



# NORTH BRANCH

## —Minnesota—

Steve Cich  
Chair

Nathan Ehalt  
Commissioner

Ross Otto  
Commissioner

Gary Shaefer  
Commissioner

Open  
Commissioner

**PLANNING COMMISSION  
REGULAR AGENDA  
TUESDAY, SEPTEMBER 2, 2025 @ 6:30 PM  
CITY HALL, 6408 ELM STREET, NORTH  
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT  
*Provides an opportunity for the public to address the Council on items that are not on the Agenda. Please raise your hand to be recognized. Please state your name and address for the record. This section is for the express purpose of addressing concerns of City services and operations. It shall not be used to clarify individual's views for political purposes.*
5. AGENDA APPROVAL
  - a. Approve Agenda ACTION
6. CONSENT AGENDA  
*All matters listed under Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.*
  - a. Approval of August 5, 2025 Planning Commission Meeting Minutes ACTION
7. PUBLIC HEARINGS
  - a. Public Hearing to consider a proposed Zoning Text Amendment to City Code Section 66-943 Design Standards for permitted building materials and to amend the design overlay district map ACTION
8. REPORTS
  - a. Proposed R-2 Development INFO
  - b. Viking Meadows Development INFO
  - c. Comprehensive Plan Update INFO

9. NEXT MEETING - OCTOBER 7, 2025 : 6:30 PM

10. ADJOURNMENT



# NORTH BRANCH —Minnesota—

Steve Cich  
Chair

Nathan Ehalt  
Commissioner

Ross Otto  
Commissioner

Gary Schaefer  
Commissioner

Open  
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**PLANNING COMMISSION  
REGULAR AGENDA  
TUESDAY, AUGUST 5, 2025 @ 6:30 PM  
CITY HALL, 6408 ELM STREET, NORTH  
BRANCH, MN 55056**

## MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA

### REGULAR MEETING

Tuesday, August 5, 2025

1. CALL TO ORDER

Chair Steve Cich called the meeting to order at 6:30PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

**Present:** Commissioner Gary Schaefer, Commissioner Steve Cich, Commissioner Ross Otto,  
Commissioner Nate Ehalt

**Absent:**

**Remote:**

**Others Present:** City Council member Patrick Meacham

**Notes:**

4. AGENDA APPROVAL

a. Approve Agenda

**ACTION**

**RESULT:** Passed

**MOVER:** Nate Ehalt

**SECONDER:** Ross Otto

**AYES:** Gary Schaefer, Steve Cich, Ross Otto, Nate Ehalt

**ABSENT:**

**NOTES:**

5. PUBLIC COMMENT

6. CONSENT AGENDA

- a. Approval of July 1, 2025 Planning Commission Meeting Minutes ACTION

**RESULT:** Passed  
**MOVER:** Gary Schaefer  
**SECONDER:** Steve Cich  
**AYES:** Gary Schaefer, Steve Cich, Ross Otto, Nate Ehalt  
**ABSENT:**  
**NOTES:**

7. PUBLIC HEARINGS

- a. Public Hearing to consider a Home Occupation / Interim Use Permit for a Dog Grooming Business at 39479 Ash Ct ACTION

City Planner Ryan Saltis shared a PowerPoint presentation regarding the request to consider a Home Occupation/Interim Use Permit for a Dog Grooming Business at 39479 Ash Court, North Branch. The request is for a dog grooming business to be located in the basement of the residence. We have a section in our city code specifically for home occupations. The dog grooming operation will be located entirely within the basement of the primary residence. The aesthetics will remain unchanged from the outside, and it is not anticipated that there will be additional noise, smoke, dust, odor, or any other activity that affects the health, safety, and welfare of nearby residential properties. Traffic volume to the residents will be dependent on the number of clients that the business receives per day due to the grooming and pickup, and drop off of the dogs. The business plans show that at maximum, they will have one client per hour and a half.

The applicant for the home occupation permit is also the homeowner, and the home occupation will be the secondary use of the dwelling. The home is roughly 1638 square feet, and the home occupation can only account for 30% of the total floor area of the home. The plans that were provided show that the dog grooming business will take up about 150 square feet of the home. There will be some cars coming and going for pickup and drop off of dogs, based on the number of clients; one per hour, which means roughly five or six people coming and going per day at maximum. The home is connected to the city sewer services. It is anticipated that the excess demand with the current system will not be an issue. The home occupation is not anticipated to create any fire safety or health hazards that adversely affect neighboring property values. It is not anticipated that the business will cause any burden on the City utilities or be detrimental to the function of emergency services. The business plan does address an extra drain trap that will be used to mitigate the strain on the city services and potential backups. The residence is not located near any lakes, rivers, and is also not located within the floodplain of the City. There will be no outdoor storage, as all activities must be conducted indoors. There will be no additional employees other than the homeowner. There should be no exterior signage that advertises the business, and the homeowners must comply with all the criteria listed in Section 66-942 of the North Branch city code as it pertains to home occupations.

