



NORTH BRANCH

—Minnesota—

Steve Cich
Chair

Nathan Ehalt
Commissioner

Ross Otto
Commissioner

Gary Shaefer
Commissioner

Open
Commissioner

**PLANNING COMMISSION
REGULAR AGENDA
TUESDAY, JANUARY 6, 2026 @ 6:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OATH OF OFFICE
 - a. Oath of Office - Kelly Maurer ACTION
4. ROLL CALL
5. 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.
6. AGENDA APPROVAL
 - a. Approve Agenda ACTION
7. 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 December 2, 2025 Minutes ACTION
8. PUBLIC HEARINGS
 - a. Conditional Use Permit - Wireless Communications Tower ACTION
 - b. Fairway Field - Preliminary Plat and Variance for Lot Depths ACTION
9. REPORTS
 - a. Text Amendment - Surfacing Requirements ACTION

- b. Comprehensive Plan Update
- c. 2026 Meeting Schedule

INFO
ACTION

10. NEXT MEETING - February 3, 2026 - 6:30 PM

11. ADJOURNMENT



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 01/02/2026

Board & Commission: Planning Commission

Subject: Oath of Office - Kelly Maurer

The City Council appointed Kelly Maurer to the Planning Commission at the December 9, 2025, meeting.

The oath of office will be administered at the meeting.

The appointment is a 3-year term and expires on December 31, 2026.

Voting Requirements:

Voting Options Simple Majority



Prepared By:

Presenter:

Date: 12/17/2025

Board & Commission: Planning Commission

Subject: Approval of December 2, 2025 Minutes

Voting Requirements:

Voting Options Simple Majority



NORTH BRANCH —Minnesota—

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**PLANNING COMMISSION
REGULAR AGENDA
TUESDAY, DECEMBER 2, 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, December 2, 2025

1. **CALL TO ORDER**

Chair Steve Cich called the 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 Ross Otto,
Commissioner Nate Ehalt

Absent:

Remote:

Others Present:

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

RESULT: Passed

ACTION

MOVER: Nate Ehalt
SECONDER: Steve Cich
AYES: Gary Schaefer, Steve Cich, Ross Otto, Nate Ehalt
ABSENT:
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 October 7, 2025 Planning Commission Minutes ACTION

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

7. PUBLIC HEARINGS

a. Walker Hill Farm Preliminary and Final Plat ACTION

City Planner Ryan Saltis presented the Walker Hill Farm Preliminary and Final Plat presentation. 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.

Saltis informed that the parcels are guided and zoned rural residential and that there is an existing home on lot two in the northeast corner of the development. Specifically lots one and three, are intended for future single-family homes. All lots do meet the minimum rural residential zoning standards. What does the rural residential district require? It requires one acre buildable area, minimum 110 foot width and 300 foot depth for all lots, kind of broken down there into table, form, format by a lot, just the area acreage. Lots one and two on the north section are roughly the same size, and then lot three is a little smaller, at 10 acres. The setbacks and everything are shown compliant. They do a standard five-foot drainage utility easement for interior lot lines. They do have wider easements of 20 feet along Hemingway, and there is a northern natural gas line on lots one and three. Once the new homes come in for a building permit, we'll review the grading for each lot. Lot one would be accessible from 410th Street to the north, and then lot three would be accessible from Hemingway to the east. These are some things that we have to consider when approving a plat, just the consistency of policy, purpose, design standards of the zoning chapter, consistency with the growth management system or other development plans, zoning chapter, physical characteristics, and then that the new plat will not create a new burden on services or infrastructure with the city staff finds that they need all these that wouldn't be a problem. We are recommending a few conditions of approval, just some park dedication fees. So it was brought to the park's meeting in November, and they did opt for the cash option to make them pay for that. So when you divide lots, each lot has to pay a separate Park fee.

Chair Steve Cich opened the Public Hearing at 6:41 PM.
Chair Steve Cich closed the Public Hearing at 6:43 PM.

A motion to approve the preliminary plot and final plot request for Walker Hill Farm, with findings of fact and the conditions typical to plot approvals.

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

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

City Planner Ryan Saltis presented the North Branch Marketplace 3rd addition Preliminary/Final Plat and Easement Vacation. Sunrise River Commons East LLC (Applicant) is requesting Preliminary/Final Plat and Easement Vacation approval for North Branch Marketplace 3rd 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. They will need a park dedication, even for a commercial property. If it's split, they'll need that as well. And that's a \$1,800 same price as residential.

Chair Steve Cich opened the Public Hearing at 6:50PM.

The owner of Cartful asked a question regarding questions about easements. Community Development Director Sondrol explained that this would not impact anything outside of their site.

Chair Steve Cich closed the Public Hearing at 6:52PM.

Motion to approve the preliminary, final plat and easement vacation request for the North Branch Marketplace 3rd Addition with findings in fact, conditions of typical, typical to plat approvals.

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

ABSENT:

NOTES:

8. REPORTS

a. Flink Ave Flex Zoning

INFO

Planner Saltis provided an overview of the Flink Ave Corridor zoning noting 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. He noted 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 and outlined 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. He noted after reviewing the analysis, the City Council agreed during the work session to move forward with additional research on flex zoning for this corridor and that Staff will begin exploring the concept further, which would include public engagement and future public hearings before any formal rezoning or reguiding is considered. He provided the following overview of pros and cons to flex zones

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 Flexibility provide 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

He added 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. He noted the broad range of permitted uses can make it difficult to predict development

Commissioner Ehalt questioned if we seem to be favoring a particular business, and is there a practice in the City of changing zoning or comprehensive land use to favor the business that's currently there, or to ensure that a business remains. Commissioner Ehalt stated that if we're to look at one specific area, we should be looking at that entire district, so we are not specifically singling out one particular area unless there's an actual practice that the community has exhibited in the past that's been directly for and specifically changing zoning and comprehensive planning for one specific business. He noted he just wanted to make sure that what's good for one will be good for all. Chair Cich responded that city has helped keep businesses here in the past by changing our design standards, noting that they would have left their locations if we didn't do that.

Commissioner Ehalt recognized that there is no action to be taken tonight, but if we do go forward to continue in the direction of having staff look at this, that the entire corridor from 95 and 35 to 400th Street, and the four corners on the North side, Northwest, and Northeast should be looked at.

Chair Cich asked City Planner Ryan Saltis to work on the design standards, as there's likely to be more consensus around the design standards. Cich would like to see us be sort of farm or rural.

The commission discussed having further conversation in January.

- b. Comprehensive Plan Update INFO

Community Development Director Nate Sondrol provided an update on the Comprehensive Plan noting that they were working on establishing dates for the subcommittees to meet to start working on each individual section of the comp plan.

- c. Website Update INFO

City Clerk Kostuch provided an update on the website noting that it would be going live on December 9th and that City email addresses will also be changing to northbranchmn.gov.

- d. Planning Commission Vacancy Application ACTION

Community Development Director Sondrol introduced Kelly Maurer, who submitted her application for the Planning Commission vacancy. Maurer introduced herself to the Planning Commission. The Commission provided consensus support of her application to the city council. Sondrol noted this would go to the City Council for their consideration on December 9.

9. NEXT MEETING - JANUARY 6, 2026

10. ADJOURNMENT

Chair Steve Cich adjourned the meeting at 8:09 PM.

Planning Commission Action

Motion to recommend/deny approval to the City Council, for the following request:

- Conditional Use Permit for a Wireless Communications Tower at PID 11.00223.00.

Overview / Background

Vertical Bridge (Applicant) has requested approval for a Conditional Use Permit to install a Wireless Communications Tower at PID 11.00223.00. A Conditional Use Permit is required for any antenna or other receiving or transmitting device exceeding a height of 75 feet from ground level. The tower is proposed to be roughly 180 feet in height.

The purpose of the tower is to fulfill an increase in network demand for Verizon Wireless and to improve life/emergency service reliability in the area.

The owner of the tower/compound is Vertical Bridge, while Verizon Wireless will have their equipment installed on the tower to provide the service. The parcel is currently vacant, with no existing homes or structures and is owned by Earl and Deanna Halley. Vertical Bridge has a lease agreement with the parcel owners to place the tower/compound on the property.

Issue(s) to Consider

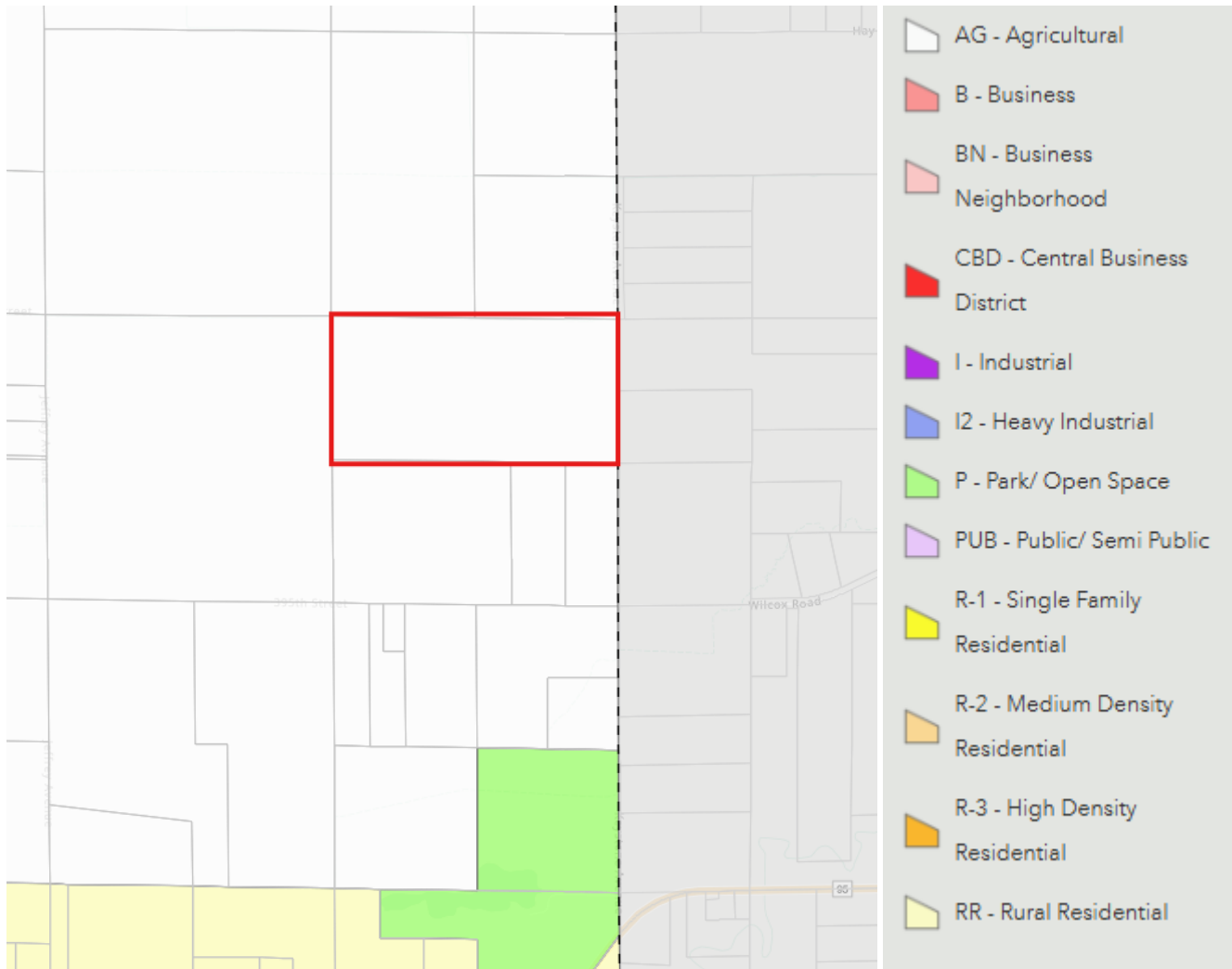
1. Land Use/Zoning and Surrounding Uses
2. Site Improvements
3. Sec 66-935 Towers - Requirements
4. Conditional Use Permit

Analysis of Issue(s)

1. Land Use/Zoning and Surrounding Uses

The Subject Property is zoned **AG - Agricultural** and guided **LUAG - Land Use Agricultural**, per the Comprehensive Plan. The subject site is completely surrounded by properties zoned similarly and used primarily for farming and agriculture.

