



# NORTH BRANCH

## —Minnesota—

Steve Cich  
Chair

Nathan Ehalt  
Commissioner

Ross Otto  
Commissioner

Gary Shaefer  
Commissioner

Open  
Commissioner

**PLANNING COMMISSION  
REGULAR AGENDA  
TUESDAY, DECEMBER 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 October 7, 2025 Planning Commission Minutes

ACTION

7. PUBLIC HEARINGS

a. Walker Hill Farm Preliminary and Final Plat

ACTION

b. North Branch Marketplace 3rd Addition Preliminary/Final Plat and Easement  
Vacation

ACTION

8. REPORTS

a. Flink Ave Flex Zoning

INFO

b. Comprehensive Plan Update

INFO

c. Website Update

INFO

d. Planning Commission Vacancy Application

ACTION

9. NEXT MEETING - JANUARY 6, 2026

10. ADJOURNMENT



**Prepared By: Tonya Kostuch, City Clerk**

**Presenter: Not Applicable**

**Date: 11/24/2025**

**Board & Commission: Planning Commission**

**Subject: Approval of October 7, 2025 Planning Commission Minutes**

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Approval of October 7, 2025 Planning Commission Minutes

**Voting Requirements:**

**Voting Options          Simple Majority**



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**PLANNING COMMISSION  
REGULAR AGENDA  
TUESDAY, OCTOBER 7, 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, October 7, 2025**

**1. CALL TO ORDER**

Chair Steve Cich called the Planning Commission Meeting to order at 6:30 PM.

**2. PLEDGE OF ALLEGIANCE**

Chair Steve Cich led the Pledge of Allegiance.

**3. ROLL CALL**

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

**Absent:** Commissioner Ross Otto

**Remote:**

**Others Present:** Commissioner Patrick Meacham

**Notes:**

**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**

**RESULT:** Passed

**MOVER:** Nate Ehalt

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

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 September 2, 2025 Planning Commission Meeting Minutes **ACTION**

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

b. Approval of September 17, 2025 Planning Commission Public Hearing Meeting Minutes **ACTION**

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

7. **PUBLIC HEARINGS**

8. **REPORTS**

a. Comprehensive Plan Update **INFO**

Community Development Director Nate Sondrol gave a brief update regarding the Comprehensive Plan. The City is planning to have more updates in the next month or so, with a small committee reviewing each section of the Comprehensive Plan. We'll get more information out as soon as possible.

b. Website **INFO**

Community Development Director Nate Sondrol gave an update regarding the City of North Branch's new website. The website is expected to go live by the end of this year. We're currently looking for any ideas and thoughts regarding anything pertaining to the Planning Commission/Planning that you would like to see on our website.

c. Beach Transport Rezoning Discussion **INFO**

City Planner Ryan Saltis introduced the Beach Transport Rezoning Discussion to the Planning Commission. At the September 17th Special Planning Commission Meeting, Loren Beach (Applicant) requested approval for a Variance from Design Standards for building materials, Text Amendment to City Code to include outdoor storage, equipment & materials as a Conditional Use in the B-Business Zoning District, and Conditional Use Permit for outdoor storage, equipment & materials at 39777 Flink Ave. These requests are for a proposed building and garage for Beach Transport Inc. During the public hearing, there was opposition from the surrounding property owners and their representatives regarding

the use of the parcel as a heavy truck operation, the easement to access the property, and diminishing values of their property. The Planning Commission voted to deny the requests for the Variance, Text Amendment, and Conditional Use Permit. It was determined that each request failed to meet the established criteria. The applicant, Loren Beach, has asked the Planning Commission and City Staff for direction and insight as to how he can make this operation work at this location. Loren is seeking possible solutions following the denied requests and provided the following response to City Staff: "Here is my formal request for the consideration to rezone the B3 district located on Flink Ave, North of 392nd. This area is better suited for industrial zoning rather than "Business". The rezoning consideration for this area to "industrial" is far more suitable, and at the very least should be considered for a "flex zone". Prior to the updated 2018 comprehensive plan Schwing BioSet was zoned industrial all by itself. Moving further away from the apex of the city, design standards and zoning restrictions should decrease, thus promoting business growth and even "Small Business growth" within the city. Exceptions listed in Sec 66-943 in the city code allow building designs and materials that are in harmony with other current structures within this district. The Planning Commission has had zero consideration for this exception, which leads to the rezoning purpose. Starting at 392nd along the east side of Flink Avenue, there is first an outdoor storage company with containers and job trailers. Next, there is Schwing BioSet, which is an industrial company making components for the industrial market. Next is Lambert's Lumber, this is a lumberyard completely exposed to Highway 35. Next is Gopher State Storage with mini storage and outdoor storage, including RVs, boats, and trailers. 100% of the businesses located on Flink Ave fall under the permitted use for I-industrial type zoning. To anticipate retail or other B3 type business in this area will stifle growth in this area for years to come." Based on this response, the applicant would be seeking an alternative approach in rezoning the area. This would require Planning Commission and City Council approval and would include a review of the corridor as a whole and existing surrounding uses. The rezoning request would have to follow the procedures, conditions on approval, and findings of fact found in Chapter 66, Article II, Division II of City Code.

Community Director Nate Sondrol reminded the Planning Commission that the items from the September 17th meeting will be going to the City Council at the next meeting on Tuesday, October 14th.

Chair Steve Cich said that after the last meeting, he had some thoughts about rezoning and that it might not be a bad idea. He said that he's assuming that North Branch Chevrolet must have to have a continuous CUP for having cars outside, as well as Anderson and Koch Ford and Cartful. Those are very highly visible areas that have outdoor parking, and they're right along 95. Steve said that he is also hearing flex business when the Council was discussing this last time. I think that's not a bad idea for up there, because we could have a mix of office buildings, auto shops, like he has in that area. Steve mentioned that he was thinking maybe we could call it an area where you could have a variety of businesses there. Steve asked Loren Beach if he was going to use dust-free material for the driveway.

Loren Beach responded that it would be bituminous milling, which is recycled asphalt, dust-free, and it would be a temporary driveway. He said that he talked to his neighbor yesterday, and she has concerns of her own. She can discuss those, but one of the ways I want to work together is not to create a permanent driveway that's completely dividing her land in half. So one of these ways is recycled asphalt, so it's easily removable. It's not creating a permanent driveway and putting her land in a box; this is how you have to develop it. That's not what my intentions were from the start. Loren mentioned that they have lots of trailers, but everyone keeps the trailers at their own house. We have owner operators who own their own dump trucks, so they take them home.

Chair Steve Cich asked Loren how many trailers are on any given day, possibly two a day. Loren responded that yes, and they would actually be traveling less because currently he lives off of 400 to the West, so they would be driving less towards the City. There's no increased truck traffic.

Commissioner Gary Shaefer asked Loren if, in his original request, he had mentioned storage of materials. Loren responded that that was an assumption; there would be no storage. Gary said that he felt this discussion was a bit unusual because he doesn't recall ever revisiting something that has already been decided on, and that should be moving to the City Council with the Planning Commission's recommendation.

Commissioner Nate Ehalt responded to Gary that he believes it's to have a conversation regarding the uses within that particular area. So, looking at the overall zoning as a discussion with Mr. Beach, not necessarily a decision on what has already been done. I think you know Loren, having some conversation about what that looks like? You had proposed, at least in your narrative here, that it should be industrial zoning. What does that mean to you? And is that what you would be seeking from the city, an absolute rezone? And are you looking at it specifically to your parcel, or what would be your request to the city so that we can have a little bit more of a thoughtful conversation here regarding your rezone?

Loren Beach responded, saying that, to be completely honest, it is to fit my design standards. I did that by finding the exclusion to the code for the design standards. Hopefully, it's in there regarding the exception. If your building is in harmony with other buildings within your district, that is a rightful exception. I'm pushing for an industrial that would ease the design standards to allow the building that I have. Does it need to be industrial? Can it be flex? Yes. Can there be businesses on the front that are more appealing to traffic on Flink? Absolutely. I'm not putting that area in a box. I don't want to do that. I don't want to put the neighboring land owners in a box, but I'm driving past every single business here, and they're all industrial.

Commissioner Ehalt responded, saying, I hear what you're saying, and I think from the perspective of coming into a community, when you drive along a particular roadway, if you see uses, you assume that that is what could be expanded along the entire way. The city went through a very thoughtful process of identifying specific zoned areas for development, which provides consistency and knowledge for all businesses that are interested in moving into a location. And so, while there may be existing businesses that are in place that are no longer conforming to the new zoning standards. They did conform at one point in time, and so by directly using those as a decision to rezone another area, in my mind, doesn't necessarily work because the city went through a comprehensive zoning process, as well as other businesses that might be looking to come into an area, and not even specific to this, but if you look at the entire zoning of the city, they're dependent upon that for making good, long range decisions, whether it's developers who want to know how the area might look 20 years around that development, or other businesses and are curious what might be located there, next to their business in 15 or 20 or 30 years down the road. And so if we're looking specifically at your parcel, it's going to be even harder, I would say, from a rezone perspective. And that's why I was thinking, you know, what area are you suggesting or asking the city to entirely consider? You know, while spot zoning isn't necessarily completely illegal in Minnesota, the Supreme Court in 1969 and Zylka versus City of Crystal made it very clear what some of those standards should be in terms of how you look at zoning on a very localized area and determine multiple factors that we as a commission need to look through as a lens to make sure that we are holding the liability away from the county or away from the city, to be able to protect the city and the taxpayers as much as possible. So I guess I'm really kind of curious. They don't just simply look at your parcel, that five acres, I don't think passes legal muster. We would need to be looking at a much larger area from the standpoint of zoning to be able to even start to get into more of those comprehensive conversations of what would then be appropriate. And I think it is appropriate to have conversations at points in time of rezoning, but it shouldn't be specific to one parcel. It needs to look at the remainder of the land within that entire area. I'm not I always want to make it clear, like none of us are anti-business or opposed to business, it's that. It's when zoning is in place; it's in place for all businesses. So the rules are known, right? So if we change the rules every five years, we end up picking winners and losers, and that's not

what cities do. We try to put zoning in place so that businesses can decide, is this appropriate for me to develop if you've got a housing development just to the west that came in and spent millions of dollars putting in infrastructure, building homes, and that's a business. Developing land as a business, and all of a sudden, you rezone that area to the east of Flink as industrial uses. Industrial is pretty high intense in terms of what could be used there, and I don't see that as being very compatible, and that's very right next door to housing development, right? So the developer knew at that point in time that this was zoned business, and they could easily look at the documents that are here before, and they could say, okay, generally, these are the businesses that would be categorized as permitted uses. And here's what could be conditional uses within that. This makes sense for us to put money into that area and develop that, and having that known consistency, I think, is really important for all businesses. So, again, we're not the ones deciding who should go in what particular area. Cities try to be more comprehensive in terms of their approach. Again, I'm really trying to seek for you as we're not just looking at your parcel. What are you thinking? Are you looking at everything north of 95? Cities are very long-range forever entities, right? And so we need to think in terms of decades, not in terms of years, and we need to be considered thoughtful of that, just like a lot of businesses that go out and seek particular areas before they develop. They do a lot of homework. They look at the decisions and when they were made. Are they decisions that they can rely upon, or are they things that are going to happen every three or four or five years? Because that provides a lot of inconsistency, right? And a lot of unknowns for businesses as they're seeking areas and looking at where they should invest millions of dollars, depending on what that business is, and so going through a comprehensive rezoning process like the city did is not something that should be undone quickly or lightly. I'm not saying it should never be looked at at all. I'm saying that they're in place so that it's consistent.