Commissioner Ehalt asked if there would be any overnight boarding as part of the business model, and Julie Nordquist, the homeowner and business owner, responded that there will not be any overnight boarding. Commissioner Ehalt also asked about a waste management plan for the pet hair and animal waste. The homeowner responded that there will be shampoo bottles and hair, but it shouldn't exceed her 40-gallon garbage can per week. The homeowner also mentions that she will have a 5-gallon bucket for animal waste. Commissioner Otto asked about when the homeowner has to take the dogs out to go to the bathroom, if they will be on a leash, and the homeowner responded that they would be leashed. The public hearing was opened at 6:51 pm. The public hearing was closed at 6:52 pm.

Motion by Ehalt to approve the Home Occupation/Interim Use Permit with the findings of fact.  
Seconded by Cich. All voted AYE. Motion carried.

**RESULT:** Passed  
**MOVER:** Nate Ehalt  
**SECONDER:** Steve Cich  
**AYES:** Gary Schaefer, Steve Cich, Ross Otto, Nate Ehalt

- b. Public Hearing to consider a Comprehensive Plan / Map Amendment and Rezoning from Rural Residential (RR) to Agricultural (AG) at 36000 Evergreen Ave ACTION

City Planner Ryan Saltis shared a presentation to consider a Comprehensive Plan/Map Amendment and Rezoning from Rural Residential (RR) to Agricultural (AG) at 36000 Evergreen Avenue. The owners are Craig and Cynthia Johnson. The land is currently rural residential, and the request is to rezone the property from rural residential to Agricultural. The applicants would like to diversify the current business on this property, which is a greenhouse, and include cannabis cultivation within the greenhouse as indoor cultivation. It's currently only permitted in the agricultural and industrial zoning districts. Ryan discussed that, considering the site from the development point of view, the parcel would have to remain primarily as a single-family residence, and development would be limited as the district does have a 10-acre minimum lot size. The most that the owners could do as far as subdividing would be four parcels. The density as a whole would not be impacted, and utilities would not be strained by this change. Agricultural zones are typically found in the NE corner of the City. The zoning districts are similar in purpose; however, the permitted uses for each district differ based on the zoning district use table in the city code. Agricultural zone parcels do show more permitted uses than parcel zones. Rural residential permitted uses in agricultural zone, parcels that are not permitted or conditionally residential include the following retail greenhouses, currently conditional use in rural residential areas would be permitted in a district for indoor cannabis cultivation, which is the purpose of this. It is not permitted in rural residential areas, but is in ag and then also, ag building accessory structures and liquid and gas fuel storage tanks. Approving the rezoning of this parcel would allow for the requested operation on this site. The parcel meets the requirements for rezoning to agricultural.

Commissioner Gary Shaefer questioned whether federal law prohibits cannabis agriculture. Community Development Director Nate Sondrol explained that the State Office of Cannabis Management signed rules and regulations, and the City has adopted those model ordinances. The request for this evening is for rezoning and reguiding.

Chair Steve Cich asked if it was a requirement that the growing has to be done inside greenhouses, or can it be done outdoors. Director Sondrol explained that it is allowed to be grown indoors or outdoors. The City code currently allows for the indoor and outdoor production of cannabis in the AG or the industrial zoning districts. The public hearing was opened at 7:04pm. The public hearing was closed at 7:10pm.

Commissioner Ehalt asked about the water consumption that would be needed for the greenhouses. The applicants explained that they would water every other day, so watering would be kept to a minimum. The applicant estimated 200-300 gallons, and they are on a well; they wouldn't be introducing any chemicals, as cannabis cultivation is very clean.

Motion by Cich to recommend approval of the comp plan amendment and rezoning wth the findings of fact.  
Seconded by Otto. Motion carried.

**RESULT:** Passed  
**MOVER:** Steve Cich  
**SECONDER:** Ross Otto

**AYES:** Gary Schaefer, Steve Cich, Ross Otto, Nate Ehalt

**ABSENT:**

**NOTES:**

8. REPORTS

a. Design Standards

INFO

City Planner Ryan Saltis reported on the North Branch design standards. He explained that the current requirements have percentages for different zones and how they can lead to higher priced buildings. The City has gotten some comments in the past from potential businesses saying that they haven't looked at North Branch as a potential development area just based on the design and building standards, and that why we're visiting the design standards at this time. Ryan explained that there are currently three standard zones. Zone one is the strictest. It is mainly for the primary corridors and gateways, such as Main Street, highway 95 and then I35 so anything directly adjacent to those roadways that would be considered zone one. Zone Two is kind of a transitional area. It's a little more lenient. Zone two has 50% class one materials, about 50% class two materials. Zone three is industrial reader facing and low visibility areas.

9. NEXT MEETING - September 2, 2025 - 6:30 PM

Community Development Director Nate Sondrol mentioned that the Comprehensive Plan Survey is on the City's Website. Nate asked the Planning Commission to spread the word and encourage people to complete the survey. The next steering committee meeting is on Thursday, August 7th at 5:30pm.

10. ADJOURNMENT

The Planning Commission Meeting was adjourned at 8:12 PM.