Zoning Map:



2. Site Improvements

The project will add a new wireless communication tower on a small portion of an existing farm field. Most of the surrounding land will stay the same and continue to be used for agriculture. A gravel driveway will be built from 400th Street to reach the tower location, allowing service vehicles to safely access the site without affecting nearby properties. Inside a fenced area roughly the size of a small residential lot, the tower will stand with related equipment such as a backup generator and utility cabinets. All power and fiber connections will be buried underground to reduce visual clutter and keep the site looking neat.

Outside of this fenced compound, no additional buildings are planned, and no lighting is proposed aside from the standard safety equipment on the tower itself. Overall, the changes are limited to a clearly defined area near the center of the field, with the goal of improving wireless coverage while keeping the visual and physical footprint as small as possible for nearby residents.

3. Sec 66-935 Towers – Requirements

The proposed tower is subject to the requirements found in Sec 66-935 Towers found in City Code. City Staff comments are provided below in **Bold**.

Sec 66-935 Towers

- (a) Any antenna or other receiving or transmitting device which exceeds a height of 75 feet from ground level shall require a conditional use permit.
- (b) Any tower, or other like structure, which exceeds a height of 75 feet from ground level shall require a conditional use permit.
- (c) In any event, a conditional use permit will be required for any tower, or like structure and antenna, or other receiving or transmitting device, any portion of which exceeds ten feet in width when measured horizontally.
- (d) A fee shall be required for any structure or device as described in subsections (a), (b) and (c) of this section at the rate determined by the city council. Such permit fee is payable at the time a conditional use application is filed.
- (e) A 500-foot separation from towers over 75 feet to land zoned R-1, R-1A, R-2, R-3, and R-4 shall be maintained.

The surrounding parcels are all zoned AG – Agricultural. The proposed tower will not be required 500-foot separation from surrounding parcels.

- (f) Towers over 75 feet shall be set back 50 feet at a minimum, or one-half the height of the tower, whichever is greater. The setback area shall have nothing built within it except fencing and nonoccupied accessory support buildings for the tower.

The tower is proposed at 180 feet in height and will be required 90 foot setbacks. This setback requirement is based on half the height of the structure. The setback area only has fencing. Equipment is positioned on the southwest corner of the compound and is not within the 90 foot setback area.

- (g) Prior to construction of any new towers, the applicant shall prove that collocation on an existing tower will not be able to meet their needs.

The city has not received data that shows an increase in need/demand but it has been stated by the applicant and Verizon Wireless.

- (h) Exemptions: The following will be generally allowed as a permitted use within the City of North Branch without the need for a Conditional Use Permit:
 - 1. Temporary towers erected in response to emergency situations which threaten the health, safety, or welfare of the public shall be considered exempt from the above provisions.
 - 2. Routine maintenance of existing tower facilities or modification of lighting to meet the standards set forth by this ordinance.
 - 3. The addition of antenna(s) to a tower facility that meet the standards of this article and do not increase the height of the tower facility.
 - 4. Towers erected and maintained by the city for public use with a maximum height of one hundred fifty (150) feet; provided however that the city will attempt to meet setback and general standards of construction to the extent feasible.
 - 5. Temporary towers erected to temporarily hold equipment during periods of general maintenance of an existing tower or structure that does not exceed the highest point of the tower or other

structure being maintained. The temporary tower shall only be allowed during the duration of the maintenance of the existing tower or structure but not to exceed 4 months

4. Conditional Use Permit

The requested Conditional Use Permit for Cellular Towers will be analyzed for compliance, with City Staff comments provided below in **Bold**.

Sec 66-64 Findings Of Fact

In considering all requests for variances, appeals, amendments or conditional use permits, the planning agency and the city council shall make a finding of fact. Its judgment shall be based upon, but not limited to, the following factors:

- a. Relationship to the city's comprehensive plan;

The 2018 Comprehensive Plan identifies well-maintained infrastructure as a core element of the community vision, and states that the plan is to guide day-to-day decisions on infrastructure and development. It specifically emphasizes that economic development depends on bringing together social, natural, *infrastructure*, and economic assets, and that municipal utilities and related systems should be expanded in a coordinated way to support growth. Separate city broadband planning and the “Telecommuter Forward” initiative further show that improving internet infrastructure and access—particularly in areas outside the city’s core—has been a strategic priority for North Branch. The proposed wireless tower directly supports these goals by improving high-speed connectivity for residents and businesses, and is therefore consistent with the Comprehensive Plan’s vision for infrastructure and economic development.

- b. The geographical area involved;

The project site is located in the city’s agricultural/rural fringe area, generally consistent with the Comprehensive Plan’s description of rural residential and agricultural areas on the edges of the community, where large lots and farm fields predominate. Placing a tower in this type of area allows the facility to serve both rural homes and the broader community while avoiding more intense visual and compatibility conflicts that could arise in the city’s core commercial or residential neighborhoods. The tower and fenced compound occupy only a small portion of the field, allowing the balance of the parcel to remain in agricultural use.

- c. The character of the surrounding area;

The surrounding character is predominantly agricultural, with scattered rural residential properties, which is consistent with the Comprehensive Plan’s description of the city’s outer areas as rural residential and agricultural. A single self-support tower and small equipment compound is a typical form of infrastructure in such settings and does not introduce significant noise, traffic, or lighting. Because the tower is set back from property lines and surrounded by open fields, the overall rural/agricultural character of the area is largely preserved.

- d. The availability and design capacities of existing or proposed utilities;

The Comprehensive Plan’s utilities chapter notes that North Branch and its municipal utilities have a significant investment in existing systems and that, in general, those systems are of adequate size to support expansion, provided that growth and utility extensions are coordinated. The proposed tower will be served by underground electric and communications lines extended from existing networks and does not require upsizing of city trunk infrastructure. The project represents an incremental demand that can be accommodated within existing utility

capacity and is consistent with the city's approach of targeted, coordinated extensions to support development and infrastructure projects.

- e. Whether such a request will tend to or actually depreciate the surrounding area;

The city has not identified evidence in its planning documents that wireless infrastructure, when sited in agricultural or rural residential areas with adequate setbacks, results in measurable depreciation of surrounding property values. To the contrary, city broadband planning documents highlight that lack of high-speed internet has negatively affected home sales in outlying areas, and that improved connectivity is important to the marketability of rural properties. Given the tower's limited footprint, agricultural surroundings, and the community's expressed desire for better internet service, staff does not anticipate that the use will tend to or actually depreciate the surrounding area.

- f. Whether the request will place an undue financial burden on the city;

The proposed tower is privately financed and constructed, with ongoing maintenance and operating costs supported by the tower owner and carriers. No new public streets, trunk utility extensions, or city capital improvements are required beyond standard permitting and inspection. As such, the request does not create an undue financial burden on the city and is aligned with the Comprehensive Plan's direction to enhance infrastructure through cost-effective partnerships.

- g. Whether the request will impair an adequate supply of light and air to adjacent property;

The tower is a narrow, open-frame structure located well away from property lines, with a small equipment compound at ground level. Because of its form and setbacks, it will not block sunlight or airflow to adjoining agricultural lands or rural residences. Staff finds that the project will not impair an adequate supply of light and air to adjacent property.

- h. Whether the request will unreasonably increase the congestion in the public right-of-way;

The proposed use generates minimal traffic: primarily occasional technician and maintenance visits via an existing gravel access route extended from 400th Street. No customer trips or daily employee traffic are anticipated. The resulting traffic increase is negligible and will not unreasonably increase congestion or create operational issues on nearby public rights-of-way.

- i. Whether the request will increase the danger of fire or endanger the public safety;

Wireless towers are required to meet applicable building, electrical, and fire code standards, including grounding and lightning protection. The fenced compound limits public access to equipment and the backup generator. With adherence to code requirements and any conditions imposed through the conditional use permit (e.g., compliance with fire code, emergency access provisions), staff finds that the request is not expected to increase the danger of fire or otherwise endanger public safety.

- j. Whether the request is consistent with the spirit and intent of this division.

The proposed tower advances the city's strategic focus on improved internet infrastructure and telecommuting while being sited and designed to limit land use conflicts and fiscal impacts. Given its role in supporting community-wide connectivity and economic development, and the limited physical impacts at the site, staff finds that the request is consistent with the spirit and intent of Chapter 66 and the city's broader planning framework.

Additional to the Findings of Fact section, the Conditional Use Permit request will also have to meet Sec 66-66 Conditions on Approval, when applicable. Responses from City Staff are provided below in **Bold**, where the request for a Communications Tower is applicable.

Sec 66-66 Conditions on Approval

1. In approving requests for variances, appeals, amendments or conditional use permits, the planning agency and the city council may require certain conditions upon approval of the request. Such conditions for approval may include the following, when applicable:

1. The land area and setback requirements of the property containing such a use or activity shall be the minimum established for the district;

The tower and associated compound occupy a small portion of an agricultural parcel with setbacks that meet or exceed zoning standards. The structure is located approximately 90 feet from property lines, satisfying the city's required minimum tower setback distance equivalent to 50% of structure height. The remaining parcel area continues to support agricultural activity, meeting minimum district area requirements and preserving conforming land use.

2. When abutting a residential use in a residential district, the property shall be screened and landscaped in compliance with section 66-970 et seq.;

The project site does not abut a designated residential district; surrounding properties are agricultural or large-lot rural in character. As such, screening and landscaping requirements under Sec. 66-970 are not triggered.

3. Where applicable, all city, state and federal laws, regulations and ordinances shall be complied with and all necessary permits secured;

Wireless communications towers are regulated by city zoning, state building and electrical codes. The applicant will be required to obtain all necessary permits, including building and electrical prior to construction. As a condition of approval, compliance with these regulations will be enforced through the city's permitting and inspection process.

4. All signs shall be in compliance with section 66-821 et seq. and shall not adversely impact adjoining or surrounding residential uses;

Signage is expected to be limited to identification and safety required by federal and state law, placed on the compound fencing or equipment cabinets. This signage will not generate illumination or visual impacts affecting surrounding properties. No advertising signage is proposed or permitted.

5. Adequate off-street parking and loading shall be provided in accordance with section 66-848 et seq. Such parking and loading shall be screened and landscaped from abutting residential uses in compliance with section 66-970 et seq.;

The use does not generate daily traffic or parking needs. Periodic maintenance vehicles will utilize the gravel access drive and turnaround area within the compound. As no formal parking area is required and no abutting residential districts are present, screening and additional landscaping standards are not applicable.

6. The proposed water, sewer and other utilities shall be capable of accommodating the proposed use;

The tower requires electrical power and fiber connection but does not require municipal water or sewer services. Existing utilities in the vicinity have sufficient capacity to serve the project, and underground extensions will be privately funded. The project does not place demand on municipal water or sanitary systems, aligning with utility capacity expectations.

7. The street serving the use or activity is of sufficient design to accommodate the proposed use or activity, and such use or activity shall not generate such additional traffic to create a nuisance or hazard to existing traffic or to surrounding land uses;

Access is provided via 400th Street and an existing gravel drive extended to the compound. Traffic is limited to occasional maintenance visits and will not affect roadway capacity or generate nuisance-level activity. Roadway design and traffic conditions are adequate to support the intended use without causing operational concerns.

8. All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage;

The project includes a gravel access drive and compound surface, which is typical for tower installations in agricultural settings. Gravel surfacing provides adequate dust control given the infrequent vehicle trips.

9. All open and outdoor storage, sales and service areas shall be screened from view from the public streets and from abutting residential uses or districts;

No outdoor storage, sales, or service areas are proposed. The fenced compound contains only essential communications equipment. Equipment cabinets and generator units are screened from public view by distance, fencing, and the rural location. No residential districts directly abut the site.

10. All lighting shall be designed as to have no direct source of light visible from adjacent residential areas or from the public streets;

No ground lighting is proposed within the compound. Light spillover to nearby properties is expected to be minimal due to distance and limited nighttime illumination.