Commissioner Patrick Meacham mentioned that since we're having an informal discussion, it's going to be on the docket next week. I want to be careful about making any statements, but correct, I just want to go back to what Mr. Beach said for part of the zoning change, or wanting to have that conversation is about design standards, is what you said, if I heard correctly, but changing the zoning or the land use does not change the need for still variance to the design standards correct, because we have the design standards now, even if it's rezoned, that changes more the CP and the text amendment language, as opposed to the need for a variance of design standards. Community Development Director Nate Sondrol responded that this was correct.

Commissioner asked Loren Beach if you would bring the standards to a point where it would be aesthetically pleasing, but allow a little broader range of material. So like making the wainscoting be rock or stone or brick, right, but the mass covering would be steel. Is that kind of what your plan was? Loren responded that if that's what it takes, he'll put wainscoting on. Commissioner Cich questioned the Council if this would be something we possibly consider, not necessarily as a variance, but possibly for that area, could we do that? I mean, because the one thing that I've also read on comp plans is that they're supposed to be somewhat rubbery or flexible, and you can tweak them as you would like, is what I've read up on, and do that as a flowing plan. And in our case, granted, we have an industrial park. So I would not want industrial there, okay, I want businesses there, offices, maybe an office park type of thing, right, something like that. So your business kind of fits that. It's just yeah, it kind of does. Because if you think, if you think about being in the CBD area, okay, you have TAC auto. You have the auto dealerships. You have the one on the one on Grand and 95 they all have some sort of outdoor storage. They also have vehicles outside because the customer hasn't picked them up. That's an allowable business in that area, and that's basically similar to what he would want to do. So he's just a repair facility. That's all he's doing. That's my take on it, and you don't look to expand your business further than the five acres. You don't want to store anything on there

Lori Pulkrabek, a trustee for the Karen R Swanson revocable trust, which owns the property on the three sides of the applicant's parcel, read a statement to the Planning Commission. Imagine my surprise and



learning last night about this meeting tonight, which discusses rezoning not only Mr. Beach's parcel, but also the surrounding area. Mr. Beach recently bought a 4.98-acre parcel and wants to use it in a way that is incompatible with its being business zoning. There are many sites within the city zoned for industrial that will be compatible because the planning commission recommended denial of all three of his requests last month; he's now back to ask to rezone the entire area, including the 52 acres owned by my mother's trust. For the record, we oppose rezoning this area. Last month, planning commissioners talked about all of the work that went into the comprehensive plan to guide our city into the future. To change the zoning to appease one small property owner at the expense of neighboring properties would be illogical. I appreciate your previously expressed commitment to doing what's best for the city by maintaining the current zoning. And as a second, I met with Lauren yesterday afternoon at his request in an attempt to be a good neighbor, as we've had some challenges in the last few months that he's owned his five-acre or 4.98-acre parcel, and I specifically asked during that meeting whether he was aware of any news or updates regarding his property at the city. He said no. Four hours later, I learned this topic was on the agenda for tonight, so I took time out of work to meet with someone who had no intention of being honest or a good neighbor. I've learned my lesson and realized that this is all a waste of time and city resources. Again, I want to be crystal clear, we oppose this rezoning. Thank you.

Commissioner Nate Ehalt responded, I'm not sure what the point of zoning would be, or our ordinances or design standards, if every business that approaches. Is it going to want multiple variances or changes from what exists today to make it work? That's where I get stuck. If we're going to start to do this for one, we'd better be prepared as a commission to do it for every single business. And I mean that wholeheartedly. And so if we get a formal request to redo the zoning, and we move in the direction of breaking from case law and what and why and how cities plan for then I'm not quite sure why zoning would even be important for the city of North Branch, to be honest with you, when you look at the criteria that the Minnesota Supreme Court has used in terms of some of their cases that they've looked at, it's laid out there consistency with comprehensive plan if you're going to change public purpose or benefit. Is it benefiting the public to be able to do a rezone here, or are we having this conversation to look at it for the benefit of one that is not and does not pass muster, compatibility with surrounding land uses? Some of that perhaps there could be an argument that there is because of the businesses to the south, but they're also legally non conforming businesses, meaning they were put in place legally at one point in time, met those standards, the standards then have changed for the future, and of course, reasonable and due process, and that's an important one for an applicant as well as a city to consider. And so I think it's really incumbent upon us to figure out a way to better communicate, perhaps the city to all businesses, so we don't get into situations with businesses or entrepreneurs or people that want to develop here and be here, because I don't want to see Mr. Beach not be here. I don't I think his business should be in the city of North Branch. It's been in the city of North Branch. You currently operate here, and we don't want to see people go elsewhere, but we also shouldn't be put in, boxed into a corner just because of where that business now might want to be located when these things have been known and they're planned for I really would suggest that the EDA work with Mr. Beach and find an appropriate area for his business that is the business of Economic Development. Association is working with businesses to retain them. Ours is to look at in a quasi-judicial way what exists for ordinances and how it impacts the overall city, the plans that have been put in place, and the risk if we make significant variations from it. And so that's, that's where I'm at. And I really would encourage, you know, staff to reach out to the ADA and figure out how to work with Lauren. I We don't want to see you go, that's not that's not it all. We don't want to see you be in the city. And I don't know how to make that more clear, but I also need to look at it from the standpoint of as a planning commissioner, we've got certain responsibility, legal responsibilities, to be able to protect the city.

Commissioner Steve Cich pointed out to Loren that before I would have bought the 5 acres of land, I would have done a little more research. Commissioner Gary Shaefer said that he really likes what Mr. Beach is trying to do here, trying to establish a business in this City, but the business you want to

establish looks like it should go in the industrial zone area. Commissioner Cich mentioned that he thought the EDA would be more than supportive to work with Mr. Beach, they want to absolutely have business within our industrial park, and maybe would be interested in doing a land swap.

9. NEXT MEETING - NOVEMBER 4, 2025 6:30 P.M

The next Planning Commission meeting is supposed to be held on November 4th, 2025. Due to that being election day, the meeting will be moved to a different date.

10. ADJOURNMENT

The Planning Commission meeting was adjourned at 7:45 PM.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                |
| <b>MOVER:</b>    | <b>Steve Cich</b>                            |
| <b>SECONDER:</b> | <b>Gary Schaefer</b>                         |
| <b>AYES:</b>     | <b>Gary Schaefer, Steve Cich, Nate Ehalt</b> |
| <b>ABSENT:</b>   | <b>Ross Otto</b>                             |
| <b>NOTES:</b>    |                                              |



### **Recommended Planning Commission Action**

Motion to approve the Preliminary and Final Plat request for Walker Hill Farm with conditions typical to plat approvals and the following additional conditions:

1. The application shall provide the required Park dedication in the form of land or fees prior to release of the Final Plat for recording.
2. The Applicant or the future owner of the lots shall obtain all necessary approvals, including submittal and approval of a site grading plan, and pay all applicable fees prior to commencing construction on the lots.
3. The Applicant shall dedicate appropriate drainage and utility easements.
4. All fees and financial obligations shall be received by the City prior to releasing the approval documents related to this project for recording.

### **Overview / Background**

Sarah Wald (Applicant) is requesting Preliminary and Final Plat approval for Walker Hill Farm. The Plat proposes to subdivide the existing lot (PID 11.00148.00), totaling 39.74 acres, at 40926 Hemingway Avenue (Subject Property). The purpose of the Plat is to create two additional lots for a total of three parcels. There is an existing home on Lot 2 of the plat (40926 Hemingway Ave). Lots 1 and 3 of the proposed plat are intended to be future build sites for single family homes.

The analysis section of this report will address the subdivision requirements for this parcel, based on the Rural Residential zoning and guided land use. City staff must ensure that the lots created from this subdivision meet minimum lot standards and are buildable.

### **Issue(s) to Consider**

1. Land Use and Zoning
2. Plat Standards
3. Easements
4. Engineering
5. Access

### **Analysis of Issue(s)**

#### **1. Land Use & Zoning**

The Subject Property is currently guided LURR – **Land Use Rural Residential**, per the Comprehensive Plan, and zoned **RR – Rural Residential**.

***Land Use and Zoning standards are satisfied.***

#### **2. Plat Standards**

As described above, the Applicant is proposing to create two additional lots from the existing parcel. In summary, the Plat is effectively creating new lot boundaries, resulting in a decrease in the size of the existing parcel. For **RR** zoning, minimum lot dimensional standards include the following minimum requirements:

| Type              | Lot Standards    |         |         | Setbacks |        |        |        |        |
|-------------------|------------------|---------|---------|----------|--------|--------|--------|--------|
|                   | Area             | Width   | Depth   | Front    | Side   | Corner | Rear-I | Rear-C |
| Rural Residential | 1 acre buildable | 110 ft. | 300 ft. | 40 ft.   | 10 ft. | 30 ft. | 30 ft. | 15 ft. |

*Rear-I and Rear-C mean rear yard setbacks for interior and corner lots.*

The submitted Preliminary and Final Plat propose the following:

| Property | Lot Standards |       |         |              |
|----------|---------------|-------|---------|--------------|
|          | Area          | Acres | Width   | Depth        |
| Lot 1    | 605,037 sf    | 13.89 | 641 ft. | 945 ft.      |
| Lot 2    | 604,827 sf    | 13.88 | 641 ft. | 945 ft.      |
| Lot 3    | 435,524 sf    | 10    | 340 ft. | 1,315.39 ft. |

The Plat also shows all minimum setbacks as required by City Code.

***Minimum lot dimensional standards are satisfied.***

### **3. Easements**

Public right-of-way and drainage and utility easement areas are able to be dedicated via plat vs. under separate easement agreement recorded against the property. The plat shows a 5 foot drainage and utility easement along interior property lines and a 20 foot drainage and utility easement from property lines abutting a public right of way (along 410<sup>th</sup> St and Hemingway Ave). Northern Natural Gas has an existing 12 inch gas line that intersects Lot 1 and Lot 3. This gas line is identified on the plat with future home sites and septic areas avoiding this easement.

***Minimum easements requirements are satisfied.***

### **4. Engineering**

#### **Utilities**

The property is not located within the Urban Service Area Boundary and will not be required to connect to municipal water/sewer. The proposed lots will be served by well and septic.

#### **Wetlands**

The Applicant has provided a Wetland Delineation Report which indicates no wetlands or impacts to the site.

