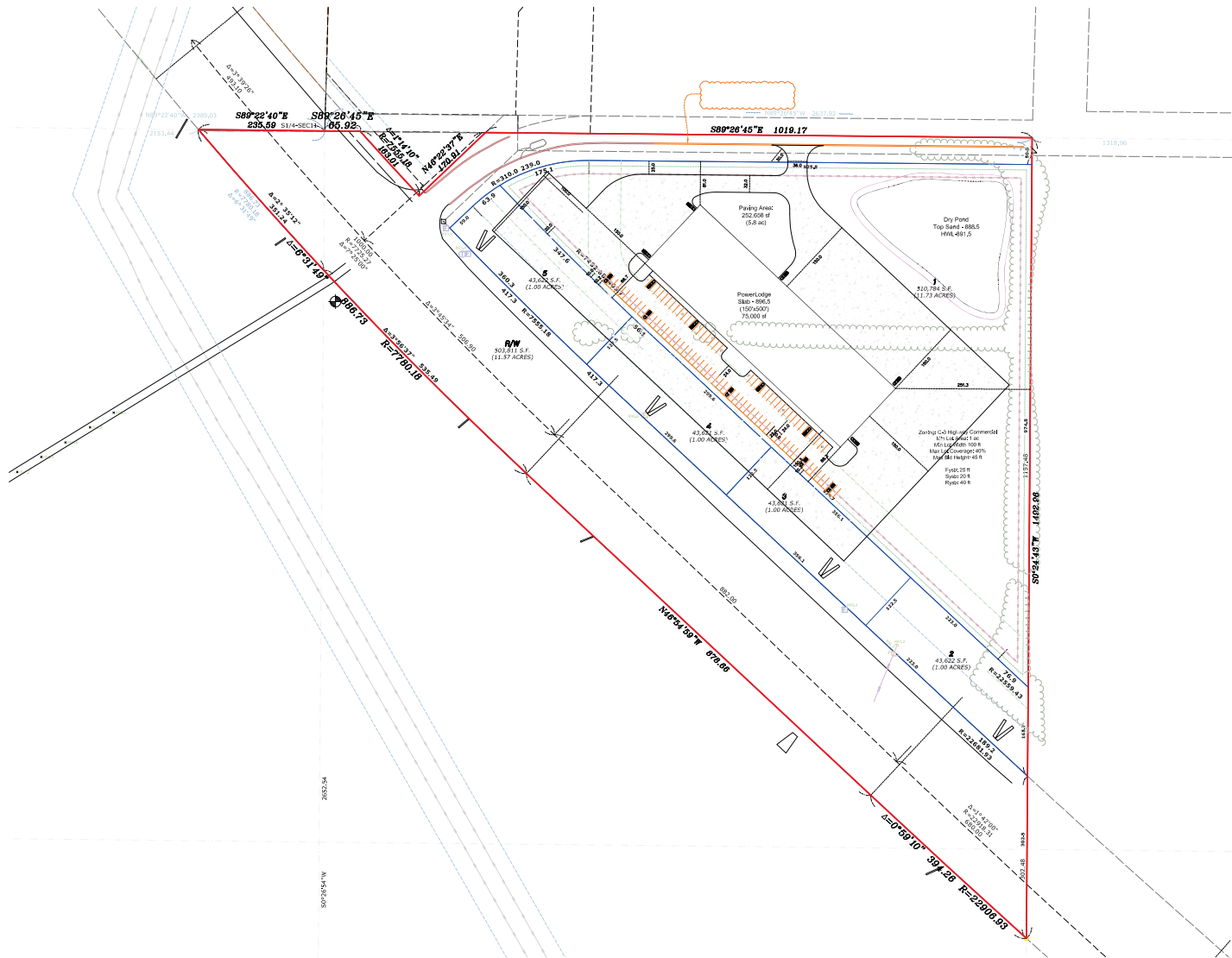
**BENCHMARK**  
 MNDOT STATION NAME: FINA MNDOT  
 ELEVATION = 899.742 FEET (NAVD88)

- ### LEGEND
- DENOTES SHERBURNE COUNTY CAST IRON MONUMENT
  - DENOTES IRON MONUMENT FOUND AS LABELED
  - DENOTES FOUND PKNAIL
  - DENOTES IRON MONUMENT SET, MARKED RLS# 41578
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**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55114  
 Tel. (651) 361-8200 Fax (651) 361-8701

NO.	DATE	DESCRIPTION	BY
1	01/23/20	ADD EASEMENTS AND LAYOUT	JEN
2	01/28/20	REV. CLIFF F REMOVE OLD BILLBOARDS	JEN
3	02/26/20	ADD TOPO	JEN
4	03/09/20	REVISE PER CITY COMMENTS	JEN

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EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Specht	-	-	-	-
DRAWN BY		RSM		
CHECKED BY		XXX		
DATE			11-11-25	