**RESULT:** Passed

**MOVER:** Steve Cich

**SECONDER:** Gary Schaefer

**AYES:** Gary Schaefer, Steve Cich, Ross Otto, Nate Ehalt

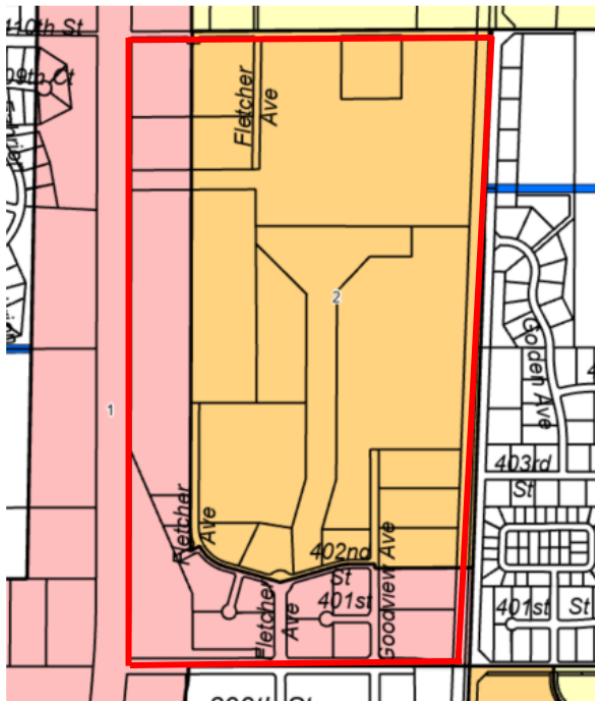
**ABSENT:**

**NOTES:**

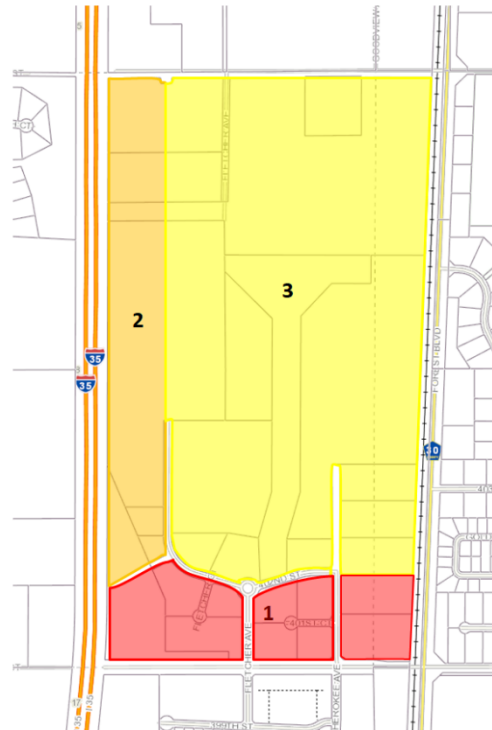
## Industrial Park Design Standards Research

At the August 5<sup>th</sup> Planning Commission Meeting, discussion was had with city staff and planning commission members to modify design standards within the Industrial Park. City staff provided research for North Branch's current design standards and options for modifying them. The Industrial Park is located in Design Standard Zones 1 and 2, with these zones requiring a percentage of the building façade to include durable and high end materials. These requirements lead to higher priced buildings and can be a determining factor for whether or not a company decides to have their business in North Branch. The Planning Commission and city staff analyzed the area around the Industrial Park when making decisions for design standard zones, with proximity to I-35 and future planning for the interchange at 400<sup>th</sup> Street. These areas remained a priority for higher design standards than interior lots in the Industrial Park. After discussion, it was determined that lots along the I-35 Corridor will be modified from Design Standard Zone 1 to Zone 2, giving this area more flexibility by reducing the percentage for required Class 1 materials from 65% to 50%. Industrial park lots along 400<sup>th</sup> Street and south of Fletcher Ave and 402<sup>nd</sup> Street will remain within Design Standard Zone 1 to prepare for the increased visibility this area will obtain from the future interchange. Interior lots within the Industrial Park are proposed to change from Design Standards Zone 2 to Zone 3. These changes are illustrated in the Proposed Design Standard Zones Map below:

Current Design Standard Zones Map:



Proposed Design Standard Zones Map:



- Design Standard Zone 1 is shown in red. This is the most restrictive zone for design standards, requiring 65% of the facade to be a Class 1 material.
- Design Standard Zone 2 is less restrictive than Zone 1, but still requires at least 50% of the building façade to be a Class 1 material.
- Design Standard Zone 3 is the least restrictive. Structures in this zone are not subject to material composition requirements by Class. Buildings constructed in Zone 3 shall have a minimum of two complementary color tones or two materials incorporated on all sides of the building.

The Planning Commission also discussed types of building materials allowed in each class. Specifically, insulated steel panels were analyzed whether they should be permitted in certain classes of building materials. The Planning Commission agreed that they would like insulated steel panels added to the permitted materials list within Class 2. Classes of materials are listed below:

1. Class I consisting of:
  - i. Brick,
  - ii. Natural stone (or similar appearing, high quality manufactured stone),
  - iii. Glass curtain wall,
  - iv. Copper,
  - v. Other comparable or superior materials, or
  - vi. New materials that meet the intent of the preamble above.
2. Class II consisting of:
  - i. Specialty concrete block such as burnished, textured or rock face,
  - ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,
  - iii. Masonry stucco,
  - iv. Fiber-cement exterior siding,
  - v. Other comparable or superior materials,
  - vi. New materials that meet the intent of the preamble above.
  - vii. Exterior finish installation system (EFIS),
  - viii. Opaque panels,
  - ix. Ornamental metal,
  - x. Smooth concrete block,
  - xi. Scored concrete block,
  - xii. Smooth concrete tilt-up panels,

- xiii. Glazed block,
- xiv. Glass block,
- xv. Ceramic,
- xvi. Other comparable or superior materials, or
- xvii. New materials that meet the intent of the preamble above.