#### **Grading**

The grading plan indicates where driveways will be placed. Grading will be required for the driveway work, the area immediately around proposed driveways, residences, and septic fields. Each lot will be individually graded upon development of each unit. The Applicant or the future builder, will be required to provide grading and erosion control plans and obtain all necessary permits, prior to building on either of the new lots which is a condition of approval.

### **5. Access**

With the addition of two lots, there will also be two new driveway locations allowing access to each site. According to the plat submittal, Lot 1 will be accessed from 410<sup>th</sup> St. Lot 3 will be accessible from Hemingway Ave. Residential driveways will need to follow Sec 66-862 of North Branch City Code.

## **Preliminary Plat**

In considering the Preliminary Plat, the proposal should be weighed against the following factors:

- A. Consistency with the policy, purpose, design standards and other requirements of this chapter.
- B. Consistency with the city's growth management system or other development plans.
- C. Consistency with the zoning chapter.
- D. The physical characteristics of the site including but not limited to topography, erosion, and flooding potential, soil limitations, soil borings, are suitable for the type of development or use contemplated.
- E. The proposed development will not create undue burden on services and/or infrastructure.

Based upon the information provided by the applicant and the assessment of the considering factors, the city staff and the Planning Commission found the application met the minimum dimensional standards.

## **Staff Recommendation**

City staff recommend approval of the Preliminary and Final Plat for Walker Hill Farm with conditions as noted.

## **Recommended Planning Commission Action**

Motion to approve the Preliminary and Final Plat request for Walker Hill Farm with findings of fact and conditions typical to plat approvals and the following additional conditions:

- 1. The application shall provide the required Park dedication in the form of land or fees prior to release of the Final Plat for recording.
- 2. The Applicant or the future owner of the lots shall obtain all necessary approvals, including submittal and approval of a site grading plan, and pay all applicable fees prior to commencing construction on the lots.
- 3. The Applicant shall dedicate appropriate drainage and utility easements.
- 4. All fees and financial obligations shall be received by the City prior to releasing the approval documents related to this project for recording.



KNOW ALL PERSONS BY THESE PRESENTS: That Darlene R. Walker, Jacqueline D. Krause, and Violet M. Bibeau, owners of the following described property situated in the County of Chisago, State of Minnesota, to wit:

The Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section Five (9), Township Thirty-five (35), Range Twenty-one (21), Chisago County, Minnesota.

Have caused the same to be surveyed and platted as OLD FARMHOUSE ESTATES, and do hereby donate and dedicate to the public for public use forever the public ways and also the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Darlene R. Walker, has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Darlene R. Walker

STATE OF MINNESOTA  
COUNTY OF

This foregoing instrument by Darlene R. Walker, was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public, Minnesota  
My Commission Expires

STATE OF MINNESOTA  
COUNTY OF

This foregoing instrument by Jacqueline D. Krause, was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Minnesota  
My Commission Expires 1/31/20\_\_

In witness whereof said Violet M. Bibeau, has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Violet M. Bibeau

STATE OF MINNESOTA  
COUNTY OF

This foregoing instrument by Violet M. Bibeau, was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Minnesota  
My Commission Expires 1/31/20\_\_

I hereby certify that I have surveyed and platted or directly supervised the surveying and platting of the land described on this plat; this plat is a correct representation of the boundary survey; all mathematical data and labels are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet land as of this date are shown and labeled; and all public ways are shown and labeled.

Kelly L. Jordan, Land Surveyor  
Minnesota Licensed No. 42648

STATE OF MINNESOTA  
COUNTY OF CHISAGO

This foregoing Surveyor's Certificate by Kelly L. Jordan, Minnesota License No. 42648, was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public, Minnesota  
My Commission Expires 1/31/20\_\_

Approved by the City Council of the City of North Branch, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed \_\_\_\_\_ Mayor      Signed \_\_\_\_\_ Clerk

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505.021, Minnesota Statutes this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

No delinquent taxes and transfer entered this                      day of                      , 20                      .

I hereby certify that the taxes for the year 20 \_\_\_\_ on the property described herein are paid this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Document No. \_\_\_\_\_

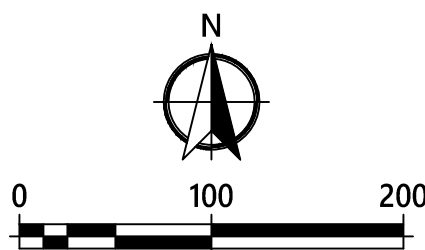
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in the Chisago County Records.

Chisago County Surveyor

Chisago County Auditor

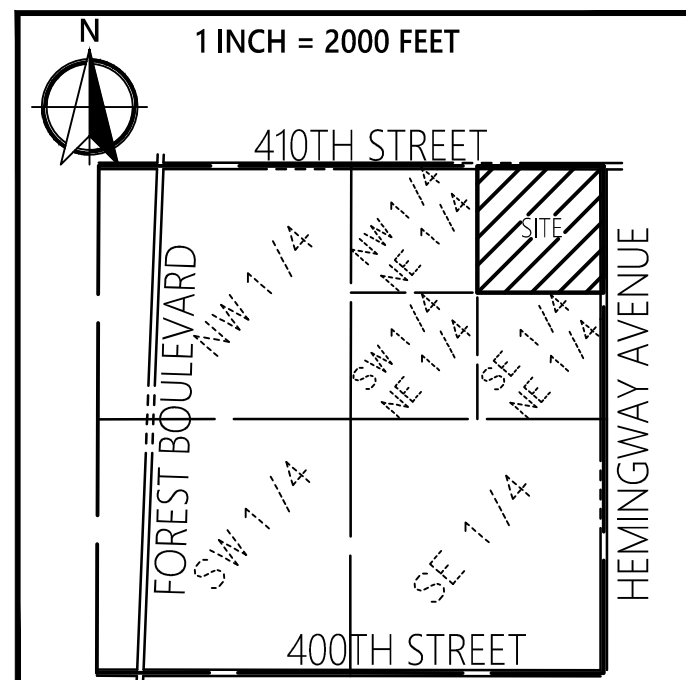
Chisago County Treasurer

Chisago County Recorder



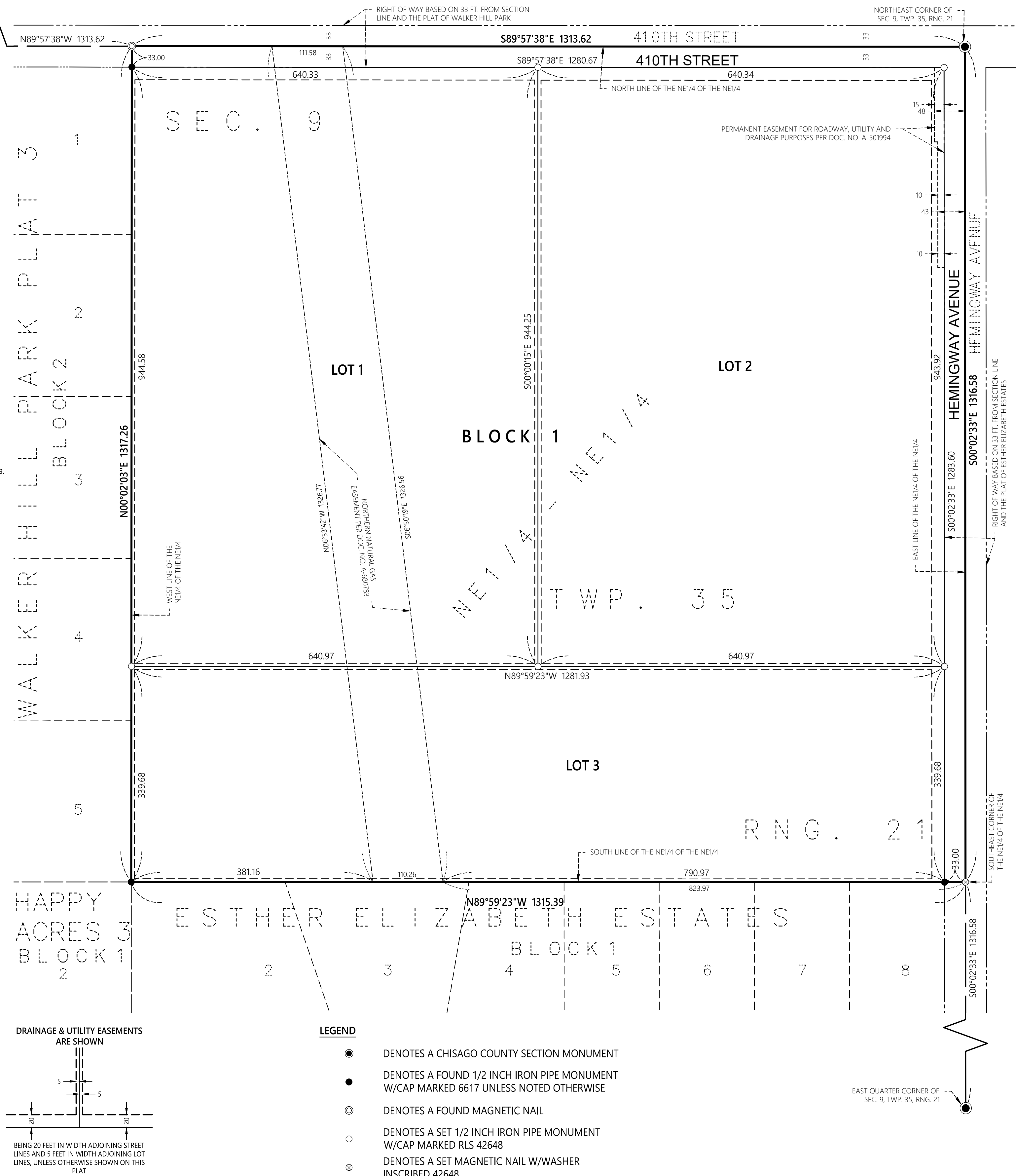
SCALE IN FEET  
1 INCH = 100 FEET

ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE CHISAGO COUNTY  
COORDINATE SYSTEM NAD83 (1996 ADJ)



## VICINITY MAP

SEC. 09, TWN. 35, RGE. 21  
CITY OF NORTH BRANCH  
CHISAGO COUNTY, MN





# CERTIFICATE OF SURVEY CONCEPT

## PROPERTY DESCRIPTIONS:

The Northeast Quarter of the Northeast Quarter of Section 9, Township 35, Range 21, Chisago County, Minnesota