11. The use or activity shall be properly drained to control surface water runoff;

The project limits ground disturbance to a small compound area. Standard grading and drainage controls will be required during construction to ensure runoff is directed to existing field drainage patterns and does not impact neighboring properties or roadways. Final permit review will confirm compliance with stormwater management expectations.

12. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence;

The communications tower structure is consistent with common rural infrastructure and is essentially built for purpose rather than beauty. No architectural style is introduced that would conflict with nearby structures of similar purpose, and the fenced compound is compact and unobtrusive. As such, the appearance does not constitute a blighting influence or impair surrounding values.

13. Where structures combine residential and nonresidential uses, such uses shall be separated and provided with individual outside access, and the uses shall not conflict in any manner.

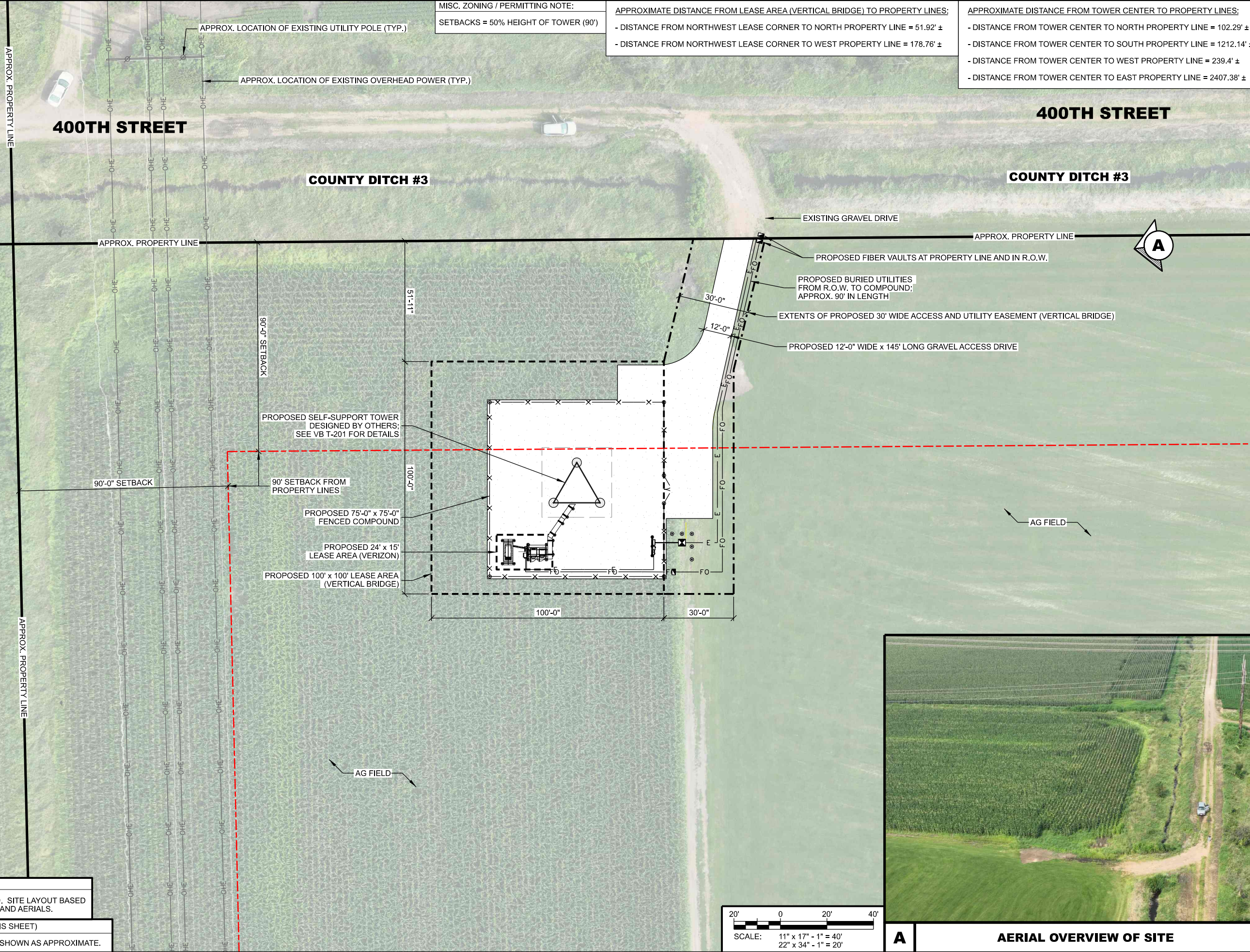
This condition is not applicable. The proposal does not include residential uses or mixed-use structures.

2. All conditions pertaining to a specific request are subject to change when the planning agency or city council, upon investigation, finds that the community safety, health, welfare and public betterment can be served as well or better by modifying the conditions.

Planning Commission Action

Motion to recommend approval/denial to City Council, for a Conditional Use Permit for a Wireless Communication Tower at PID 11.00223.00 with the following conditions of approval:

1. The applicant shall comply with all applicable city, state, and federal regulations, including but not limited to building, electrical, fire, FAA, and FCC requirements. All required permits shall be obtained prior to construction.
2. No exterior lighting shall be installed except lighting required by FAA or FCC regulations. Tower lighting shall be oriented or shielded to minimize glare and prevent direct visibility of light sources from public streets and nearby properties.
3. Signage shall be limited to safety, identification, and regulatory compliance signs as allowed under Section 66-821. No advertising signage is permitted.
4. Any future modification that increases tower height, adds additional carriers beyond permitted loading parameters, or alters site layout beyond the approved compound footprint shall require review by the City and may require an amended Conditional Use Permit.
5. All conditions of approval are subject to modification by the City if necessary to protect public safety, health, and welfare or to meet future code requirements.



MISC. ZONING / PERMITTING NOTE:
SETBACKS = 50% HEIGHT OF TOWER (90')

APPROXIMATE DISTANCE FROM LEASE AREA (VERTICAL BRIDGE) TO PROPERTY LINES:
- DISTANCE FROM NORTHWEST LEASE CORNER TO NORTH PROPERTY LINE = 51.92' ±
- DISTANCE FROM NORTHWEST LEASE CORNER TO WEST PROPERTY LINE = 178.76' ±

APPROXIMATE DISTANCE FROM TOWER CENTER TO PROPERTY LINES:
- DISTANCE FROM TOWER CENTER TO NORTH PROPERTY LINE = 102.29' ±
- DISTANCE FROM TOWER CENTER TO SOUTH PROPERTY LINE = 1212.14' ±
- DISTANCE FROM TOWER CENTER TO WEST PROPERTY LINE = 239.4' ±
- DISTANCE FROM TOWER CENTER TO EAST PROPERTY LINE = 2407.38' ±

CONSULTANT:
Edge
Consulting Engineers, Inc.
608.644.1449 VOICE
www.edgeconsult.com

TOWER OWNER:
verticalbridge
THE TOWERS, LLC

LESSEE:
verizon

ENGINEER SEAL:
PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SITE PLAN
CHECKERBOARD (VB #: US-MN-5410)
MIN CHECKERBOARD (VzW #: 17426244)
NORTH BRANCH, MINNESOTA

SUBMITTAL:

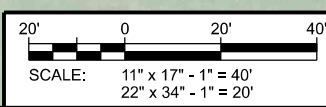
INT.	DATE:	DESCRIPTION:
NAT	08/05/25	REV. A
SRC	08/08/25	REV. B

CHECKED BY:	PCM
EDGE SITE ID	S17342
EDGE PROJ. #	44341
SET TYPE	LEASE EXHIBIT
SHEET NUMBER	VB C-101

NOTE:
NO SURVEY PROVIDED. SITE LAYOUT BASED ON PHOTOS, GIS DATA AND AERIALS.

GENERAL NOTES: (THIS SHEET)

1. NORTH ARROW SHOWN AS APPROXIMATE.



A **AERIAL OVERVIEW OF SITE**

I:\Edgenas01\veathe_projects\Edge\Active_Projects\44300\44341\Design\CAD\LEIP\VB C-101.dgn



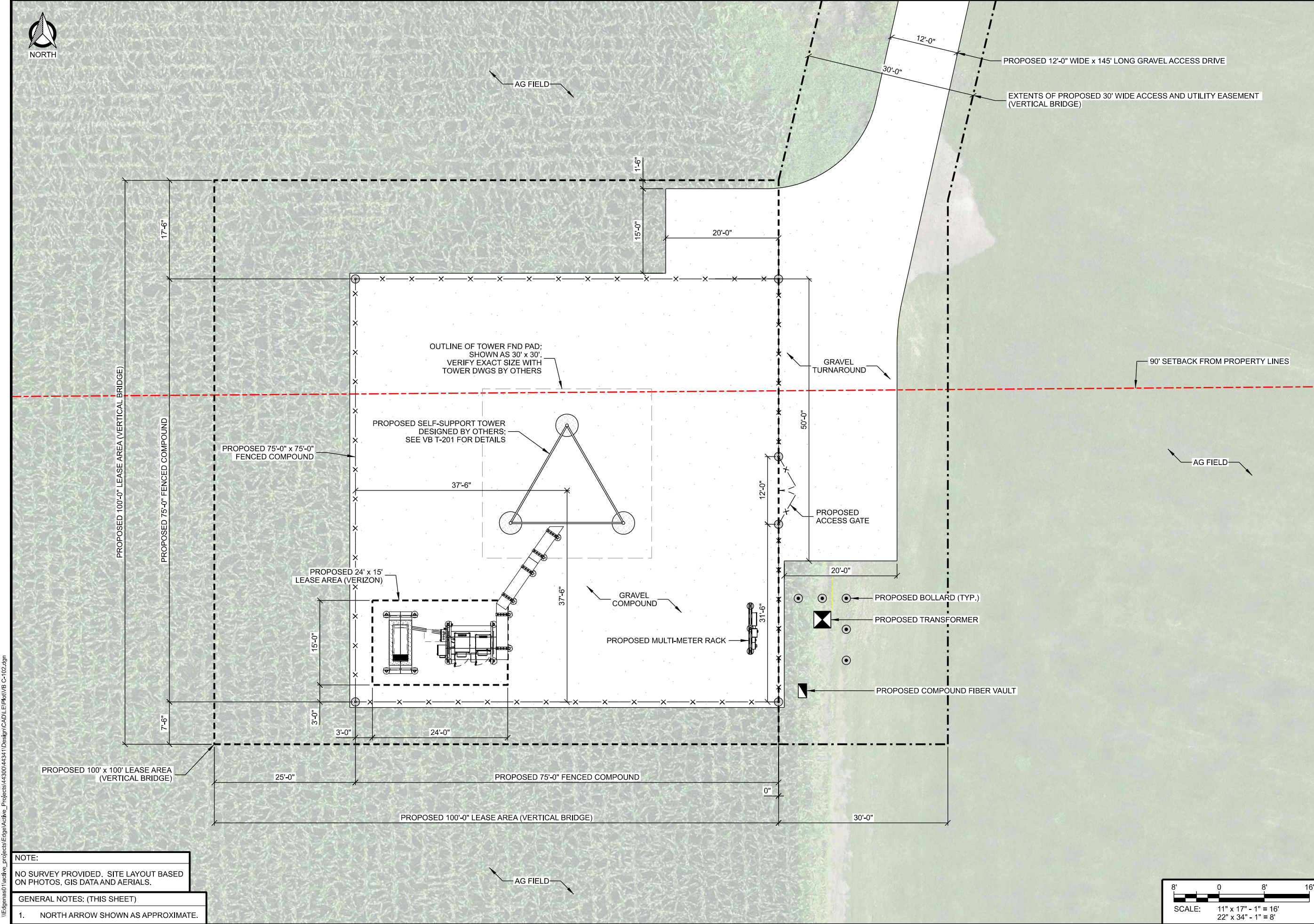
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ENLARGED SITE PLAN
CHECKERBOARD (VB #: US-MN-5410)
MIN CHECKERBOARD (VzW #: 17426244)
NORTH BRANCH, MINNESOTA

SUBMITTAL:

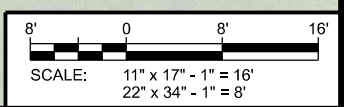
INT.	DATE	DESCRIPTION:
NAT	08/05/25	REV. A
SRC	08/08/25	REV. B

CHECKED BY	PCM
EDGE SITE ID	S17342
EDGE PROJ. #	44341
SET TYPE	LEASE EXHIBIT
SHEET NUMBER	VB C-102



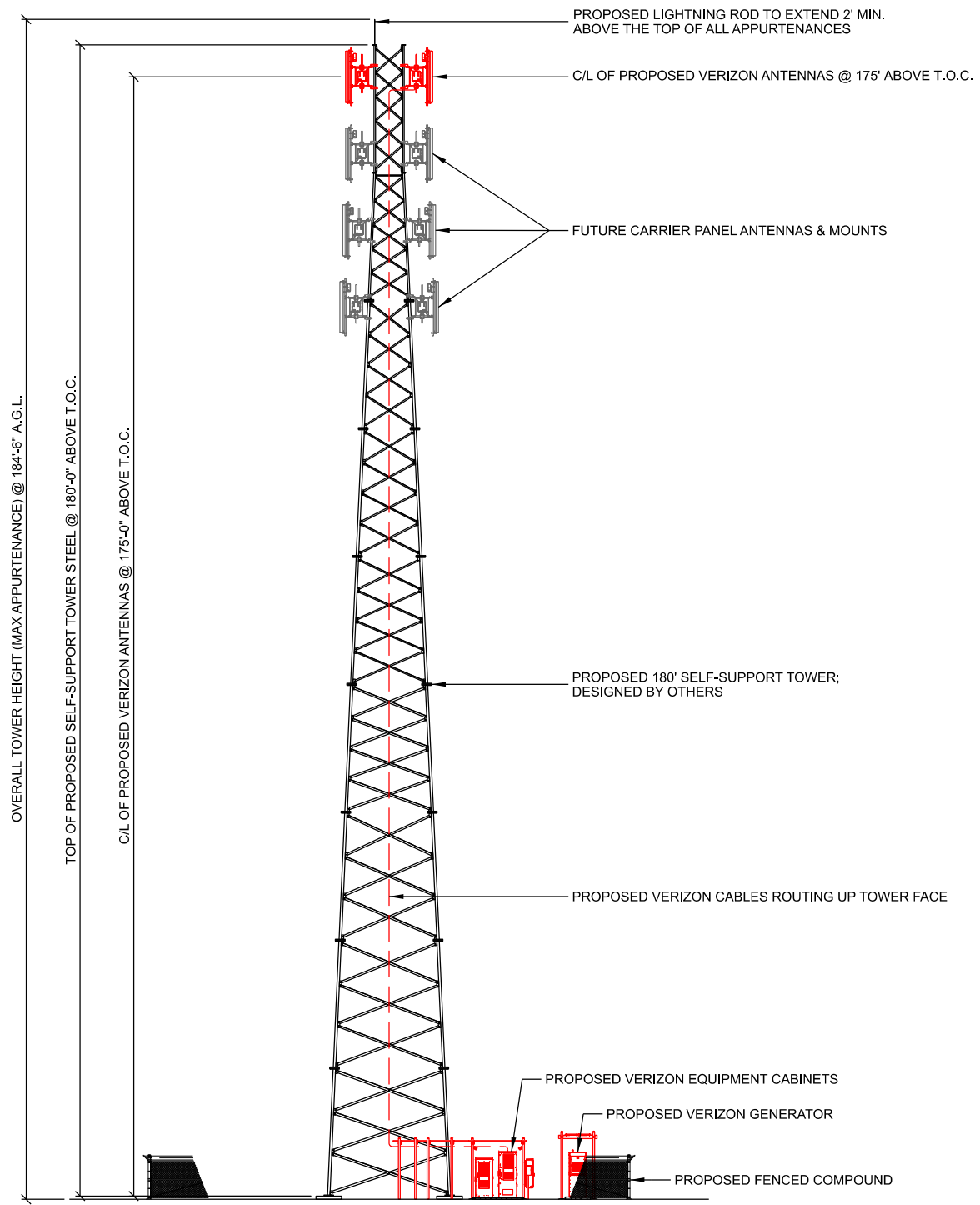
NOTE:
 NO SURVEY PROVIDED. SITE LAYOUT BASED ON PHOTOS, GIS DATA AND AERIALS.

GENERAL NOTES: (THIS SHEET)
 1. NORTH ARROW SHOWN AS APPROXIMATE.



I:\edgenas01\workspace\Edge\Active_Projects\44300\44341\Design\CAD\LEI\Plot\VB C-102.dgn

\\edgenas01\active_projects\Edge\Active_Projects\44300\44341\Design\CAD\LEIP\VB T-201.dgn



A SITE ELEVATION
 SCALE: 11" x 17" - 1" = 25'-0"
 22" x 34" - 1" = 12'-6"

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 608.644.1449 VOICE
 www.edgeconsult.com

TOWER OWNER:

LESSEE:

ENGINEER SEAL:

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TOWER ELEVATION
CHECKERBOARD (VB #: US-MN-5410)
MIN CHECKERBOARD (VzW #: 17426244)
NORTH BRANCH, MINNESOTA

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
NAT	08/05/25	REV. A
SRC	08/08/25	REV. B

CHECKED BY:	PCM
EDGE SITE ID	S17342
EDGE PROJ. #	44341
SET TYPE	LEASE EXHIBIT
SHEET NUMBER	VB T-201

Recommended Planning Commission Action

Motion to recommend approval to the City Council, approving the Preliminary Plat and Variance request for Fairway Field, with the conditions of approval listed in this report.

Overview / Background

Larry Beach Construction, Inc. (Applicant) has submitted a request for Preliminary Plat and Variance approval for a new residential subdivision known as Fairway Field, located generally at the intersection of 412th Street and Flink Avenue. The Subject Property is currently undeveloped and is guided and zoned for Rural-Residential.

The Preliminary Plat proposes the creation of 13 residential lots (each exceeding 1 acre in lot size), new public streets, stormwater facilities, and associated utilities. Access to the subdivision is provided via 412th Street with two new internal public roadways, including Fairfax Lane and Fairway Court, as shown on the Preliminary Plat and Site Plans.

The applicant has also applied for a variance from required lot depths for lots within Block 2 of the plat.

The applicant has submitted a complete application, including preliminary plat drawings, grading and erosion control plans, utility plans, landscaping, and tree preservation. Final Plat approval is subject to City Council action and completion of all required conditions.

Issue(s) to Consider

1. Land Use and Zoning
2. Proposed Preliminary Plat
3. Plat Standards and Variance
4. Engineering - Public Streets, Utilities and Stormwater
5. Landscaping and Tree Preservation

Analysis of Issue(s)

1. Land Use & Zoning

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

The Subject Property is guided for low-density residential development under the City's Comprehensive Plan and is zoned consistent with the proposed single-family residential subdivision. The proposed subdivision layout, density, and lot configuration are consistent with the Comprehensive Plan and zoning district requirements.

Land Use and Zoning standards are satisfied.

2. Proposed Preliminary Plat

The Preliminary Plat for Fairway Field proposes to develop the 19.25 acre parcel into a residential subdivision pattern with 13 buildable lots arranged along the two proposed public streets. The plat includes internal circulation via Fairfax Lane and Fairway Court, with direct access to 412th Street. By exclusively providing access from 412th Street, this will ensure safety of vehicle traffic along Flink Avenue and better fits with the city’s transportation plan to limit driveway and road access from Major Collector designated roadways.

Fairfax Lane is proposed to extend north from 412th Street and create a temporary cul-de-sac at the end to accommodate vehicle turn around radiuses. Fairway Court also extends north from 412th Street, aligning this proposed roadway directly with Nottingham Rd to the south.

Lots 1-4 of Block 1 and Lots 1-3 of Block 2 will be accessible by Fairfax Lane while lots 4-9 of Block 2 are accessible from Fairway Court.

Drainage and Utility easements are labeled and shown along each lot perimeter.

3. Plat Standards and Variance

Lots created by plat are required to meet minimum lot area, width, and depth requirements as established by City Code for the applicable zoning district. The lots created through this platting process are required to meet the following:

Type	Lot Standards		
	Area (sf)	Width	Depth
RR – Rural Residential	1 acre buildable	110'	300'

After review of each individual lot in the preliminary plat, it was found that the minimum required lot depths would not be met for lots 5, 6, and 7 of Block 2. The applicant has applied for a variance to reduce the minimum lot depth requirement from 300 feet to 200 feet. The reasons for the reduced lot depths are due to the irregularity in lot dimensions/shapes, road configurations and elevations of the site.

Type	Area (sf)	Lot Standards	
		Minimum Depth	Depth (Proposed)
Lot 5, Block 2	63,225	300'	202'
Lot 6, Block 2	61,998	300'	250'
Lot 7, Block 2	52,903	300	277'

with the zoning ordinance.

"Practical difficulties," as used in connection with the granting of a variance, means that:

- a. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- c. The variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

City staff agrees that the reduction of lot depths was in part due to other city regulations and imperative design decisions such as the placement of Fairway Court and road sizes/ROW requirements. Due to the size of these lots (1 acre +), eliminating driveway/internal road access from Flink Ave, as well as the placement of future houses on the intended lots, staff would support the decision to grant a reduction in lot depths in this scenario.

4. Engineering – Public Streets, Utilities and Stormwater

The Preliminary Plat proposes new public streets designed to City of North Branch standards, including pavement width, right-of-way dedication, and cul-de-sacs. All streets will be dedicated to the City upon Final Plat approval.

Lots will be served by private well and septic as the parcel boundary is located outside of the city's designated Urban Service Area. Stormwater management is addressed through on-site drainage and utility easements. All public improvements are subject to review and approval by the City Engineer and will require a Development Agreement. The Engineering report for this project is attached to this report.

The developer of the site is expected to enter into a Development Agreement with the City to meet these standards and specifications for the new Right-Of-Way.

5. Landscaping and Tree Preservation

The Applicant has submitted a Preliminary Landscape Plan, Tree Preservation Plan, and Livability Plan as required by City Code. These plans illustrate boulevard trees, buffer plantings, stormwater vegetation, and preservation of existing tree stands where feasible. Landscaping plans show 12 new White Pine trees proposed along Flink Ave as well as 7 Balsam Firs and 12 Black Hills Spruce planted parallel to 412th Street for coniferous buffering. Deciduous trees are proposed for each lot and will meet the city's landscaping requirements for at minimum one tree per lot.

There will be extensive areas of tree removal for this development. The removal plan illustrates 5.26 Acres of total tree area removed while leaving 2.59 Acres of total tree area saved. Tree removal areas are in spaces designated for building pads, driveways, right-of-way and well/septic areas. Trees will be preserved around perimeters of Falcon Ave, Flink Ave, and properties to the north of the development.

Staff Recommendation

City staff recommends approval of the Preliminary Plat and Variance request for Fairway Field with conditions as stated.

Recommended Planning Commission Action

Motion to recommend approval to City Council, approving the Preliminary Plat for Fairway Field, with the following conditions:

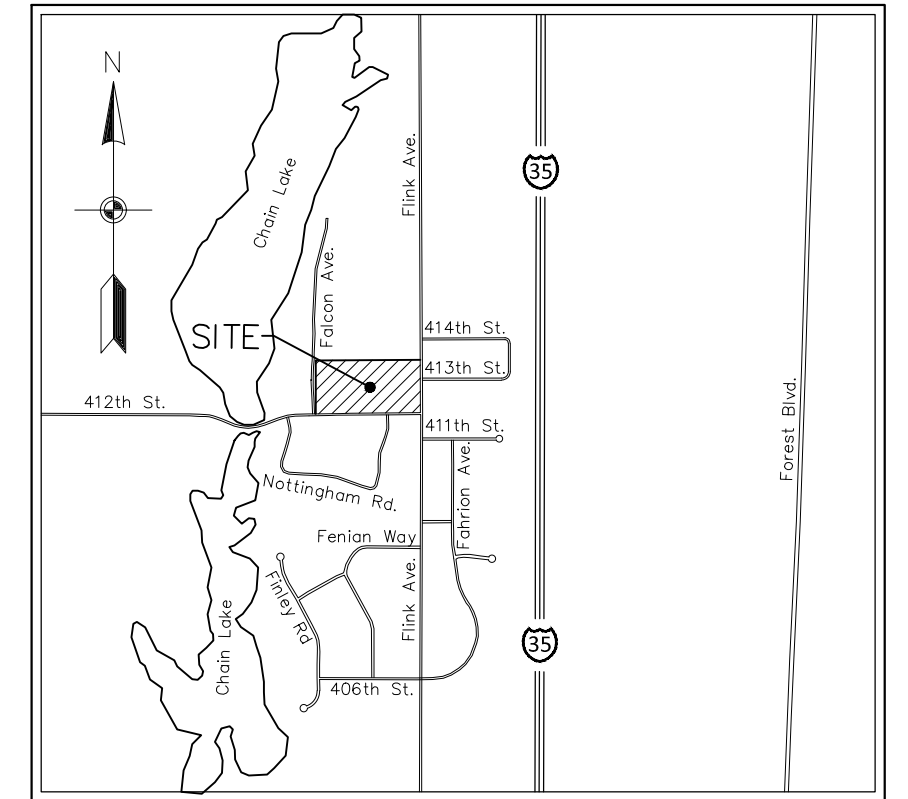
1. The Applicant shall address and comply with the City Engineers memo dated December 2, 2025.
2. All public improvements shall be constructed in accordance with City of North Branch standards.
3. A Development Agreement shall be executed prior to Final Plat approval.