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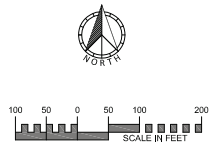
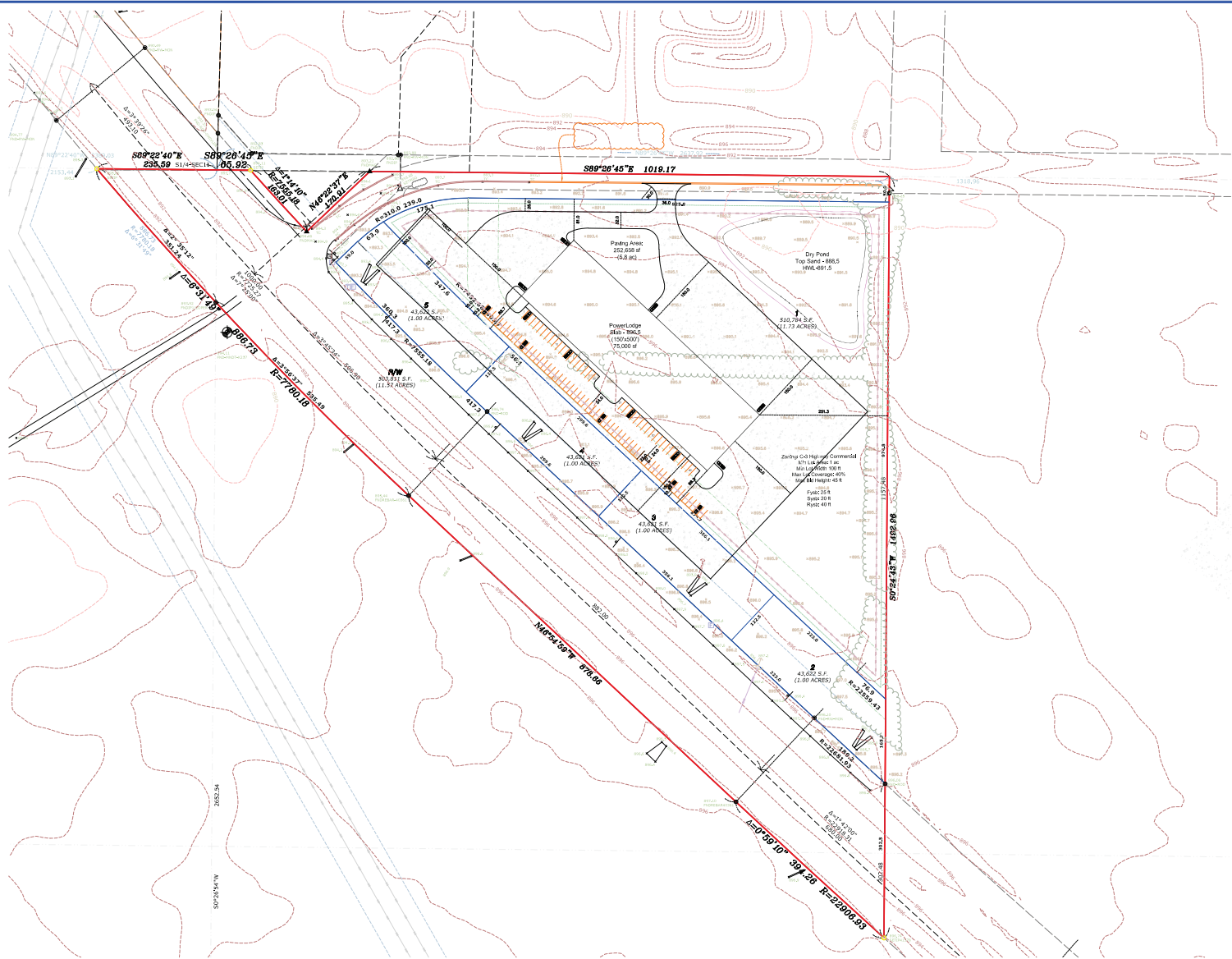
Name, P.E. \_\_\_\_\_  
 Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_

**SATHRE-BERGQUIST, INC.**  
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 478-6000

CITY PROJECT NO. \_\_\_\_\_  
 ELK RIVER, MINNESOTA

**SITE PLAN C3 042126**  
 SPECHT PARCEL  
 DEHN DEVELOPMENT

FILE NO.
19214-017
X
X



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Specht	-	-	-	-
DRAWN BY				
CHKD BY				
CHECKED BY				
DATE				
11-11-25				

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Name, P.E. \_\_\_\_\_ Lic. No. \_\_\_\_\_  
 Date: \_\_\_\_\_

**ENGINEERS SURVEYORS PLANNERS**

**SATHRE-BERGQUIST, INC.**  
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 478-6000

CITY PROJECT NO. \_\_\_\_\_

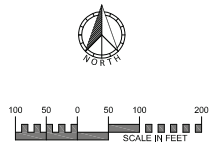
**ELK RIVER, MINNESOTA**

**SITE PLAN(T) C3 042126**

**SPECHT PARCEL**

**DEHN DEVELOPMENT**

FILE NO.
19214-017
X
X



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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Specht	-	-	-	-
DRAWN BY				
CHKD BY				
CHECKED BY				
DATE				
11-11-25				