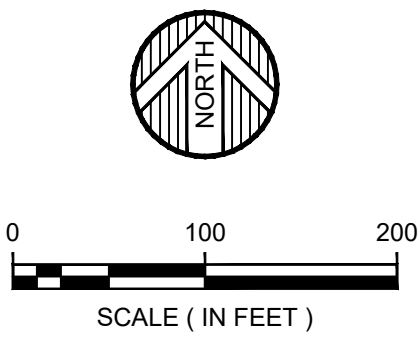
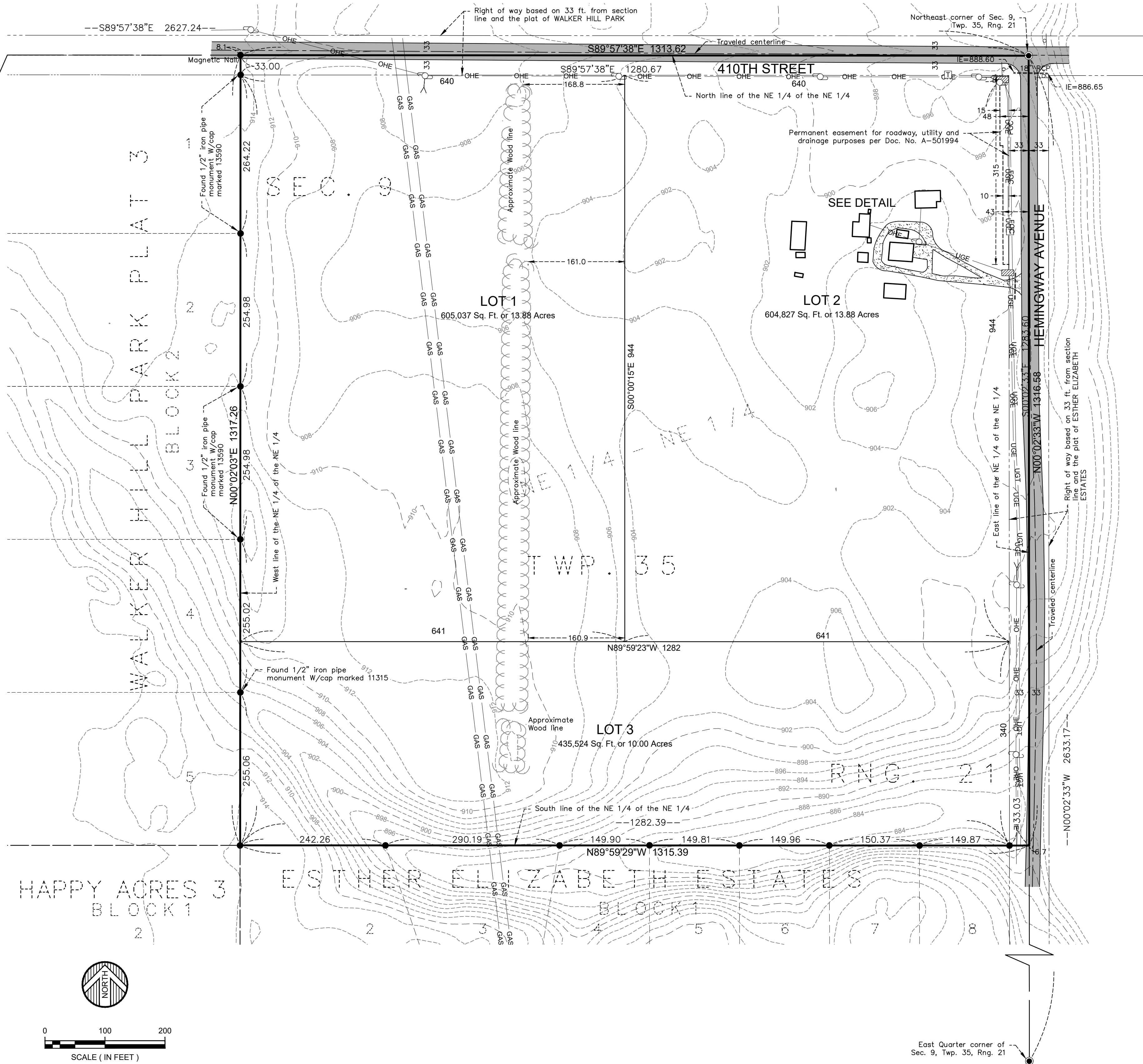
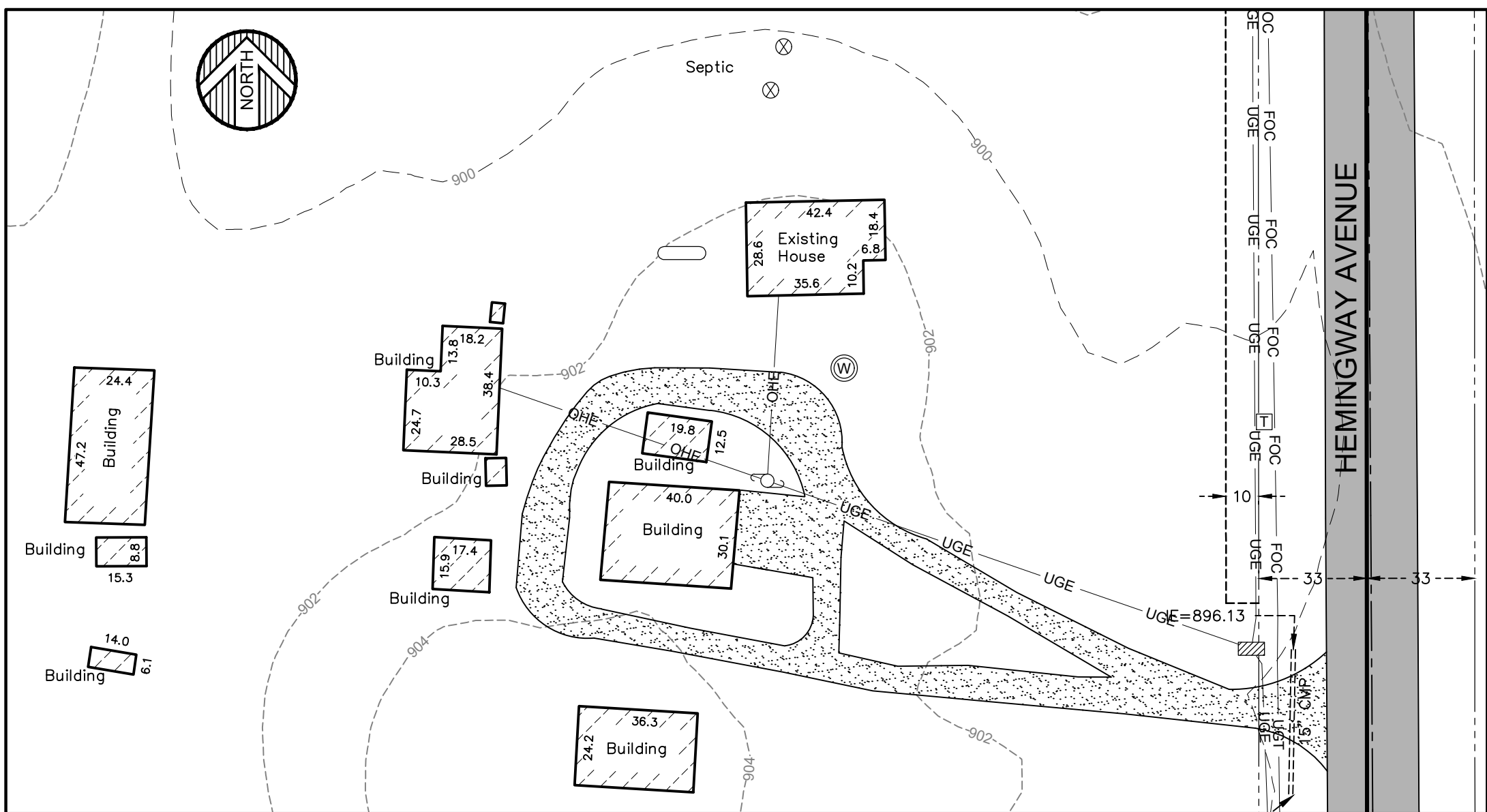
## SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago County Coordinate System NAD83 (1996 adj.)
- Vertical Control: The East Quarter Corner of Sec. 9; Elev. = 897.54 NAVD 88
- The property address is 40926 Hemingway Ave, North Branch, MN 55056  
PID No. 11.00148.00  
  
The property is located in the Rural Residential district.  
The building setbacks are: **(NOT SHOWN)**  
Front yard : 40 feet  
Side yard :  
Exterior : 10 feet  
Interior : 30 feet  
Rear yard : 30 feet
- The area of the property is 1,731,097 Sq. Ft. or 39.74 Acres
- A Gopher State One Call (GSOC) request (Ticket No. 240431136) was placed on 2/12/2024 for utility locates on site. The underground utility locations, shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavating.
- Northern Natural Gas has been notified and is in the process of removing the blanket easement and creating a new legal description.
- It appears that there are no wetlands on the property. An official wetland report will be completed when the growing season begins to determine if there are wetlands or not.
- Contours shown are LIDAR from MNDNR MNTPO site on NAVD88 datum.

## LEGEND

- DENOTES A FOUND CHISAGO COUNTY SECTION CORNER MONUMENT
- DENOTES A FOUND 1/2" IRON PIPE MONUMENT CAP NO 6617 UNLESS OTHERWISE INDICATED
- ⚡ POWER POLE
- ⚡ ELECTRIC TRANS
- ☎ TELEPHONE PEDESTAL
- ⌵ GUY ANCHOR
- LIQUID PROPANE TANK
- ⊙ EXISTING WELL
- ⌵ SIGN
- FOC FIBER OPTIC CABLE (FIELD LOCATED)
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC (FIELD LOCATED)
- GAS NATURAL GAS LINE (FIELD LOCATED)
- 900 CONTOUR LINE
- BITUMINOUS SURFACE
- GRAVEL SURFACE

DETAIL  
1" = 40 FEET



|              |               |       |  |             |  |     |  |                                                                                                                                                                                            |
|--------------|---------------|-------|--|-------------|--|-----|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE:        | February 2024 | DATE: |  | AMENDMENTS: |  | BY: |  | PREPARED FOR: SARAH WALD                                                                                                                                                                   |
| SCALE:       | AS SHOWN      |       |  |             |  |     |  | I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. |
| DRAWN BY:    | JMM           |       |  |             |  |     |  | DRAFT                                                                                                                                                                                      |
| CHECKED BY:  | KLJ           |       |  |             |  |     |  |                                                                                                                                                                                            |
| FILE NUMBER: | 2024-10301    |       |  |             |  |     |  | Kelly L. Jordan                                                                                                                                                                            |
|              |               |       |  |             |  |     |  | DATE: LIC. NO. 42648                                                                                                                                                                       |

© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

# WIDSETH

ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS



# PRELIMINARY PLAT OF WALKER HILL FARM

## OWNER/DEVELOPER

SARAH WALD  
PO BOX 8  
NORTH BRANCH, MN 55056  
(651) 214-5382

## LAND SURVEYOR

WIDSETH  
KELLY JORDAN  
5368 266TH STREET  
WYOMING, MN 55092  
(651) 464-3130

## WETLAND SPECIALIST

JACOBSON ENVIRONMENTAL, PLLC  
2109 JOPLIN STREET  
MORA, MN 55051  
(612) 802-6619  
WETLAND WALK OVER: 08/11/2025

## SOIL BORINGS/GEOTECHNICAL

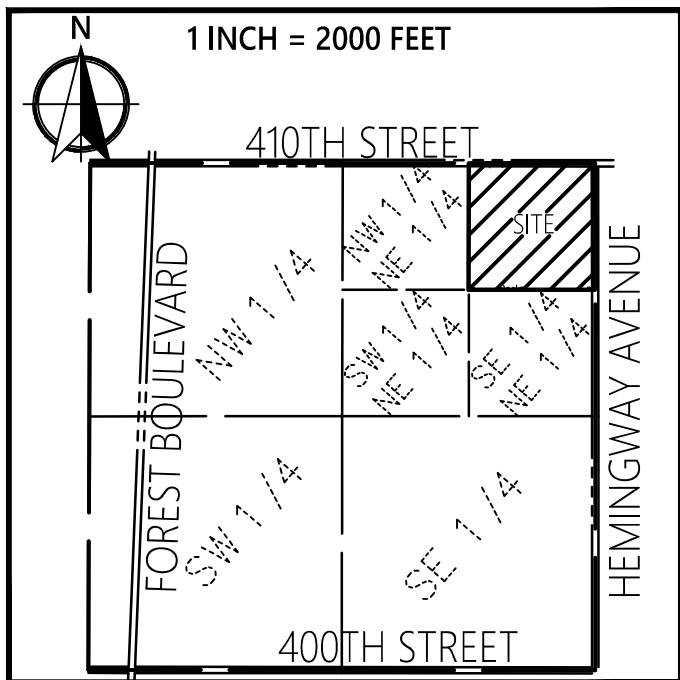
JOSH PUTT LIC #L4063  
PO BOX 45  
SHAFER, MN 55074  
651-900-1567  
TEST DATE: 05/23/2025

## LEGEND

- DENOTES A CHISAGO COUNTY SECTION MONUMENT
- DENOTES A FOUND 1/2 INCH IRON PIPE MONUMENT W/CAP MARKED 6617 UNLESS NOTED OTHERWISE
- DENOTES A SET 1/2 INCH IRON PIPE W/CAP MARKED RLS 42648
- ⊗ DENOTES A SET MAGNETIC NAIL W/WASHER INSCRIBED 42648
- 1230 MAJOR CONTOURS (WITH LABEL)
- 1234 MINOR CONTOURS (WITH LABEL)
- BUILDING
- BITUMINOUS PAVEMENT
- GRAVEL PAVEMENT
- GUY WIRE ANCHOR
- SIGN - SINGLE
- SCO SEPTIC CLEANOUT
- TELECOM PEDESTAL
- FOC UNDERGROUND FIBER OPTIC CABLE
- ELECTRIC POLE
- TRANSFORMER
- OHE OVERHEAD ELECTRIC WIRE
- UGE UNDERGROUND ELECTRIC WIRE
- LIQUID PROPANE (LP) TANK
- GAS NATURAL GAS MAIN PIPE
- WATER WELL

## PROPOSED ACREAGE TABLE

| TOTAL ACREAGE          |                     |             |  |
|------------------------|---------------------|-------------|--|
| 11.00148.00            | 1,731,097 sq.ft. or | 39.74 Acres |  |
| LOT, BLOCK             | SQUARE FOOT/ACRES   |             |  |
| Lot 1, Block 1         | 605,037 sq.ft. or   | 13.89 Acres |  |
| Lot 2, Block 1         | 604,827 sq.ft. or   | 13.88 Acres |  |
| Lot 3, Block 1         | 435,524 sq.ft. or   | 10.00 Acres |  |
| DEDICATED RIGHT-OF-WAY |                     |             |  |
| 410TH STREET           | 43,350 sq.ft. or    | 1.00 Acres  |  |
| HEMINGWAY AVENUE       | 42,359 sq.ft. or    | 0.97 Acres  |  |



## VICINITY MAP

SEC. 09, TWN. 35, RGE. 21  
CITY OF NORTH BRANCH  
CHISAGO COUNTY, MN

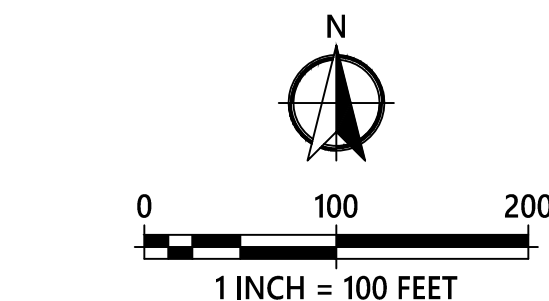
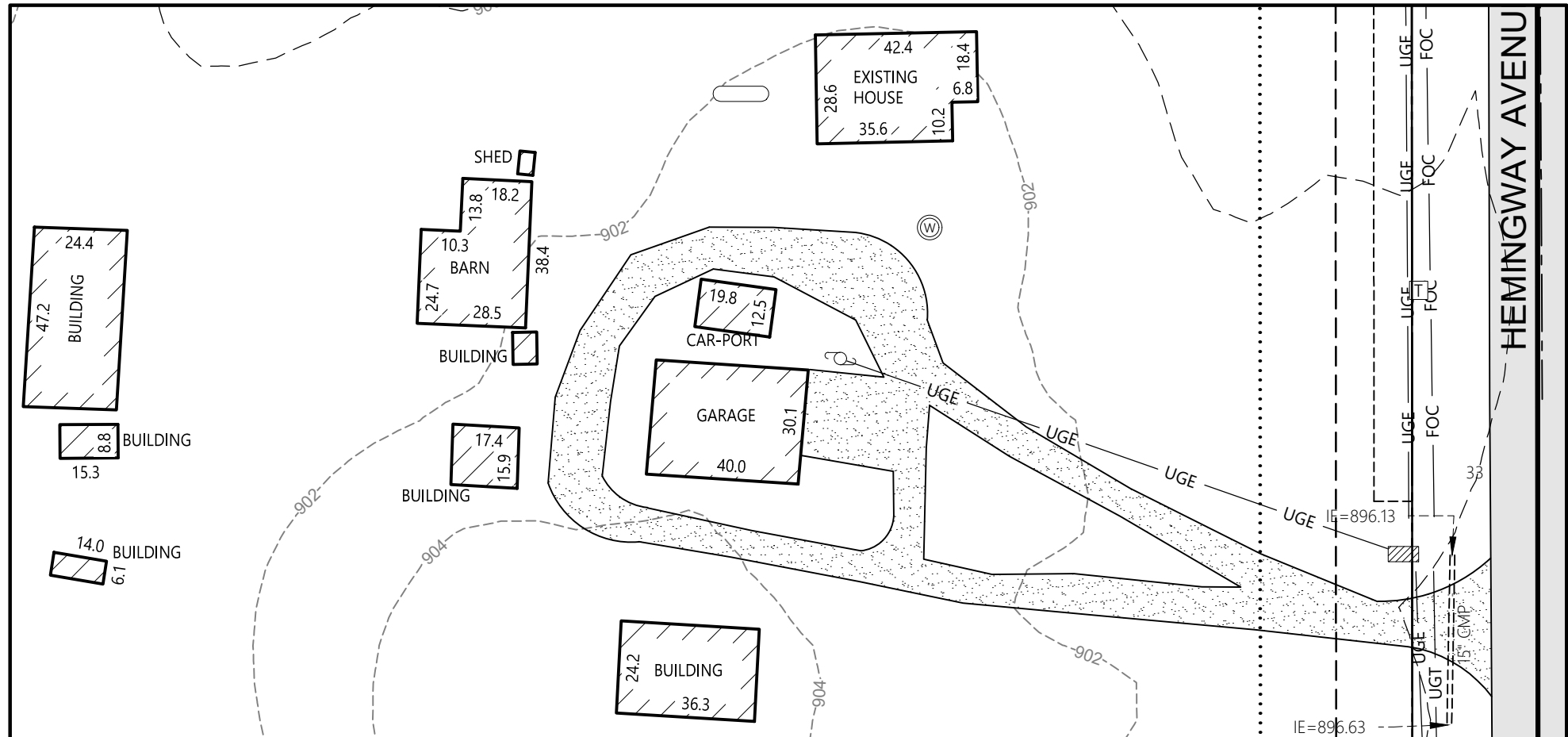
## FLOODPLAIN NOTES:

FLOOD INSURANCE RATE MAP (FIRM)

| COMMUNITY No. | PANEL No. | SUFFIX | DATE OF FIRM INDEX | FIRM ZONE |
|---------------|-----------|--------|--------------------|-----------|
| 27072         | 0165      | D      | 04/17/2012         | X         |