Motion to recommend approval to City Council, approving the Variance to reduce lot depths for Fairway Field, with the following conditions:

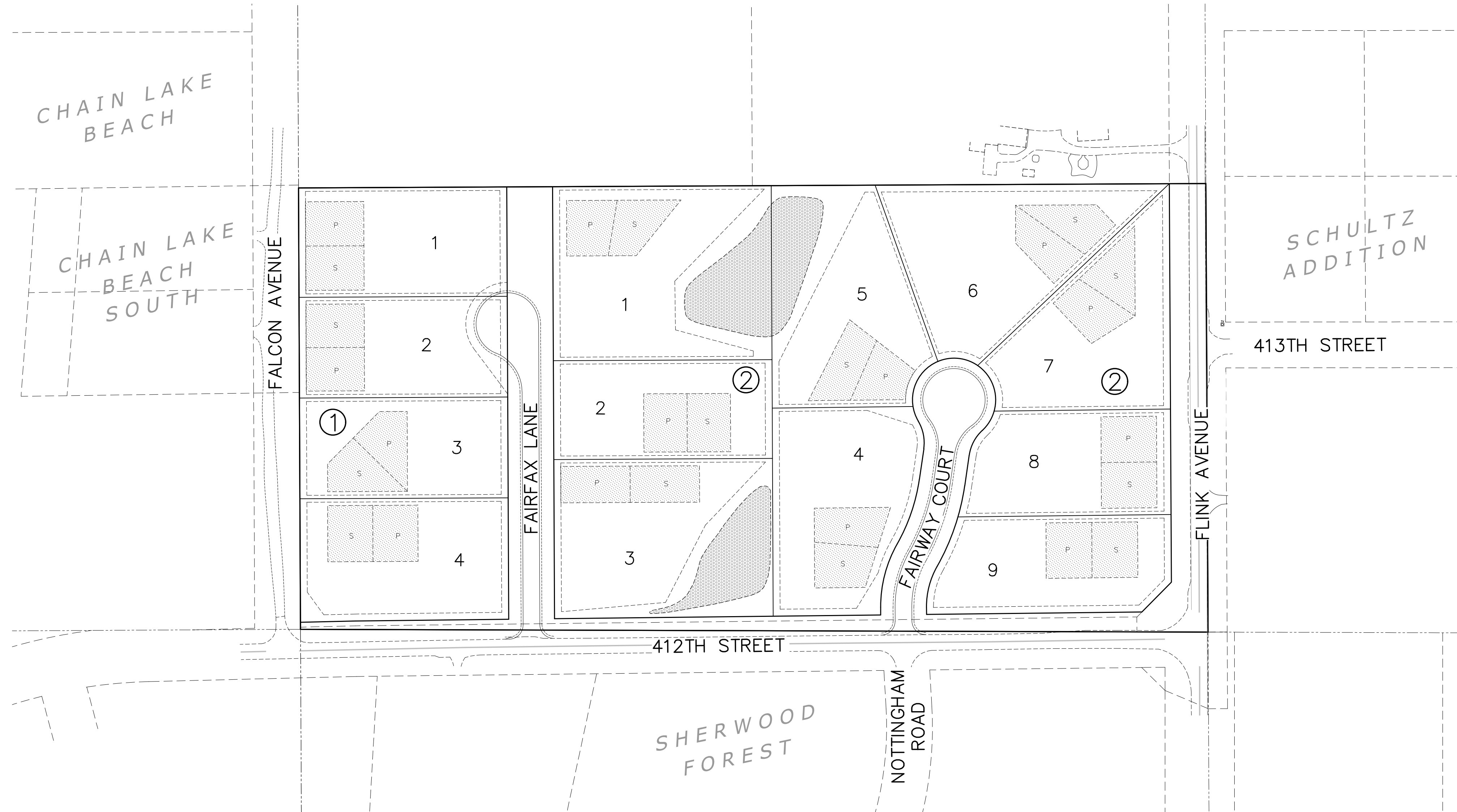
1. The minimum lot depths for Block 2, Lots 5, 6, and 7 must be at least 200 feet.

FAIRWAY FIELD

NORTH BRANCH, MINNESOTA

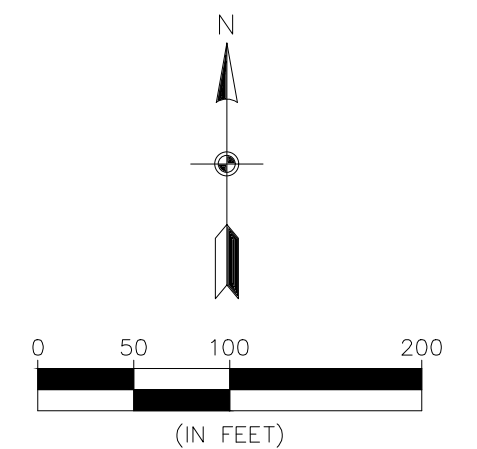


VICINITY MAP
NOT TO SCALE



SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY SITE
4. PRELIMINARY SITE & UTILITY PLAN
5. PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6-7. DETAILS
- B1-B2. LIVABILITY PLAN
- L1-L2. LANDSCAPE PLAN
- T1. TREE PRESERVATION PLAN



BENCHMARKS

1. Minnesota Department of Transportation GSID Station #85673 (Name: 1380 BA) Elev.= 918.62 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #85674 (Name: 1380 BB) Elev.= 915.44 ft. (NAVD88)

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Briski, P.E.
Signature: *Aaron Briski*
Date: 11/17/25 License #: 57811
Drawn: CRM
Designed: ADB
Date: 11/17/25

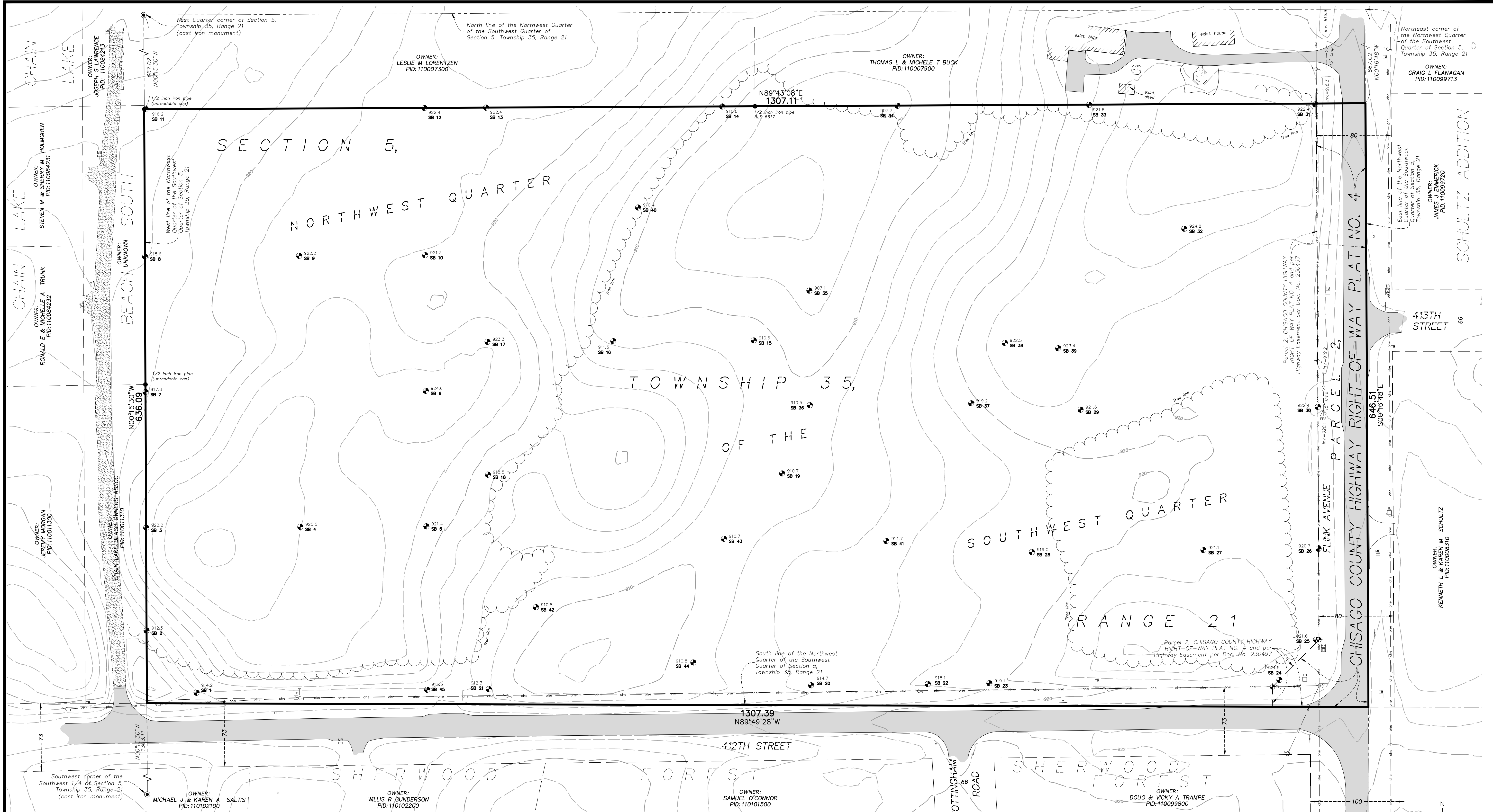
Revisions:
1.

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

FAIRWAY FIELD
North Branch, MN

COVER

1 of 7



PARCEL DESCRIPTION:
 (Per Schedule A of Title Commitment File No. 717468, with a commitment date of July 23, 2025 at 7:00 A.M., prepared by Land Title, Inc. as issuing agent for Old Republic National Title Insurance Company)
 All that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4), Section Five (5), Township Thirty-five (35), Range Twenty-one (21), lying South of a line 667 feet (667.02 feet measured along the east and west 40 lines) South of, parallel to and measured at right angles from the north line of said NW1/4 of SW1/4, Chisago County, Minnesota.
 (abstract property)

GENERAL NOTES:

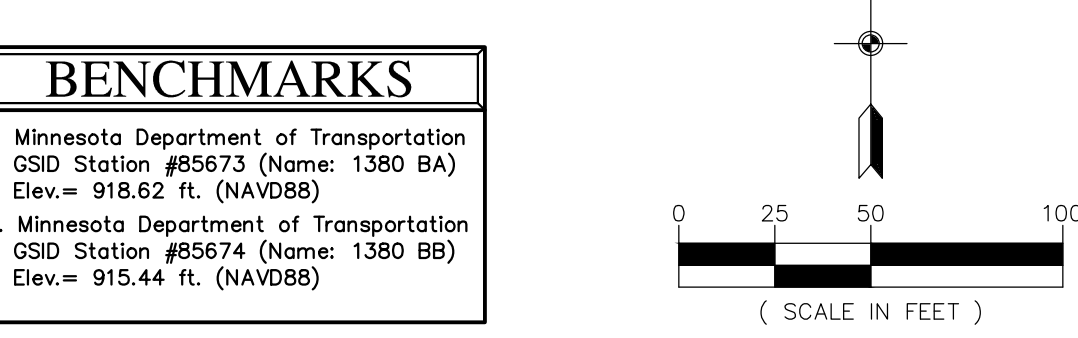
- Bearings shown hereon are based on the South line of the Northwest Quarter of the Southwest Quarter, which is assumed to bear N89°49'28"W.
- Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- Surveyed property contains ±19.25 acres.