The full Design Standards Section from the North Branch City Code is found below:

**Sec 66-943 Design Standards**

- a) The zones set forth in this Section are defined in the design overlay [district map](#) on record with the City Clerk.
- b) Architectural Standards. The requirements contained within this Division shall not apply to any structure in the Agricultural, Rural Residential or Park/Open Space districts. It shall apply to all structures used for commercial purposes in Single-Family Residential, Medium Density Residential, and High Density Residential, all structures in the Central Business, Commercial, and Industrial Districts.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Section to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of North Branch has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a professional appearance with architectural appeal associated with a small city atmosphere is desired within the City of North Branch.

- (1) Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:
  - (a) Elevations of all sides of the building.
  - (b) Type and color of exterior building materials.
  - (c) Typical floor plans.
  - (d) Dimensions of all structures.
  - (e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.
  - (f) Utility plans including water, sanitary sewer, and storm sewer.
  - (g) Additional plans deemed necessary by the Zoning Administrator.

- (2) Exterior building materials shall be subject to Zoning Administrator approval and the following:
- (a) Zone 1: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II materials.
  - (b) Zone 2: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least fifty percent (50%) Class I materials; not more than thirty-five percent (50%) percent Class II materials.
  - (c) Zone 3: Structures must provide a cohesive architectural appearance reflecting its functional purpose. Structures in this zone are not subject to material composition requirements by Class. All other design standards in this Section apply unless otherwise listed.
  - (d) Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:
    - 1. Class I consisting of:
      - i. Brick,
      - ii. Natural stone (or similar appearing, high quality manufactured stone),
      - iii. Glass curtain wall,
      - iv. Copper,
      - v. Other comparable or superior materials, or
      - vi. New materials that meet the intent of the preamble above.
    - 2. Class II consisting of:
      - i. Specialty concrete block such as burnished, textured or rock face,
      - ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,
      - iii. Masonry stucco,
      - iv. Fiber-cement exterior siding,
      - v. Other comparable or superior materials,
      - vi. New materials that meet the intent of the preamble above.
      - vii. Exterior finish installation system (EFIS),
      - viii. Opaque panels,

- ix. Ornamental metal,
  - x. Smooth concrete block,
  - xi. Scored concrete block,
  - xii. Smooth concrete tilt-up panels,
  - xiii. Glazed block,
  - xiv. Glass block,
  - xv. Ceramic,
  - xvi. Other comparable or superior materials, or
  - xvii. New materials that meet the intent of the preamble above.
- (e) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
  - (f) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
  - (g) Buildings constructed in Zone 3 shall have a minimum of two complementary color tones or two materials incorporated on all sides of the building. This can be completed through wainscoting, columns, pilasters, or other ornamentation as determined by the Zoning Administrator.
  - (h) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.
  - (i) In Zones 1 and 2 exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.
  - (j) In Zone 3, roof materials shall be of a finished material and all fasteners and connectors shall be the same color as the roof material.
- (3) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.
  - (4) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.
  - (5) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.
  - (6) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.

- (7) Prohibited Exterior Materials in Zone 1 and 2:
- (a) Vinyl Siding.
  - (b) Metal Siding, except as provided above.
  - (c) Formed Metal Panels with exposed fasteners.
  - (d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called “pole barns” are not permitted.
- (8) Prohibited Exterior Materials in Zone 3:
- (a) Unfinished steel on walls or roofs.
  - (b) Unfinished aluminum on walls or roofs.
  - (c) Reflective materials.
- (9) Exceptions – The following exceptions to the exterior building material requirements may apply:
- (a) The use is an essential service as defined by this Division; or
  - (b) The applicant shall have the burden of demonstrating that:
    - 1. The proposed building maintains the quality in design and materials intended by this Division,
    - 2. The proposed building design and materials are compatible and in harmony with other structures within the district,
    - 3. The justification for deviation from the requirements of this section shall not be based on economic considerations.
  - (c) Sides of a building which are not visible from any public road may use any combination of Class I or II materials, if approved by the Planning Commission and City Council. The applicant must be able to demonstrate that said side of building is not visible from any public road.
  - (d) Garage doors, window trim, flashing, accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.
  - (e) Building Additions. Properties zoned I - Industrial and I2 - Heavy Industrial may be excepted from the minimum exterior building material standards for additions onto existing buildings. This exception only applies to additions of not more than 75 percent of the gross floor area of the initial principal building constructed on the property. The type and percent composition of the material(s) on the new addition(s) must be equal to or greater than the material(s) on the existing principal building. Additions exceeding 75 percent are required to meet the minimum exterior material standards for that Zone. In this case, the property owner may opt to satisfy the minimum standards on both the addition(s) and existing building. This exception does not apply to new

secondary buildings and accessory structures on the property, if permitted by zoning.

Recommended Planning Commission Action:

- Motion to approve the Design Standards Zone Map modifications as presented
- Motion to add "insulated metal panels" to permitted Class 2 materials within Sec 66-943(2)(d)1.