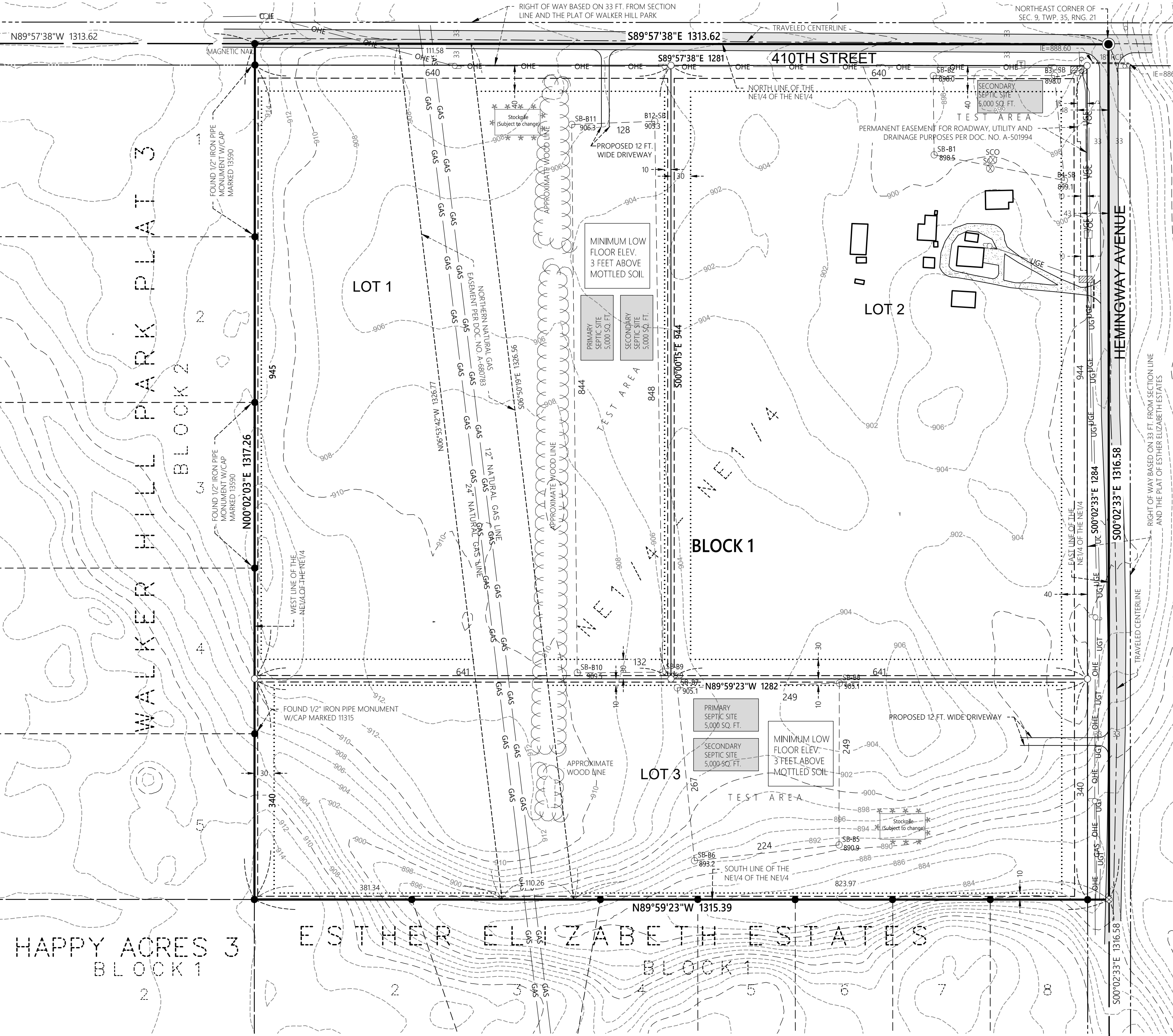
## DETAIL

1" = 40 FEET

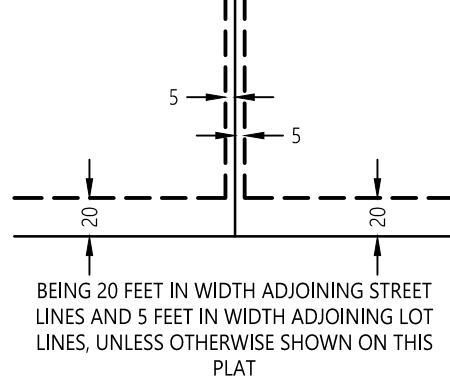


| Accessory Information                      |                   |
|--------------------------------------------|-------------------|
| Zoning                                     | Rural Residential |
| Setbacks                                   |                   |
| Front                                      | 40 Ft.            |
| Rear                                       | 10 Ft.            |
| Side (Interior)                            | 10 Ft.            |
| Side (Corner)                              | 40 Ft.            |
| Structure                                  |                   |
| 1 Acre but less than 5.0 Acres (buildable) |                   |
| 2,500 Sq. Ft. maximum total all structures |                   |

| SOIL BORING               | ELEVATION AT MOTTLED SOIL |
|---------------------------|---------------------------|
| SOIL BORING 1             | NA                        |
| SOIL BORING 2             | NA                        |
| SOIL BORING 3             | 893.7                     |
| SOIL BORING 4             | NA                        |
| SOIL BORING 5             | NA                        |
| SOIL BORING 6             | NA                        |
| SOIL BORING 7             | NA                        |
| SOIL BORING 8             | 903.6                     |
| SOIL BORING 9             | 904.4                     |
| SOIL BORING 10            | 908.4                     |
| SOIL BORING 11            | 905.2                     |
| SOIL BORING 12            | 904.3                     |
| NA= NO MOTTLED SOIL FOUND |                           |



## DRAINAGE & UTILITY EASEMENTS ARE SHOWN



## PROPERTY LEGAL DESCRIPTION

(per that portion of Quit Claim Deed Doc. No. 639517)

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4),  
Section Nine (9), Township Thirty-five (35), Range Twenty-one (21)  
of Chisago County, Minnesota.

**WIDSETH**  
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:  
JMM  
CHECKED BY:  
KLU

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
**PRELIMINARY**  
KELLY L. JORDAN LIC. NO.: 42648 DATE:

| DATE | AMENDMENT DESCRIPTION |
|------|-----------------------|
|      |                       |
|      |                       |
|      |                       |

PREPARED FOR:

SARAH WALD

PRELIMINARY PLAT

PROJECT #: 2024-10301





### **Recommended Planning Commission Action**

Motion to approve the Preliminary/Final Plat and Easement Vacation request for North Branch Marketplace 3rd Addition with conditions typical to plat approvals and the following additional conditions:

1. The Applicant or the future owner of the lots shall obtain all necessary approvals, including submittal and approval of a site plan, and pay all applicable fees prior to commencing construction on the lots.
2. All fees and financial obligations shall be received by the City prior to releasing the approval documents related to this project for recording.
3. The application shall provide the required Park dedication in the form of land or fees prior to release of the Final Plat for recording.

### **Overview / Background**

Sunrise River Commons East LLC (Applicant) is requesting Preliminary/Final Plat and Easement Vacation approval for North Branch Marketplace 3<sup>rd</sup> Addition. The purpose of the submitted plats is to split the current parcel (PID 11.00410.14) into two developable lots. This will subdivide the existing 1.1 acre parcel into Lot 1, totaling 0.4 acres, and Lot 2, totaling 0.7 acres. The applicant also proposes to vacate an existing easement to better fit site conditions for current utility locations on the parcel.

The analysis section of this report will address the subdivision requirements for this parcel, based on the B-Business zoning and guided land use. City staff must ensure that the lots created from this subdivision meet minimum lot standards and are buildable.

### **Issue(s) to Consider**

1. Land Use and Zoning
2. Plat Standards
3. Easement Vacation
4. Preliminary/Final Plat

### **Analysis of Issue(s)**

#### **1. Land Use & Zoning**

The Subject Property is currently guided LUB – **Land Use Business**, per the Comprehensive Plan, and zoned **B – Business District**.

***Land Use and Zoning standards are satisfied.***

#### **2. Plat Standards**

As described above, the Applicant is proposing to create two lots from the existing parcel. In summary, the Plat is effectively creating new lot boundaries, resulting in a decrease in the size of the existing parcel. For **B-Business** zoning, minimum lot dimensional standards include the following minimum requirements:

| Type        | Lot Standards |        |         |        | Setbacks |        |        |        |
|-------------|---------------|--------|---------|--------|----------|--------|--------|--------|
|             | Area          | Width  | Depth   | Front  | Side     | Corner | Rear-I | Rear-C |
| B- Business | 5000 s.f      | 50 ft. | 100 ft. | 15 ft. | 10 ft.   | 15 ft. | 15 ft. | 15 ft. |

*Rear-I and Rear-C mean rear yard setbacks for interior and corner lots.*

The submitted Preliminary and Final Plat propose the following:

| Property | Lot Standards |       |           |            |
|----------|---------------|-------|-----------|------------|
|          | Area          | Acres | Width     | Depth      |
| Lot 1    | 17,270 sf     | 0.4   | 102 ft.   | 169.3 ft.  |
| Lot 2    | 30,500 sf     | 0.7   | 180.2 ft. | 169.25 ft. |

***Minimum lot dimensional standards are satisfied.***

### **3. Easement Vacation**

Public right-of-way and drainage and utility easement areas are able to be dedicated via plat vs. under separate easement agreement recorded against the property. There is an existing Drainage & Utility Easement on the east side of the current parcel. Based on the location of utility services in that area, the easement area does not properly cover the positioning of the utilities. The proposed vacation of the existing easements is in conjunction with the new proposed plat for the lot. The Drainage & Utility Easement on the east side of the lot will be re-inserted to properly cover the location of the utility services as currently placed.

Attachments to this report illustrate the easement area that is proposed to be vacated.

***Minimum easements requirements are satisfied.***

### **4. Preliminary/Final Plat**

In considering the Preliminary/Final Plat, the proposal should be weighed against the following factors:

- A. Consistency with the policy, purpose, design standards and other requirements of this chapter.
- B. Consistency with the city's growth management system or other development plans.
- C. Consistency with the zoning chapter.
- D. The physical characteristics of the site including but not limited to topography, erosion, and flooding potential, soil limitations, soil borings, are suitable for the type of development or use contemplated.
- E. The proposed development will not create undue burden on services and/or infrastructure.

Based upon the information provided by the applicant and the assessment of the considering factors, the city staff found the application met the minimum dimensional standards.

### **Staff Recommendation**

City staff recommends approval of the Preliminary/Final Plat and Easement Vacation for North Branch Marketplace 3rd Addition with conditions as noted.

### **Recommended Planning Commission Action**

Motion to approve the Preliminary/Final Plat and Easement Vacation request for North Branch Marketplace 3<sup>rd</sup> Addition with findings of fact and conditions typical to plat approvals and the following additional conditions:

1. The Applicant or the future owner of the lots shall obtain all necessary approvals, including submittal and approval of a site plan, and pay all applicable fees prior to commencing construction on the lots.
2. All fees and financial obligations shall be received by the City prior to releasing the approval documents related to this project for recording.
3. The application shall provide the required Park dedication in the form of land or fees prior to release of the Final Plat for recording.

# DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION SKETCH



NORTH BRANCH  
MARKET PLACE

LOT 2  
BLOCK 2

NORTH BRANCH

LOT 1  
BLOCK 2

MARKET PLACE

OUTLOT A

NORTH BRANCH MARKET PLACE 2ND ADDITION

## EASEMENT VACATION DESCRIPTION

All of the drainage and utility easements as created and dedicated in NORTH BRANCH MARKET PLACE, Chisago County, Minnesota, lying over, under, and across Lot 1, Block 2, said NORTH BRANCH MARKET PLACE.

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

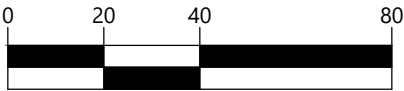
Signed: Northwind Land Surveying, LLC

By: Kevin C. McCain  
Kevin C. McCain, Lic. No. 58542  
Date: 8/22/2025



Denotes Easement Vacation Area

GRAPHIC SCALE



(IN FEET)