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Name, P.E. \_\_\_\_\_ Lic. No. \_\_\_\_\_  
 Date: \_\_\_\_\_

**SATHRE-BERGQUIST, INC.**  
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 478-6000

CITY PROJECT NO. \_\_\_\_\_

**ELK RIVER, MINNESOTA**

**SITE PLAN (A) C3 042126**

**SPECHT PARCEL**

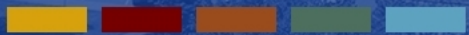
**DEHN DEVELOPMENT**

FILE NO.	19214-017
	X
	X



# Concept Review

Specht Trust





75-00959-0180

75-00011-3401

75-00011-4300

75-00915-0010

75-00685-0010

75-00959-0170

75-00014-1200

75-00959-0140

75-00014-1100

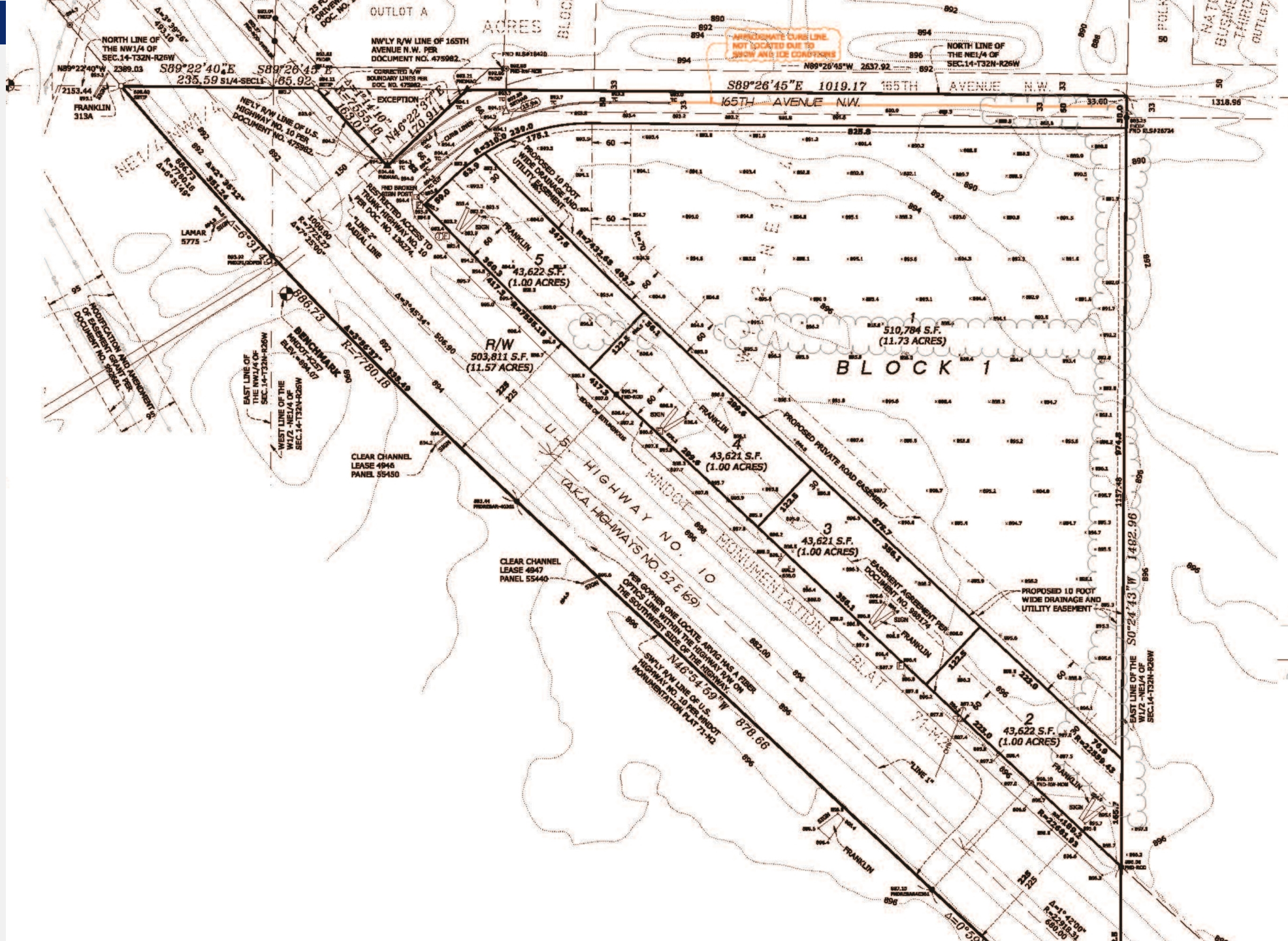
75-00959-0060

75-00959-0080

# Background

- **Platting concept to address ordinance requirements for billboards.**
- **Plats create a single lot for each billboard, along with access, leaves a buildable parcel for commercial use.**







# Action Requested

- Provide the applicant with informal feedback on their conceptual project.