**Prepared By: Ryan Saltis, City Planner**

**Presenter: Ryan Saltis, City Planner**

**Date: 08/27/2025**

**Board & Commission: Planning Commission**

**Subject: Proposed R-2 Development**

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Background:

City staff met with a developer who is interested in developing a 0.34 acre vacant parcel located at PID 16.00482.10.

This is on the agenda as a discussion item. There is no action to take at this time.

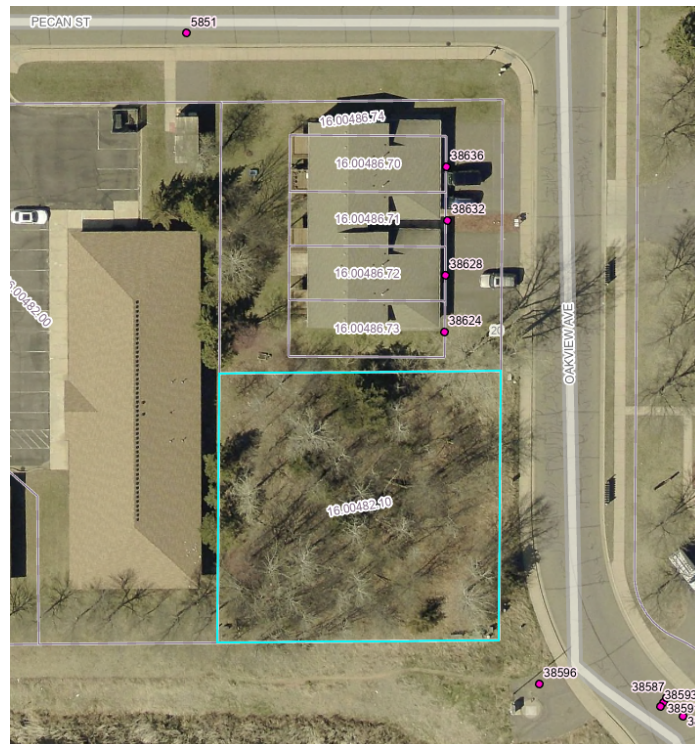
**Voting Requirements:**

**Voting Options      Simple Majority**

Date: 9/2/2025  
 To: North Branch Planning Commission  
 From: Ryan Saltis – City Planner / Nate Sondrol – Community Development Director  
 Re: Discussion Item – Proposed R-2 Development

**Background:**

City staff met with a developer who is interested in developing a 0.34 acre vacant parcel located at PID 16.00482.10. This parcel has frontage on Oakview Ave and is zoned R-2 Medium Density Residential. The parcel is also guided as LUR-2 Land Use Medium Density Residential within the City of North Branch Comprehensive Plan. The density requirements for Medium Density Residential is 1 to 6 dwelling units per acre.



There currently is not a visual concept plan submitted for this development, however the developer would like to construct a similar concept as the lots to the north of the subject site. The development to the north of the subject site is similar in size and shape and would seemingly be a good fit for this parcel.

The parcel has a lot width of roughly 120 feet and lot depth of 125 feet. According to the Dimensional and Design Standards Table found in Section 66-210 of North Branch City Code, there is a minimum lot width of 150 feet for R-2 zoned parcels for 3-6 attached units.

**Dimensional & Design Standards Table**

Use	R-1 single family	R-1, 2 family dwellings, per unit	R-2, single family	R-2, 2 family dwellings, per unit	R-2, 3-6 attached units, per townhouse
Front yard setback- interior in ft - at lot line or ROW	30	30	30	30	30
Lot Width - corner - in ft at front set-back line	80	50	80	50	150
Lot Width - in ft - at front set-back line	80	50	80	50	150
Ditch easement - in ft	45	45	45	45	45
Rear yard setback- interior lot - in ft	30	30	30	30	30
Rear-yard setback corner lot - in ft	15	15	15	15	15
Side set-back- interior lot - in ft	6	6', 0' for attached portion of unit	6	6', 0' for attached portion of unit	6', 0' for attached portion of unit
Side setback- corner - in ft	30	30	30	20	30
Lot Depth - minimum in ft	100	100	100	100	100
Minimum Lot Size - sq ft	12,000	7,500	12,000	6,500	2,000
Maximum base density	1-4 units per acre	1-4 units per acre	1-6 units per acre	1-6 units per acre	1-6 units per acre
Minimum Principal building size sq ft - main floor, per dwelling <sup>c</sup>	800	800	800	800	800

According to the city's GIS Utilities Map there are currently 4 water service valves in place on the site that could support 4 units.

This is on the agenda as a discussion item. There is no action to take at this time.

Request for preliminary opinion for  
development of vacant lot 16.00482.10

Requestor: Dennis Christ  
(potential  
buyer) 10984 228th ST N  
Scandia, Mn 55073

Reason for request:

In order to purchase the above  
identified lot, the buyer needs to  
know whether the City of North  
Branch will allow a four unit multi-  
family structure is approved or  
can be approved.

Attached are options to be considered.

Please advise as soon as possible  
whether the planning commission would  
recommend construction of these  
options.