LEGEND

●	- Denotes Chisago County Section Monument, as noted	⊙	- Denotes Hand Hole
●	- Denotes Found Iron Monument, as noted	⊙	- Denotes Soil Boring/Test Hole
⊙	- Denotes Found Chisago Right of Way Monument with aluminum Cap	—	- Denotes Overhead Utility Line(s)
⊙	- Denotes Miscellaneous Sign	—	- Denotes Storm Sewer
⊙	- Denotes Guy Wire		
⊙	- Denotes Utility Pole		
⊙	- Denotes Mail Box		
⊙	- Denotes Flared End Section		
⊙	- Denotes Telephone Box		
⊙	- Denotes Television Box		

BENCHMARKS

- Minnesota Department of Transportation
 GSD Station #85673 (Name: 1380 BA)
 Elev. = 918.62 ft. (NAVD88)
- Minnesota Department of Transportation
 GSD Station #5674 (Name: 1380 BB)
 Elev. = 915.44 ft. (NAVD88)



CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSON-ENGINEERING.COM

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
 Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 11/17/25 License #: 40361

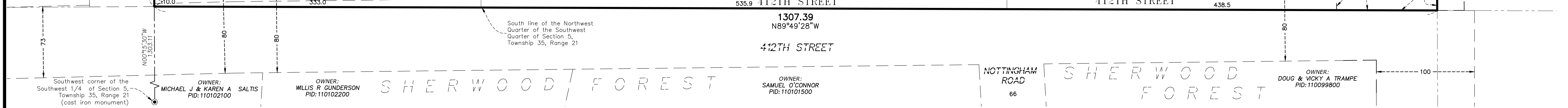
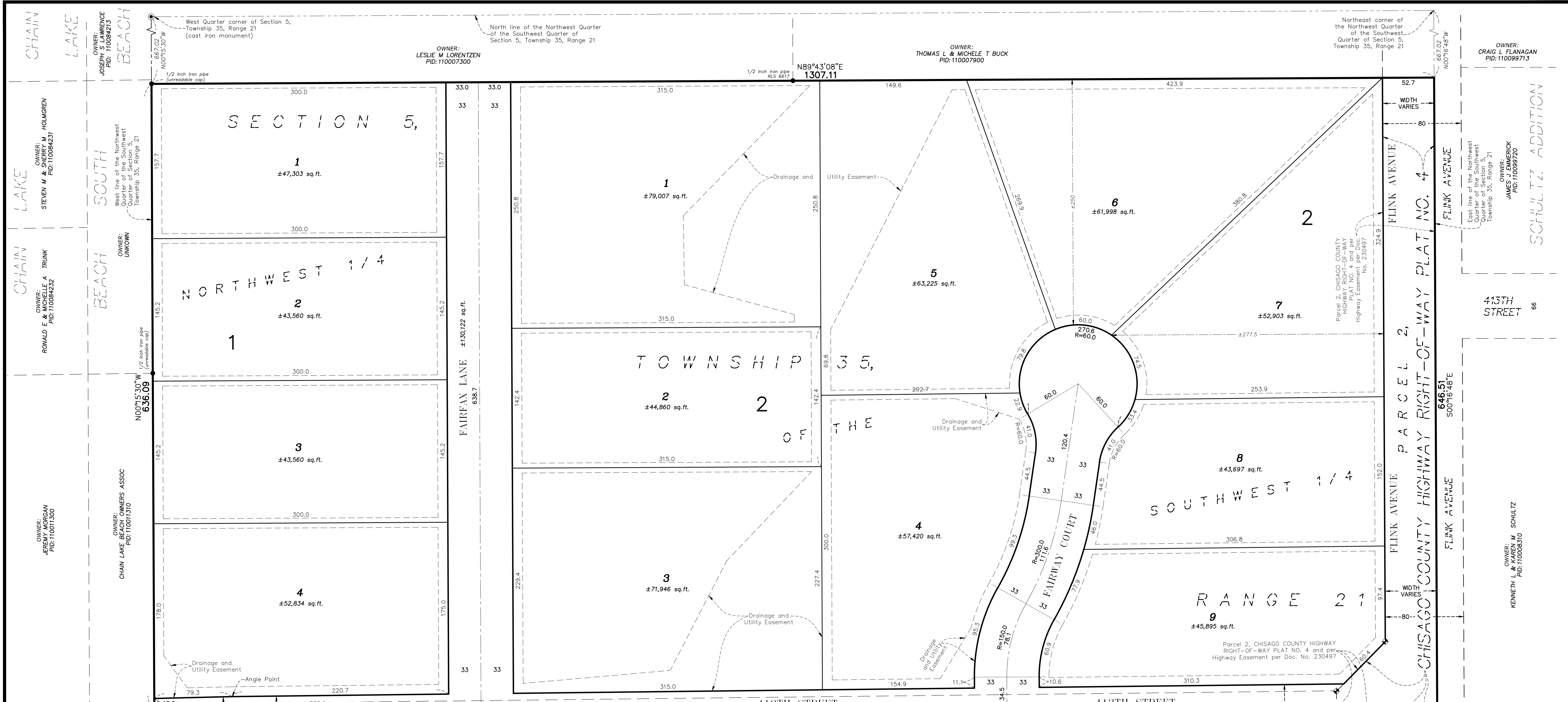
DRAWN BY: NJS
 ISSUE DATE: 11/17/25
 FILE NO.: 2931

Revisions:
LARRY BEACH CONSTRUCTION, INC.
 4731 - 400th Street N.
 North Branch, Minnesota 55056

FAIRWAY FIELD
 North Branch, Minnesota

EXISTING CONDITIONS

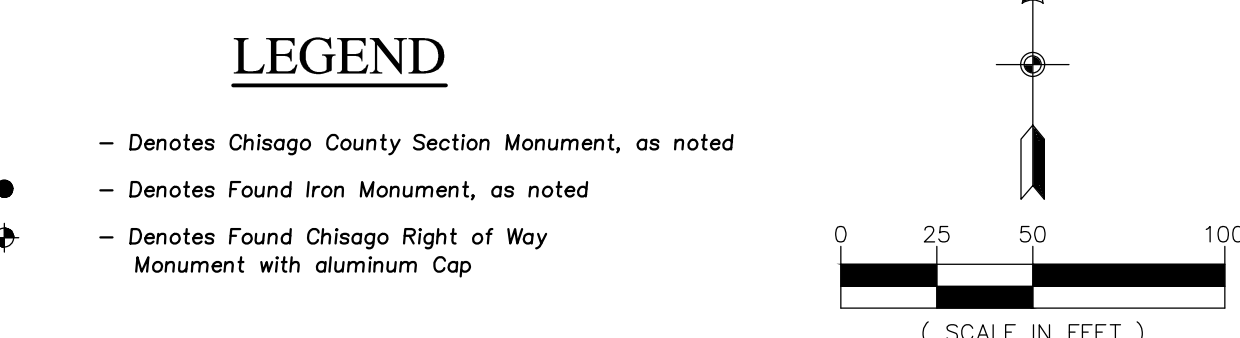
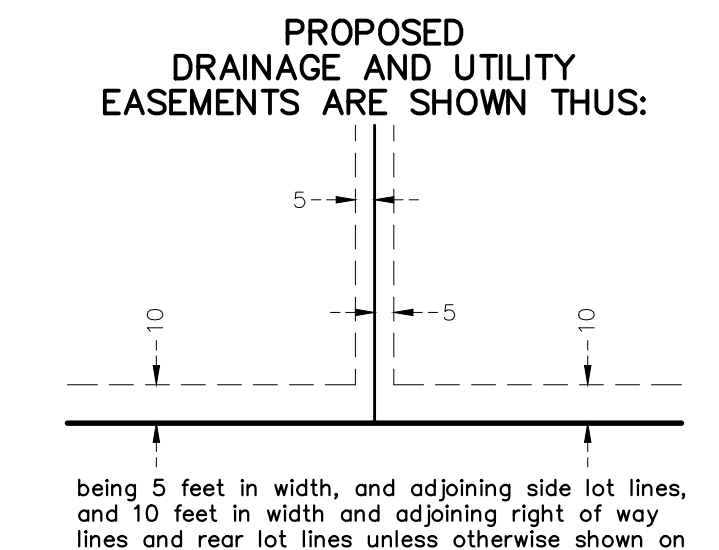
Save Date: 11/18/25 | F:\Jobs\11401-11410\11408 - 412th & flnk, north branch\cad c3d\survey\preplat\11408_excon.dwg



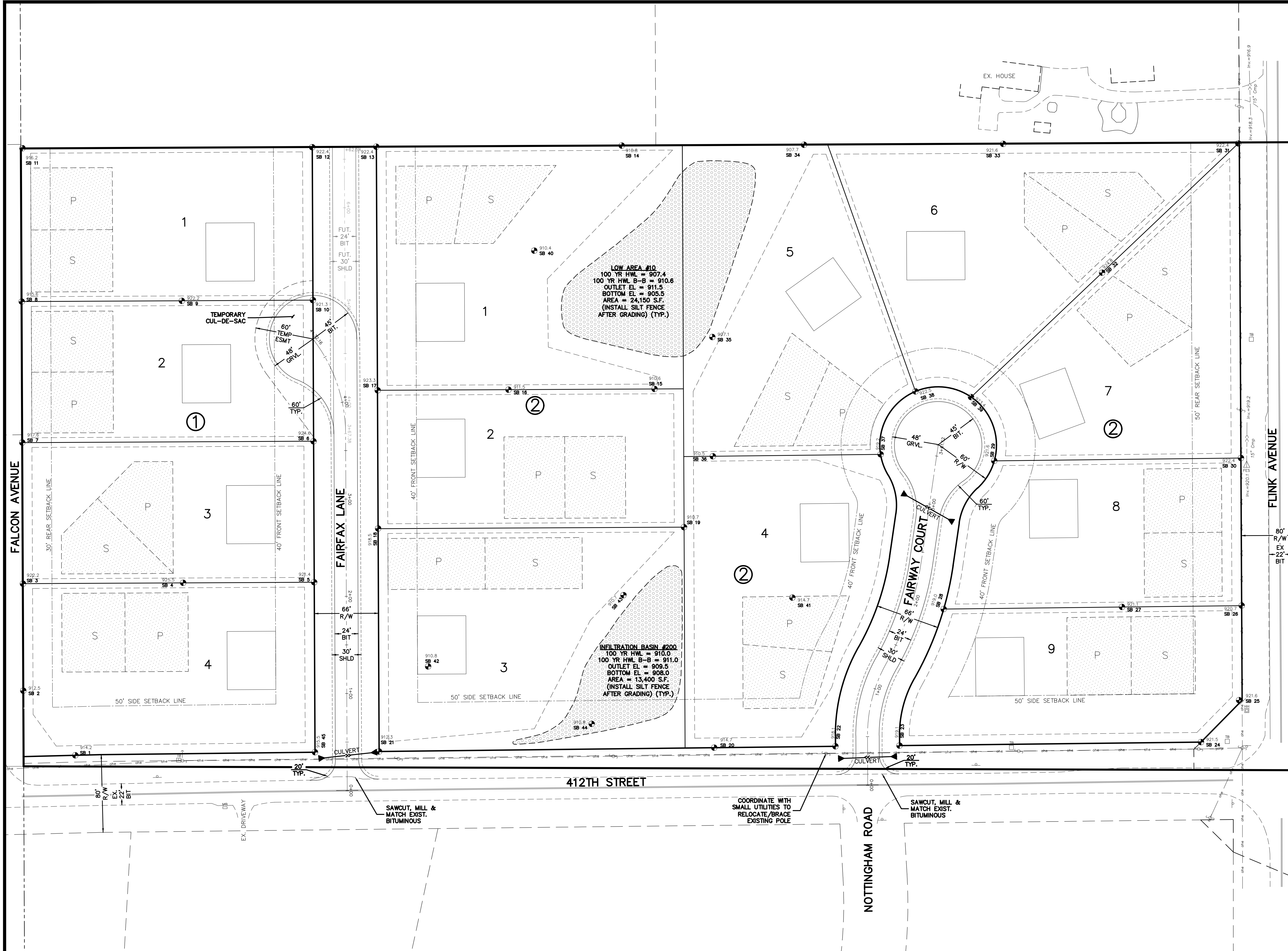
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 (Per Schedule A of Title Commitment File No. 717468, with a commitment date of July 23, 2025 at 7:00 A.M., prepared by Land Title, Inc. as issuing agent for Old Republic National Title Insurance Company)
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 (abstract property)
GENERAL NOTES:
 1) Bearings shown hereon are based on the South line of the Northwest Quarter of the Southwest Quarter, which is assumed to bear N89°49'28"W.