**NORTHWIND  
LAND SURVEYING, LLC**

11876 EVERGREEN CIRCLE NW  
COON RAPIDS, MN 55448  
TEL 612-718-1698  
WWW.NORTHWINDLS.COM

PRELIMINARY PLAT OF:  
**NORTH BRANCH MARKET PLACE 3RD ADDITION**

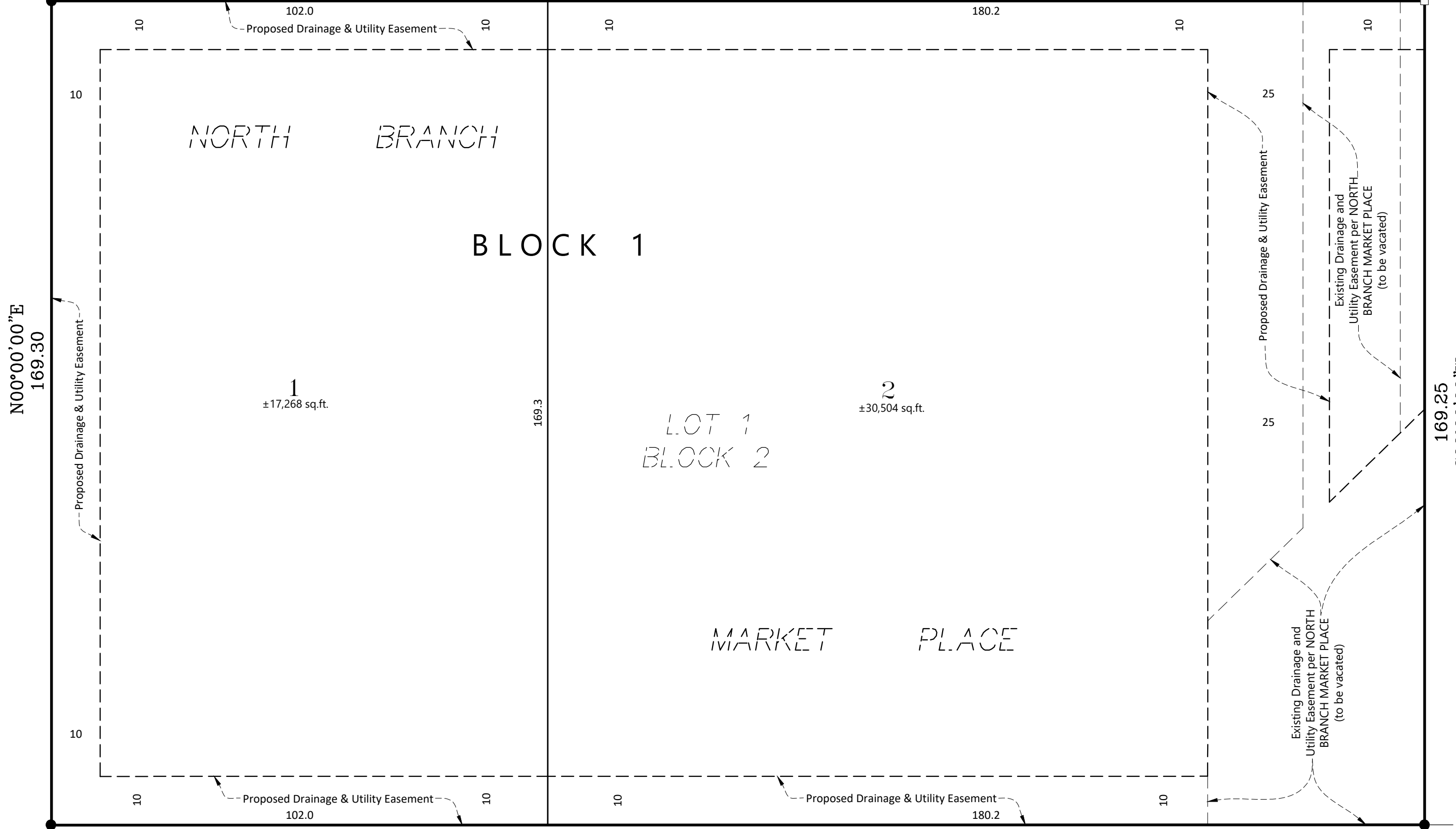
FOR: 2C DEVELOPMENT  
11985 Technology Drive, Suite 110  
Eden Prairie, Minnesota

NORTH BRANCH  
MARKET PLACE

LOT 2  
BLOCK 2

Owner: GTG Properties LLC  
Address: 5630 St. Croix Trail  
PID: 11-00410-15

N90°00'00"E  
282.21



Owner: SUSO 4 North Branch LP  
Address: Unassigned  
PID: 11-00410-29

2ND ADDITION

OUTLOT A

MARKET PLACE

BRANCH

OUTLOT A

Owner: SUSO 4 North Branch LP  
Address: Unassigned  
PID: 11-00410-29

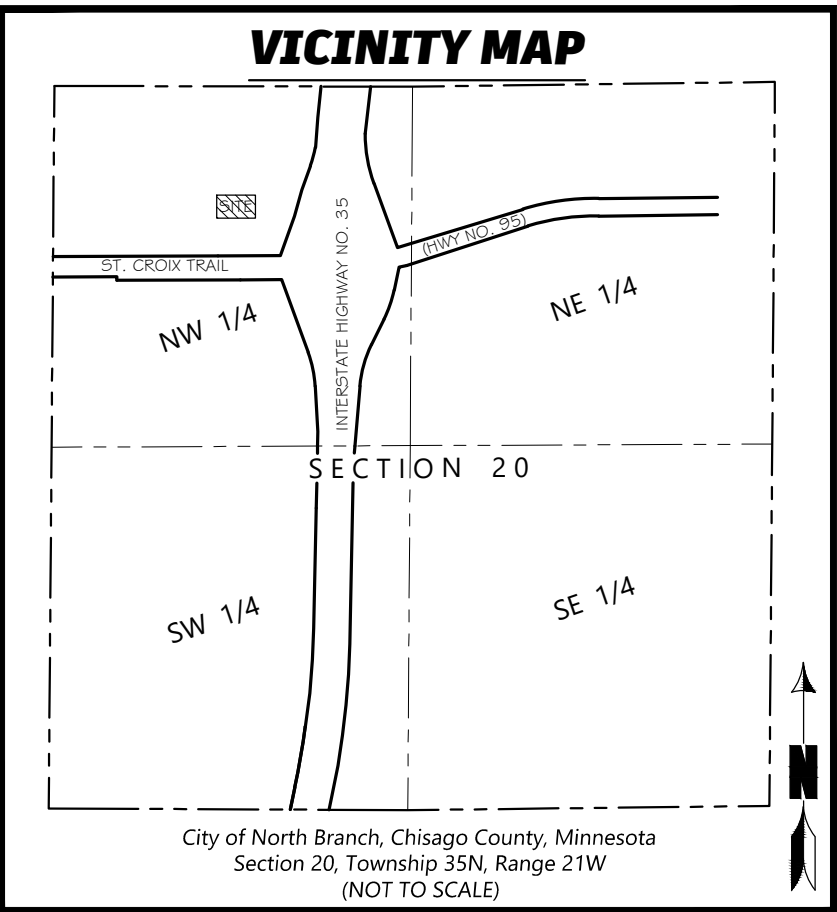
Owner: Agree North Branch MN LLC  
Address: 5554 St. Croix Trail  
PID: 11-00410-27

LOT 1  
BLOCK 2

NORTH BRANCH  
MARKET PLACE

2ND ADDITION

LOT 2  
BLOCK 2



**PARCEL DESCRIPTION:**

(Per Title Commitment No. CP73314, Supplement No. 5, prepared by Commercial Partners Title, a division of Chicago Title Company, LLC, as issuing agent for Stewart Title Guaranty Company, dated January 29, 2025)

Lot 1, Block 2, North Branch Market Place.  
Chisago County, Minnesota  
Abstract Property

**NOTES:**

- The fieldwork was completed by Northwind Land Surveying, LLC on 01/30/2025.
- Parcel Identification No. 11-004-10-14.
- Bearings shown hereon are in reference to the Chisago County Coordinate System.
- The surveyed parcel contains 47,772 sq.ft. (±1.10 acres).
- Existing Zoning: B (Business).
- All underlying drainage and utility easements created and dedicated in the plat of NORTH BRANCH MARKET PLACE lying over, under, and across the surveyed parcel shown hereon are proposed to be vacated and reestablished as shown.

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

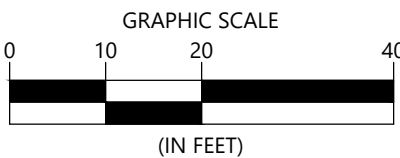
Signed: Northwind Land Surveying, LLC

By: Kevin C. McCain  
Kevin C. McCain, Lic. No. 58542

Date: 8/15/2025

**LEGEND**

- Denotes Found 1/2 Inch Iron Pipe Monument
- Denotes Set PK Nail



**NORTHWIND  
LAND SURVEYING, LLC**

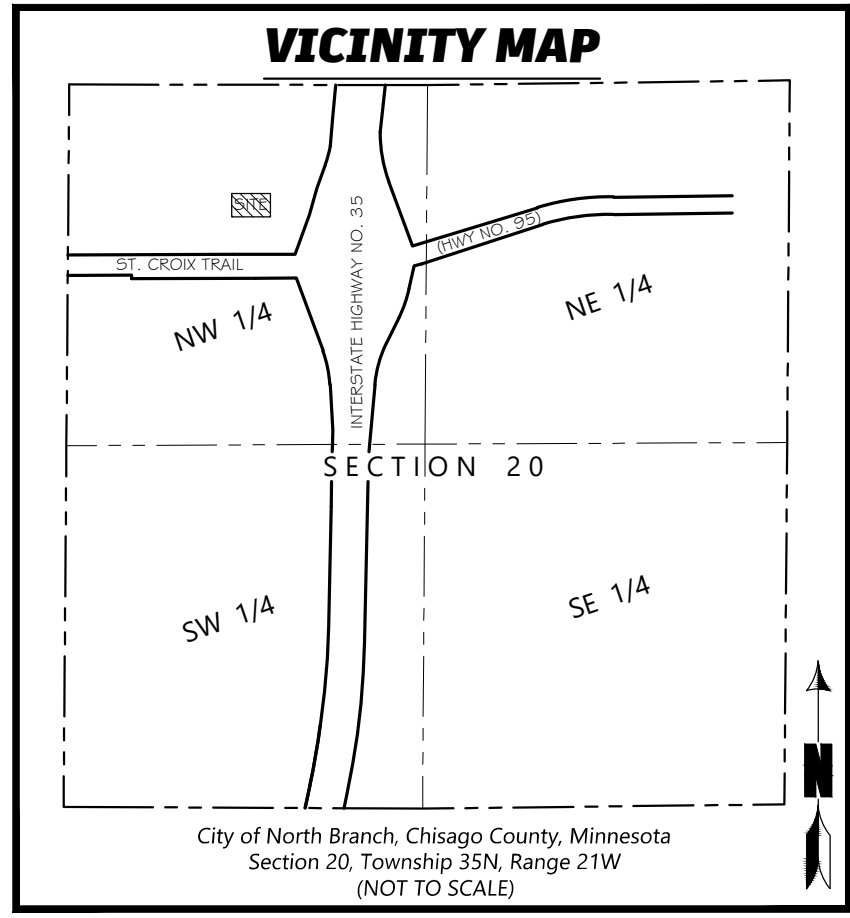
11876 EVERGREEN CIRCLE NW  
COON RAPIDS, MN 55448  
TEL 612-718-1698  
WWW.NORTHWINDLS.COM

|             |                 |               |
|-------------|-----------------|---------------|
| Job #250105 | Date: 8/15/2025 | Drawn By: KCM |
| Date        | Revision        | By            |
|             |                 |               |
|             |                 |               |



DRAFT

NORTH BRANCH MARKET PLACE 2ND ADDITION



# NORTH BRANCH MARKET PLACE 3RD ADDITION

CITY OF NORTH BRANCH  
COUNTY OF CHISAGO  
SEC. 20, TWP. 35, RGE. 21

KNOW ALL PERSONS BY THESE PRESENTS: That XXXXXXXXX, a XXXXXXXXX, owner of the following described property:

Lot 1, Block 2, NORTH BRANCH MARKET PLACE, Chisago County, Minnesota

Have caused the same to be surveyed and platted as NORTH BRANCH MARKET PLACE 3RD ADDITION and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said XXXXXXXXX, a XXXXXXXXXXXX, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

XXXXXXXXXXXX

XXXXXXXXXXXX, XXXXXXXX

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by XXXXXXXXXXXX, XXXXXXXXXXXX, a XXXXXXXXXXXX n, on behalf of the XXXXXXXXX.