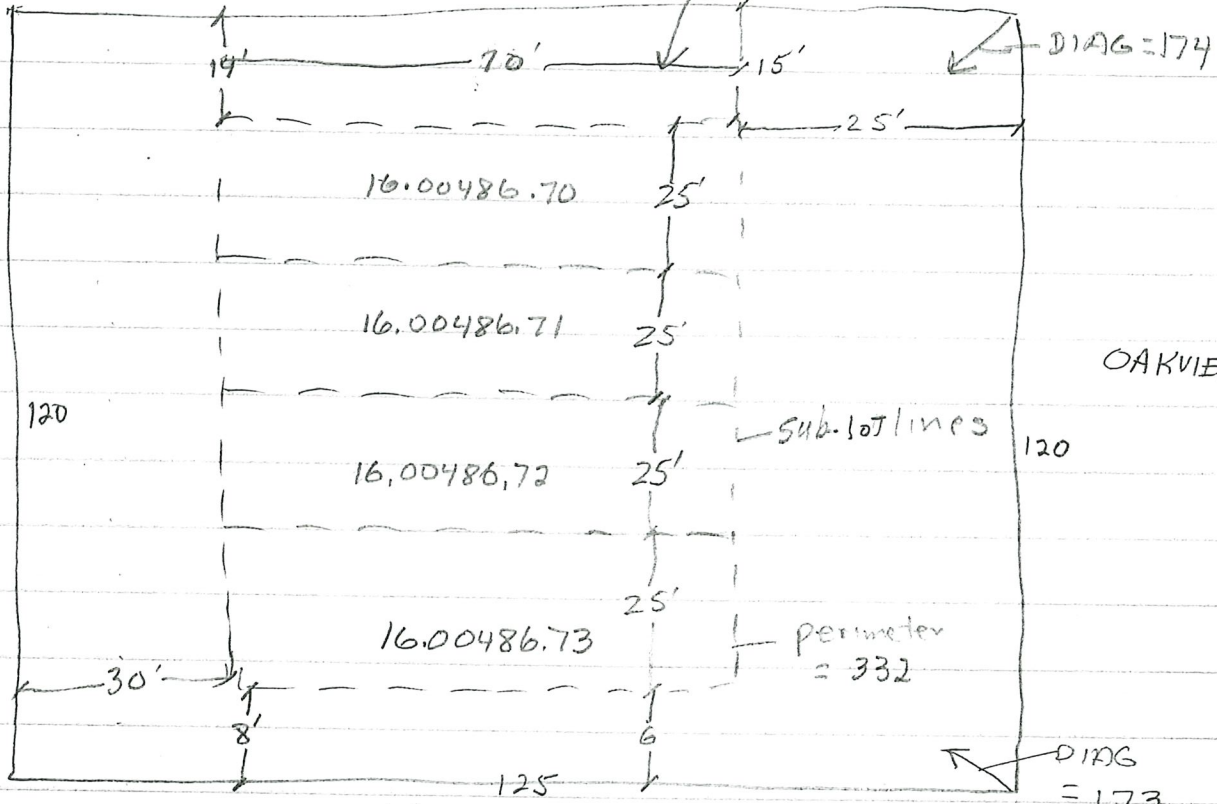
Regards,

Dennis Christ

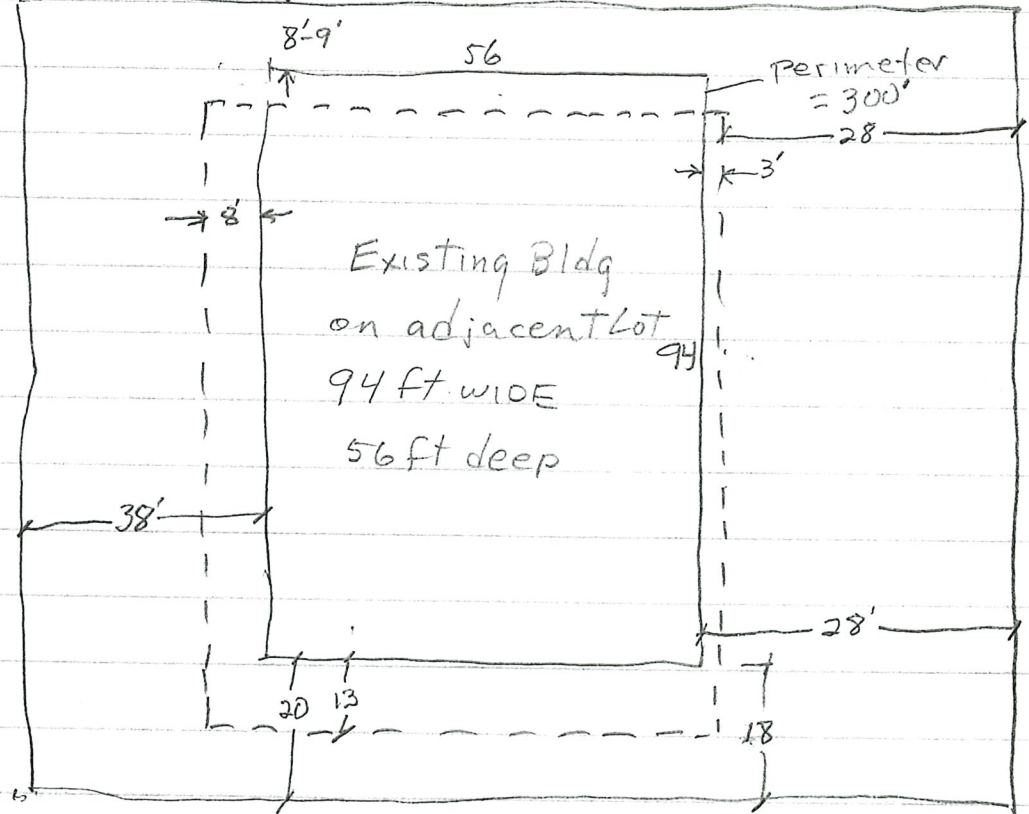
612 718 5302

Pecan STREET

North Lot w/o BLDG



Adjacent Lot PID = 16.00482.10