SITE DATA

TOTAL SITE AREA	±19.25 AC.	UTILITIES	SEPTIC/WELL
TOTAL ROW AREA	±2.99 AC.		
TOTAL LOT AREA	±16.26 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
SMALLEST LOT	±43,560 S.F.	FRONT	40 FT.
LARGEST LOT	±79,007 S.F.	SIDE	10 FT.
AVERAGE LOT	±54,478 S.F.	REAR SETBACK	30 FT.
TOTAL NUMBER OF LOTS	13	412TH STREET	50 FT.
		FLINK AVE	50 FT.
GROSS DENSITY	0.68 LOTS/AC.	MIN. BUILDABLE (WITHIN USA)	1.0 AC.
EXISTING ZONING	RR/SL	MIN. LOT WIDTH (AT SETBACK)	110 FT.



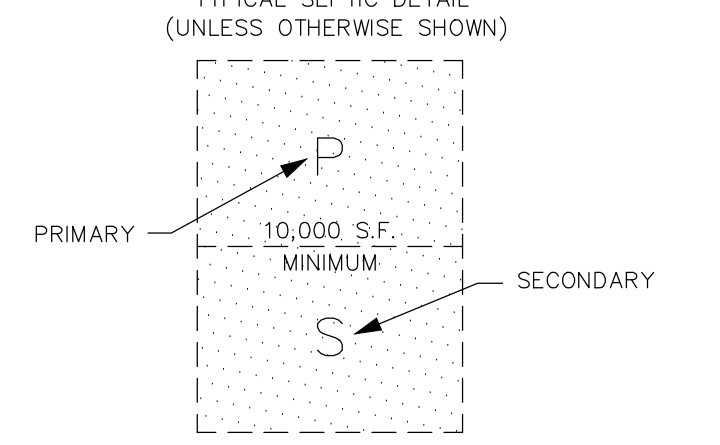
	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 11/17/25 License #: 40361	DRAWN BY: NJS ISSUE DATE: 11/17/25 FILE NO.: 2931	LARRY BEACH CONSTRUCTION, INC. 4731 - 400th Street N. North Branch, Minnesota 55056	FAIRWAY FIELD North Branch, Minnesota	PRELIMINARY PLAT	3 of 7
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SITE PLAN LEGEND

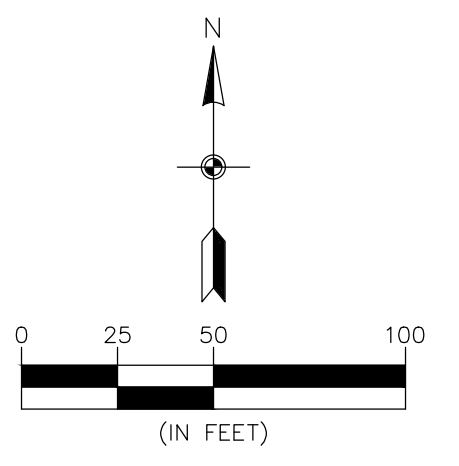
EXISTING	PROPOSED
LIGHT POLE	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
ELECTRIC BOX	
GAS METER	
CATCH BASIN	
ELECTRIC METER	
MAIL BOX	
TELEPHONE BOX	
UTILITY POLE	
FLARED END SECTION	
STORM MANHOLE	
SOIL BORING/TEST HOLE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
WETLAND	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND FIBER OPTIC	
UNDERGROUND GAS	
OVERHEAD ELECTRIC	
STORM SEWER	
EXISTING FENCE AS NOTED	
BITUMINOUS SURFACE	
GRAVEL SURFACE	

SEPTIC DETAIL



NOTE: PROPOSED SEPTIC SITE CORNERS TO BE MARKED WITH STEEL FENCE POSTS & RIBBONED OFF PRIOR TO CONSTRUCTION

GENERAL NOTES:
1. A MINIMUM 15" CMP CULVERT WILL BE REQUIRED FOR ALL DRIVEWAYS THAT HAVE A SWALE DRAINING ACROSS IT.



BENCHMARKS

- Minnesota Department of Transportation
GSID Station #85673 (Name: 1380 BA)
Elev. = 918.62 ft. (NAVD88)
- Minnesota Department of Transportation
GSID Station #85674 (Name: 1380 BB)
Elev. = 915.44 ft. (NAVD88)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

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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 Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Briski, P.E.
Signature: *Aaron Briski*
Date: 11/17/25 License #: 57811

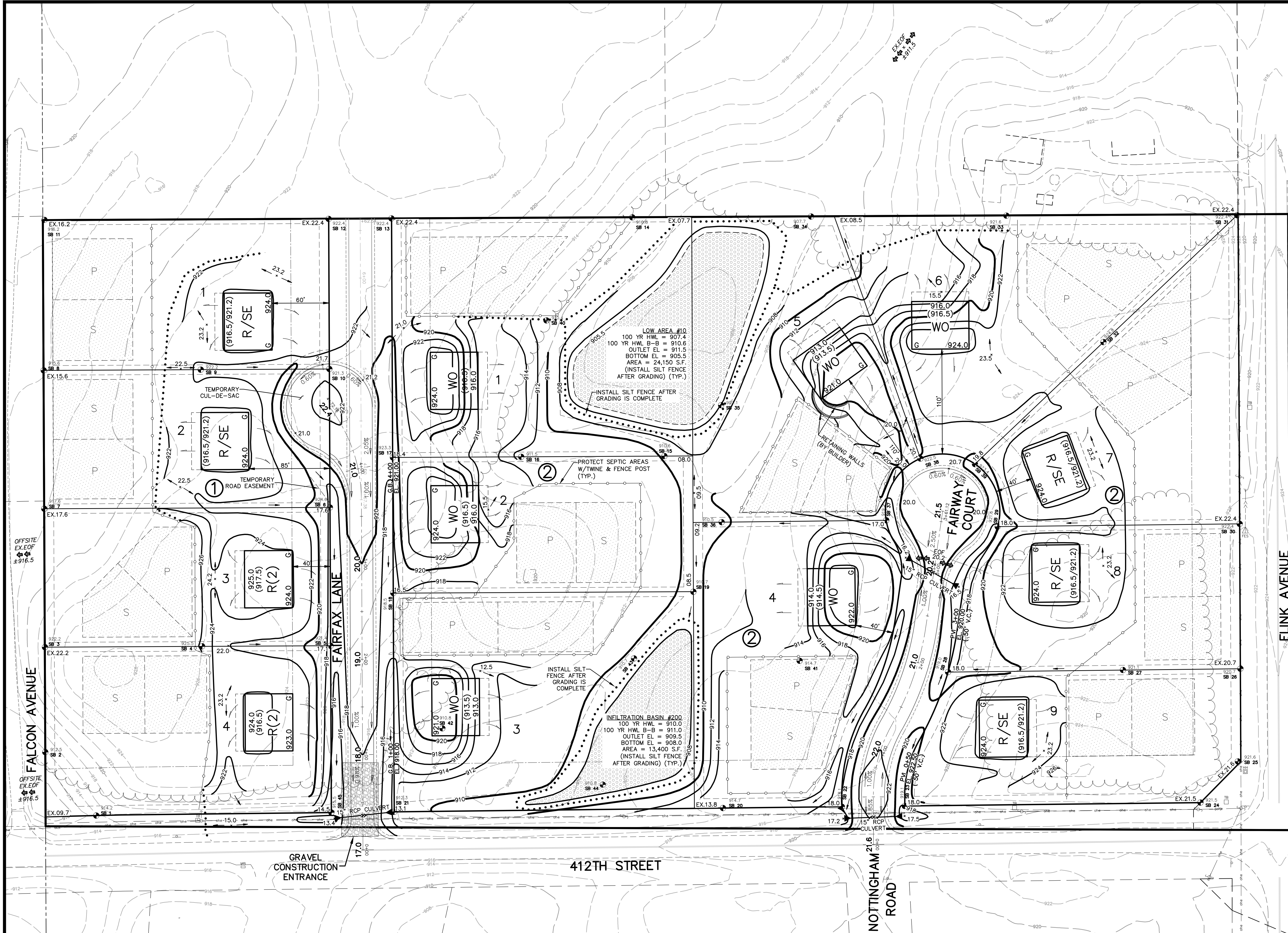
Drawn: CRM
Designed: ADB
Date: 11/17/25

Revisions:
1.

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

FAIRWAY FIELD
North Branch, MN

PRELIMINARY SITE & UTILITY PLAN

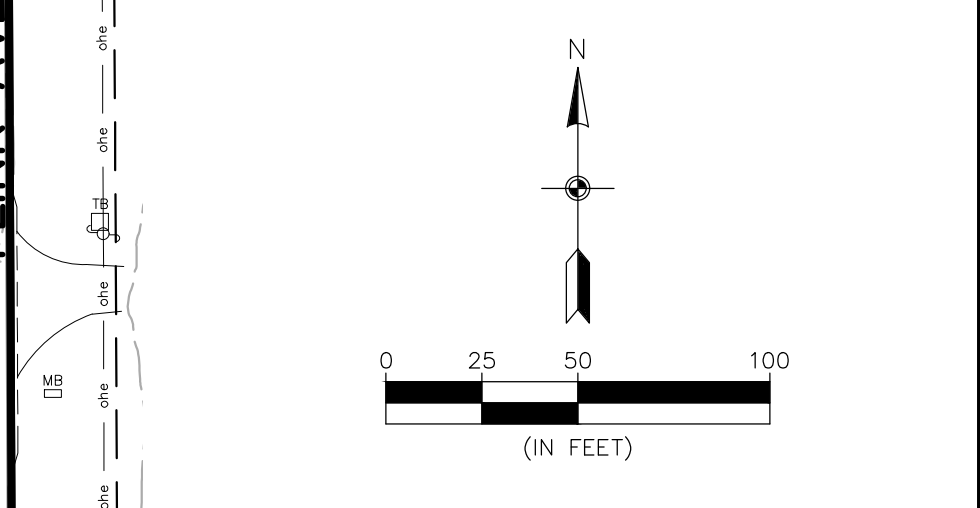


GRADING PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
WETLAND LINE	---	---
STORM SEWER	---	---
OVERHEAD ELECTRIC	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
HYDRANT	---	---
GATE VALVE	---	---
MANHOLE	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
POWER POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
PROTECT SEPTIC W/ TWINE	---	---
TREELINE	---	---
SOIL BORING	---	---

WETLAND SUMMARY
THERE ARE NO PROPOSED WETLAND IMPACTS

- NOTES**
- PROPOSED PADS ARE FOR REFERENCE AND ALL WILL BE CUSTOM GRADED LOTS. THE DRIVEWAY LOCATIONS, WELLS AND SEPTIC LOCATIONS WILL BE PROVIDED BY THE BUILDER.
 - AT MINIMUM THE DRIVEWAY CULVERTS SHALL BE 15" CMP IF A CULVERT IS REQUIRED (FIELD VERIFY).
 - PROPOSED SEPTIC SITE CORNERS TO BE MARKED WITH FENCE POSTS AND RIBBONED OFF PRIOR TO CONSTRUCTION.