\_\_\_\_\_  
(Signed)

\_\_\_\_\_  
(Printed)

Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Kevin C. McCain, Licensed Land Surveyor  
Minnesota License No. 58542

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Kevin C. McCain.

\_\_\_\_\_  
(Signed)

\_\_\_\_\_  
(Printed)

Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF NORTH BRANCH, MINNESOTA  
Approved by the City Council of the City of North Branch, Minnesota this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

By: \_\_\_\_\_, Mayor

By: \_\_\_\_\_, Clerk

COUNTY SURVEYOR  
Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Paul M. Gibson, Chisago County Surveyor

COUNTY AUDITOR  
No delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Dennis J. Freed, Chisago County Auditor

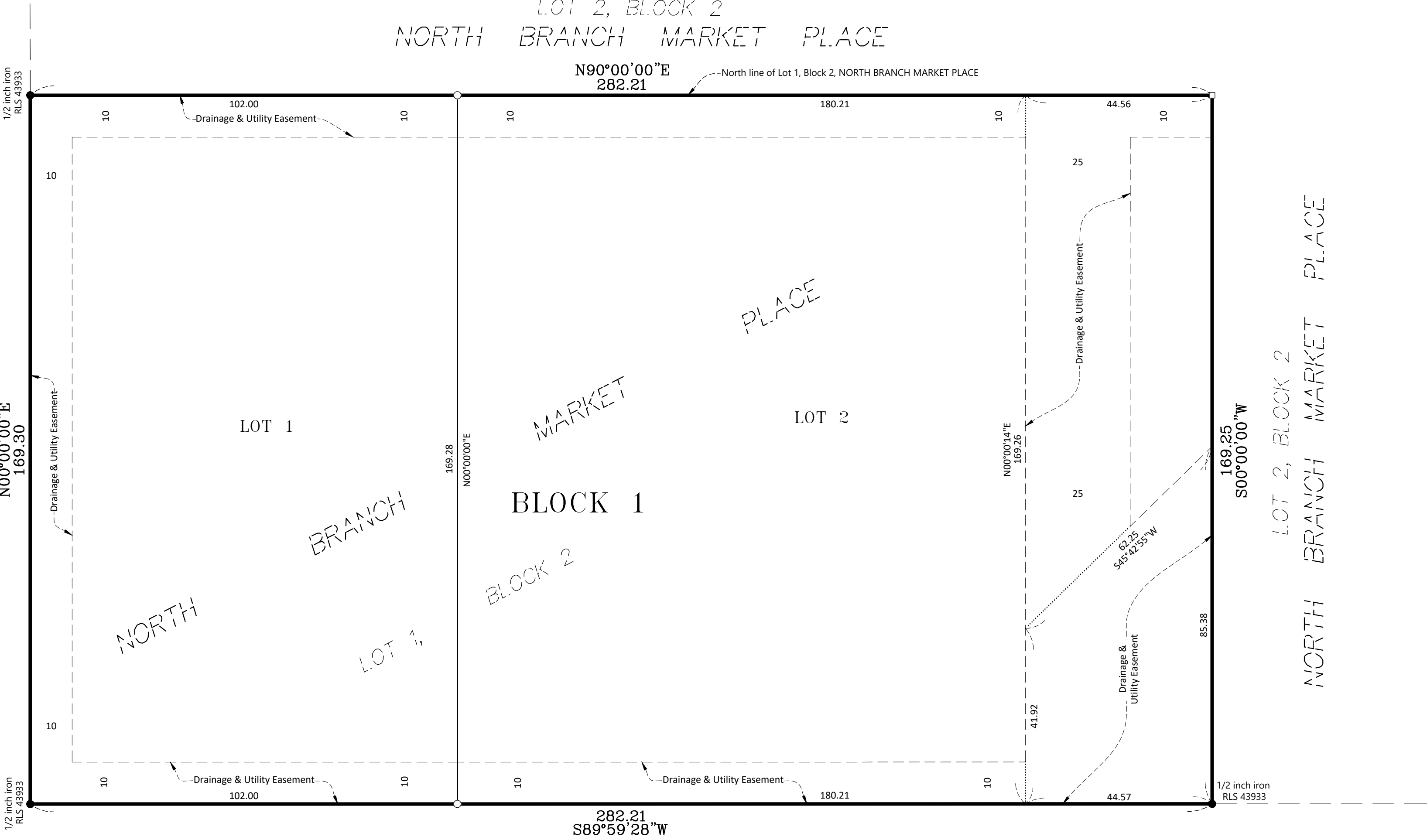
COUNTY TREASURER  
I hereby certify that the taxes for the year \_\_\_\_ on the property described herein are paid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Lee Olson, Chisago County Treasurer

COUNTY RECORDER  
Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly recorded in Chisago County Records.

By: \_\_\_\_\_  
Lee Olson, Chisago County Recorder

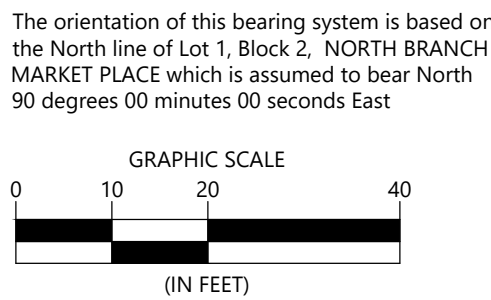


NORTH BRANCH MARKET PLACE 2ND ADDITION  
OUTLOT A

NORTH BRANCH MARKET PLACE 2ND ADDITION  
LOT 1, BLOCK 2  
LOT 2, BLOCK 2



**LEGEND**  
● Denotes Found Iron Monument, as noted  
○ Denotes Set Rebar, Marked RLS 58542  
□ Denotes Set PK Nail





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

**Presenter: Ryan Saltis, City Planner**

**Date: 11/25/2025**

**Board & Commission: Planning Commission**

**Subject: Flink Ave Flex Zoning**

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As part of the November 18th City Council Work Session, the City reviewed whether the east side of Flink Avenue—currently zoned B-Business—may be better suited for a “flex zone” that allows both commercial and light industrial uses. Several businesses in the corridor already operate with industrial characteristics, prompting questions from residents and business owners about whether the current zoning best aligns with existing and future uses. The attached Work Session report outlines the benefits of a flex zone—such as increased economic adaptability, efficient land use, and a broader tax base—as well as drawbacks, including potential land-use conflicts, aesthetic challenges, and infrastructure demands. After reviewing the analysis, the City Council agreed during the work session to move forward with additional research on flex zoning for this corridor. Staff will now begin exploring the concept further, which would include public engagement and future public hearings before any formal rezoning or reguinding is considered.

**Voting Requirements:**

**Voting Options          Simple Majority**

**Background:**

While the city is in the process of updating the Comprehensive Plan, it is important to identify areas for potential development and consider surrounding uses to ensure that the uses make sense where they are located. There have been inquiries from both residents and business owners questioning whether certain uses along the east side of Flink Ave (fronting I-35) are better suited for Industrial or Commercial purposes. The idea of having this area as a flex zone has been brought to the attention of city staff.

This corridor in question is currently zoned B-Business and is similarly guided as LUB-Land Use Business in the Comprehensive Plan. These parcels were rezoned to B-Business from B-3 Regional Business in 2018 as part of the previous Comprehensive Plan Amendment. Several businesses in this corridor are industrial in purpose when considering the current definitions and uses. These businesses have obtained Conditional Use Permits for outdoor storage/parking and overall operations were acceptable at the time of approval under previous zoning designations.

**General Area Map:**

## **Analysis:**

### **Pros to Flex Zones:**

A flex zone would offer a range of economic and planning benefits that support adaptability, growth, and efficient land use.

Key advantages of flex zones are provided below:

1. Encourages Business Flexibility and Growth
2. Attracts a Diverse Range of Employers
3. Promotes Efficient Use of Land and Infrastructure
4. Supports Redevelopment and Adaptive Reuse
5. Expands the City's Tax Base
6. Enhances Local Employment Opportunities
7. Encourages Innovation

A Flex Zone provides an area where both industrial and commercial uses can coexist, offering adaptability and long-term economic benefits. By allowing a wider range of business types, Flex Zones help communities respond to changing market demands, attract diverse employers, and promote redevelopment of underused properties. This mix of uses makes more efficient use of public infrastructure, supports job creation across various industries, and strengthens the city's tax base. Overall, a Flex Zone encourages growth, innovation, and flexibility—creating a thriving, future-ready business environment.

### **Cons to Flex Zones:**

While Flex Zones offer many benefits, they can also present some challenges and potential drawbacks that cities need to manage through planning and design standards.

Disadvantages to flex zones are provided below:

1. Land Use Conflicts
2. Infrastructure Strain
3. Uncertain Development Patterns
4. Design and Aesthetic Challenges
5. Market Imbalance
6. Regulatory Complexity

While Flex Zones offer versatility and economic opportunity, they can also create planning and operational challenges. Allowing both industrial and commercial uses in the same area may lead to conflicts between heavier industrial activities and customer-oriented businesses, such as noise, traffic, or aesthetic concerns. The broad range of permitted uses can make it difficult to predict development

patterns or ensure consistent design quality. Additionally, differing infrastructure demands and the potential for one use type to dominate may limit the intended diversity and balance of the area. Without clear performance and design standards, Flex Zones can become difficult to manage and may not achieve their full potential as vibrant, mixed-use employment areas.

Specific to this corridor along Flink Ave in particular, challenges exist including compatibility of uses and surrounding area development. High Density Development to the west of Flink Ave (Meadows North Neighborhood) brings an increase in traffic and more residences in general to the area. By having more housing in the immediate area, the city must be mindful of how surrounding uses are guided in order to mitigate issues of noise, odor, traffic, design standards and other nuisances. The City's Use Chart is attached to this report to identify permitted and conditional uses in each zoning district. This chart is essential when examining the possibilities of how land can be developed in the future.

If the Council gives direction to further explore flex zoning in the area, a more extensive process would be required including public engagement and public hearings. Staff is asking direction from the City Council during the workshop whether to pursue the potential rezoning/reguiding of this corridor or if it is acceptable remaining as a B-Business Zoning District.





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

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

**Date: 11/24/2025**

**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)

The City Council is planning to hold a work session on November 18 at 6:30PM to discuss this.

**Voting Requirements:**

**Voting Options          Simple Majority**



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

**Presenter: Nathan Sondrol, Community Development Director**

**Date: 11/24/2025**

**Board & Commission: Parks, Trails and Open Space Commission**

**Subject: Website Update**

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The City Council has authorized an update of the city website. City staff are looking for the commission to review the existing website and provide feedback for any potential improvements or examples of other planning sites.

**Voting Requirements:**

**Voting Options          Simple Majority**