NORTH LOT w/ BLDG

## Proposed Development of 16.00482,10

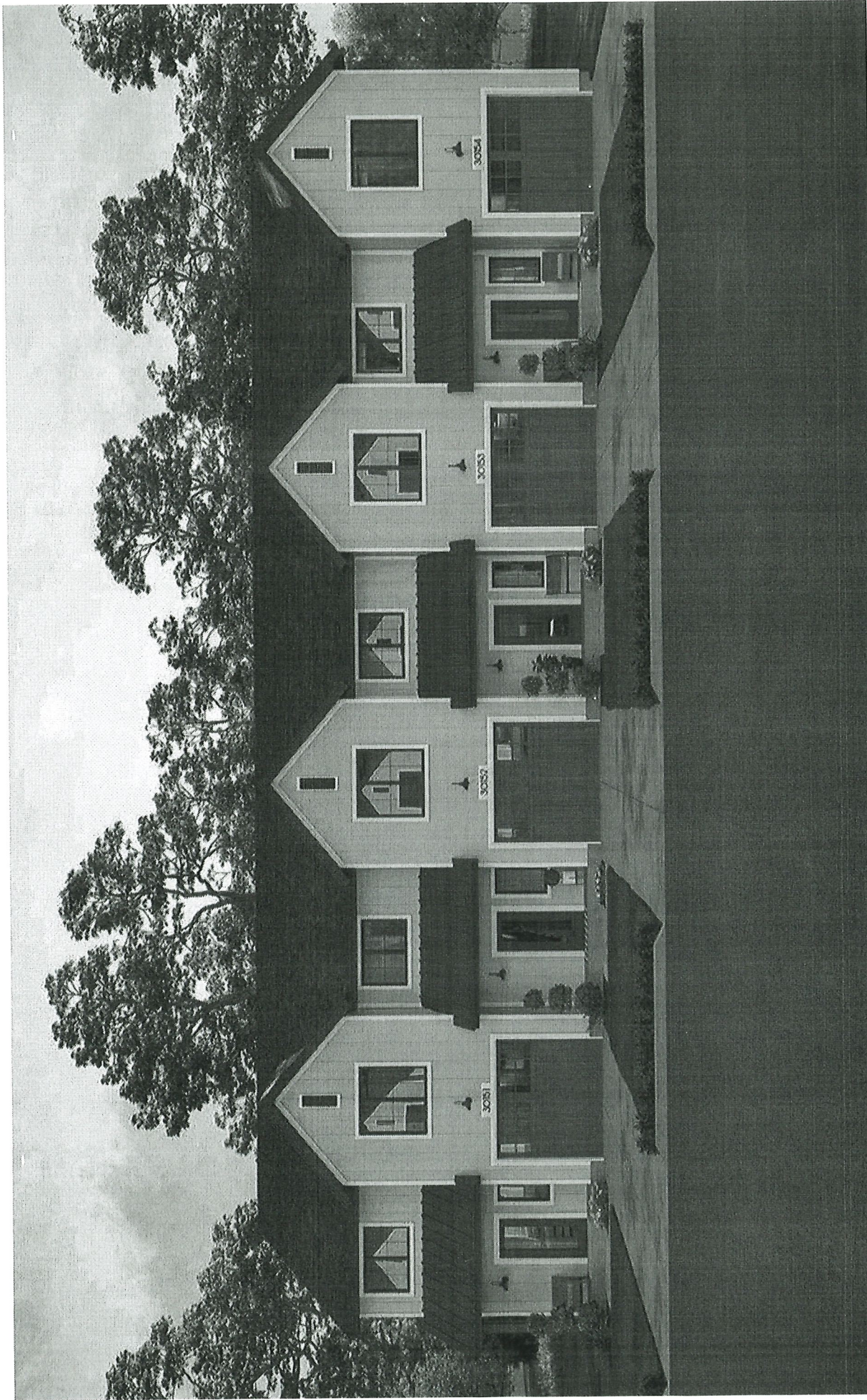
### Option 1:

Build identical units as are presently on adjacent lot to the north. 94ft wide x 56ft deep

### Option 2:

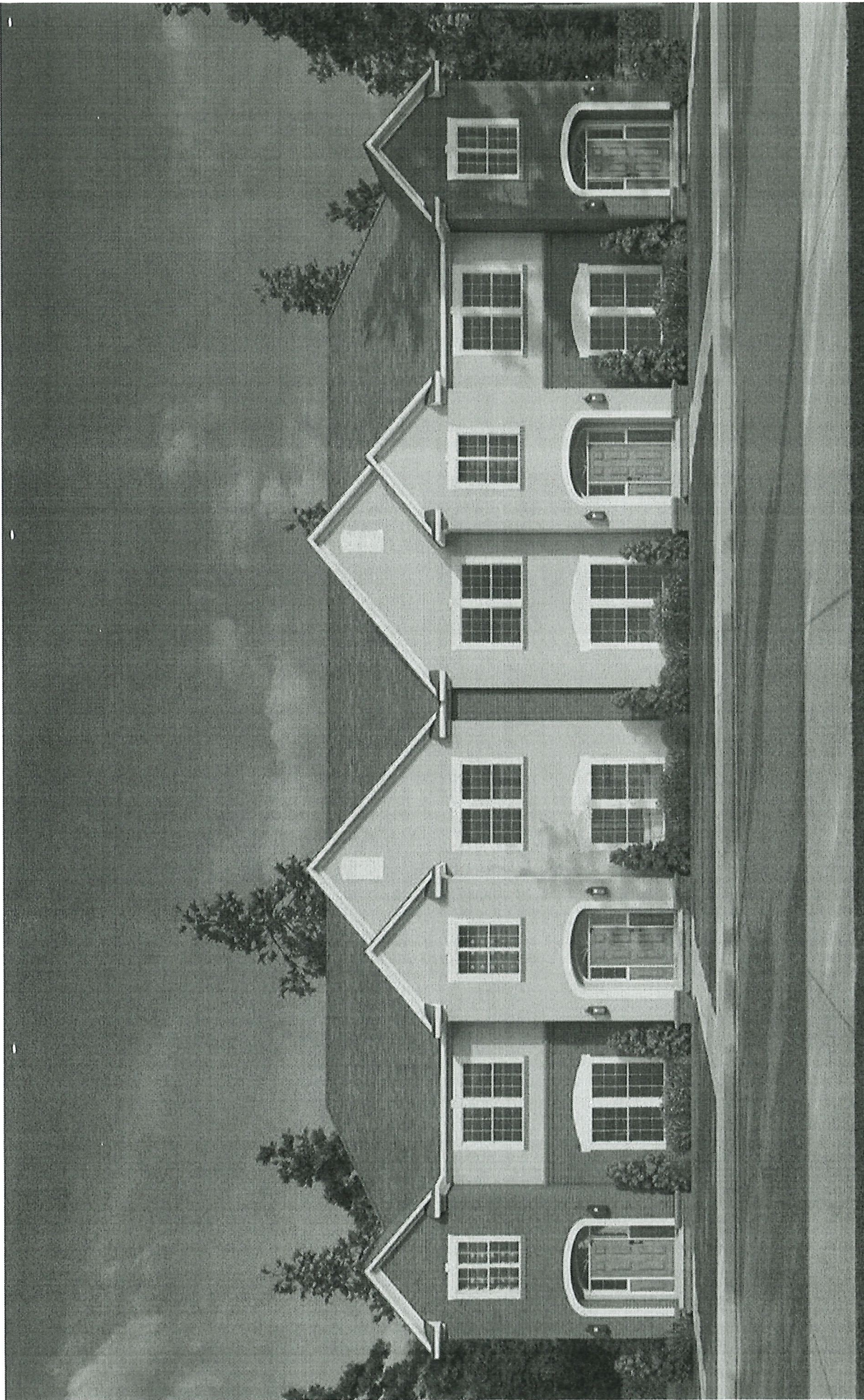
Build a 4 unit multi-family using plans similar to that shown on the website [houseplans.net/floorplans/96301107/modern-fourplex-plan-1711-square-feet-3-bedrooms-2.5-bathrooms](http://houseplans.net/floorplans/96301107/modern-fourplex-plan-1711-square-feet-3-bedrooms-2.5-bathrooms)

Option 3: Build a similar structure to the above - custom designed fourplex at the maximum size allowed. Not all units would be the same size and configuration.



WIDTH 92ft Depth 40'

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Plan # 110-01123

Width 97'6" Depth 29'6"  
2 BR/2 Bath 5144 ft<sup>2</sup> 4 units



4 UNITS - WIDTH 61'3" DEPTH 29'6"

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Plan # 110-01127  
houseplans.net/11001127/Traditional-fourplex-plan-829-Square-feet-2-bedrooms-1.5-



**Prepared By: Ryan Saltis, City Planner**

**Presenter: Ryan Saltis, City Planner**

**Date: 08/27/2025**

**Board & Commission: Planning Commission**

**Subject: Viking Meadows Development**

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Background:

City staff met with developers who are interested in developing a 27.75 acre vacant parcel located at PID 11.00343.00.

This is on the agenda as a discussion item. There is no action to take at this time.

**Voting Requirements:**

**Voting Options      Simple Majority**



**Prepared By: Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director, Matthew Hill, City Administrator**

**Date: 08/27/2025**

**Board & Commission: Planning Commission**

**Subject: Comprehensive Plan Update**

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The Council is looking for discussion and input on the Comprehensive Plan from the Planning Commission as specifically as it relates to Land use as well as the rest of the plan. There have been 2 public input engagement meetings and the next steps will include beginning working on the vision for the plan. The survey will continue to be open through the end of August.  
[https://www.ci.north-branch.mn.us/newsdetail\\_T3\\_R883.php](https://www.ci.north-branch.mn.us/newsdetail_T3_R883.php)

**Voting Requirements:**

**Voting Options          Simple Majority**