BENCHMARKS

1. Minnesota Department of Transportation GSD Station #85673 (Name: 1380 BA) Elev = 918.62 ft. (NAVD88)
2. Minnesota Department of Transportation GSD Station #85674 (Name: 1380 BB) Elev = 915.44 ft. (NAVD88)

CALL BEFORE YOU DIG

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING
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SUITE 100
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TEL 763.489.7900
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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 Professional Engineer under the laws of the State of Minnesota
Print Name: Aaron D. Briski, P.E.
Signature: *Aaron Briski*
Date: 11/17/25 License #: 57811

Drawn: CRM
Designed: ADB
Date: 11/17/25

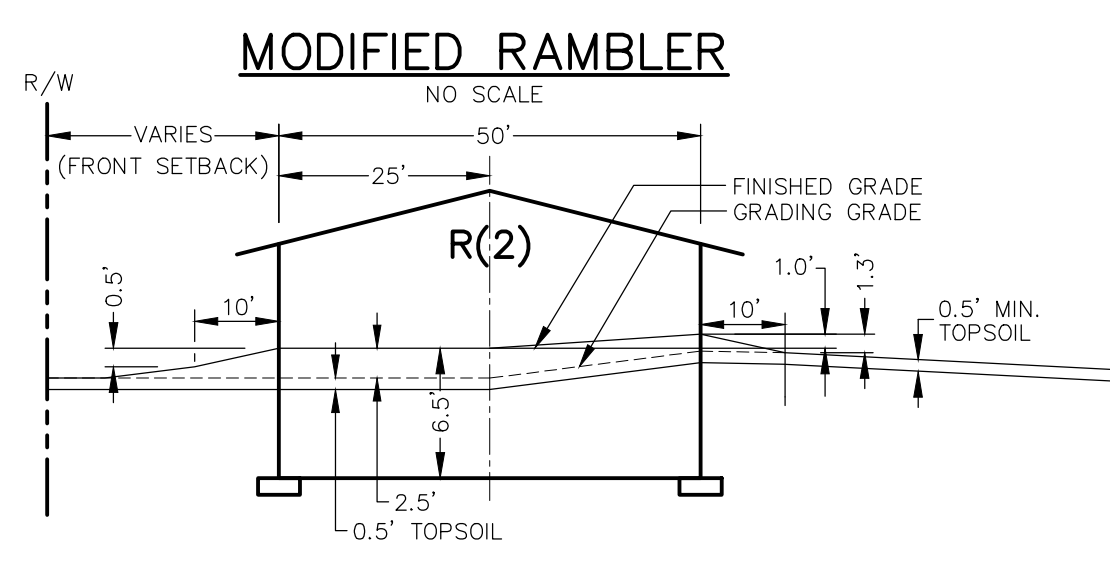
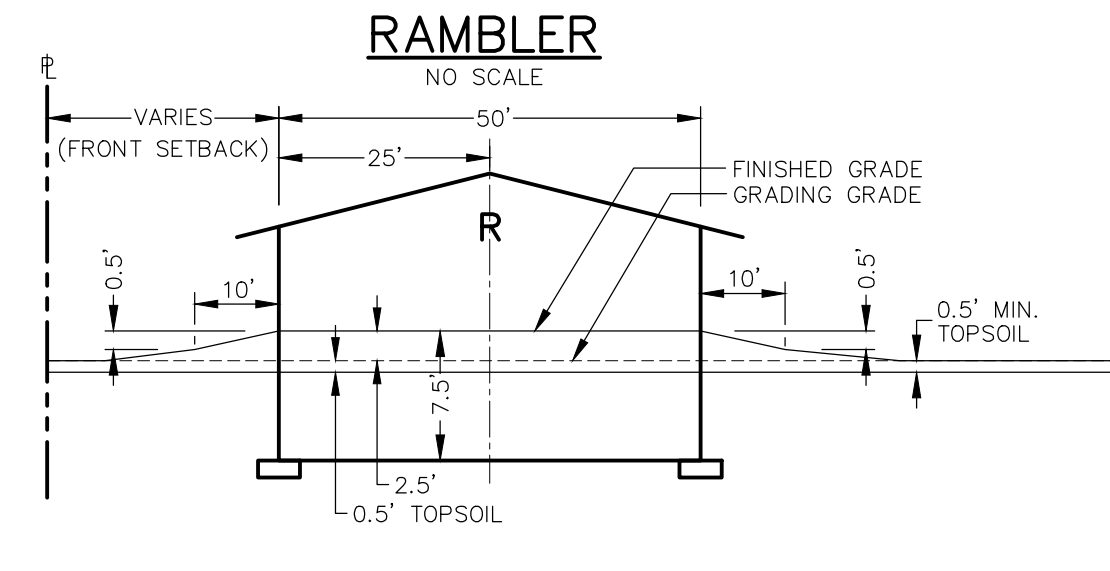
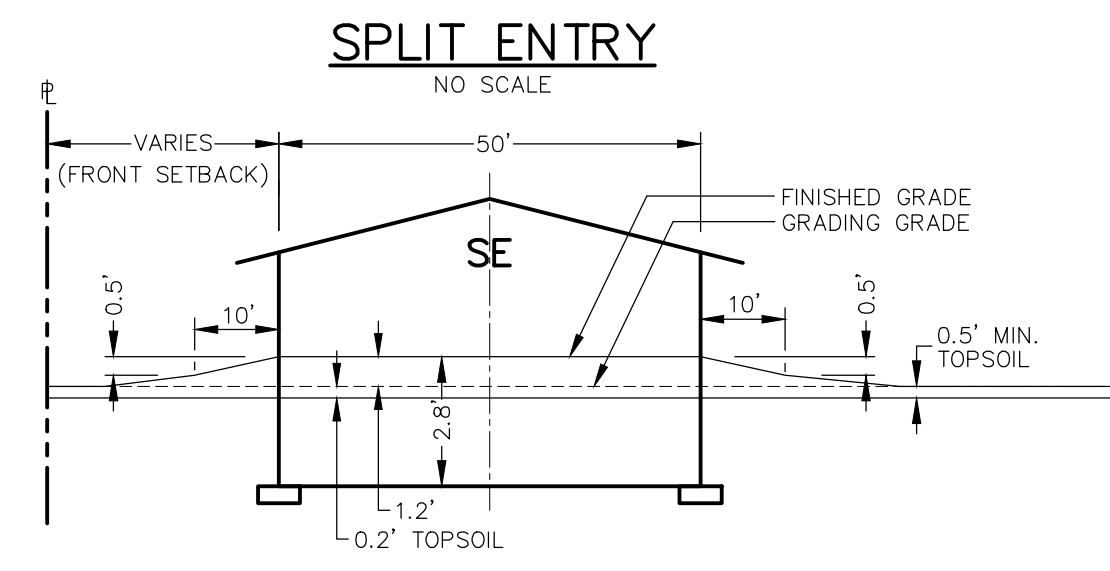
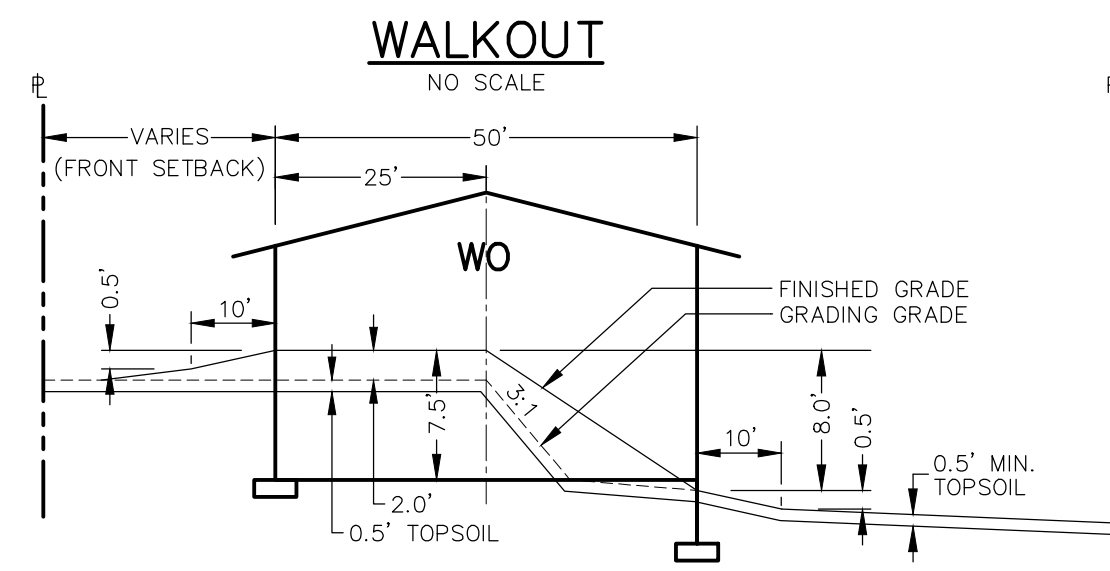
Revisions:
1.

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

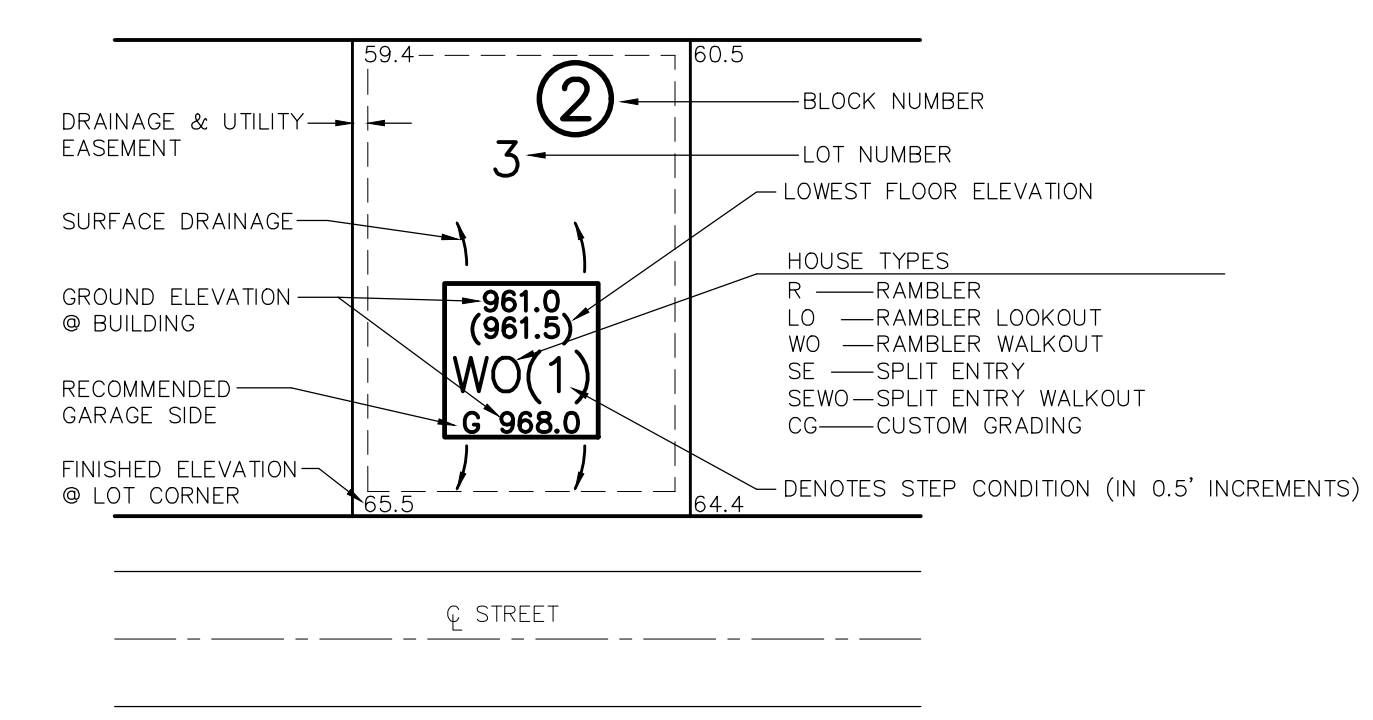
FAIRWAY FIELD
North Branch, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

5 of 7

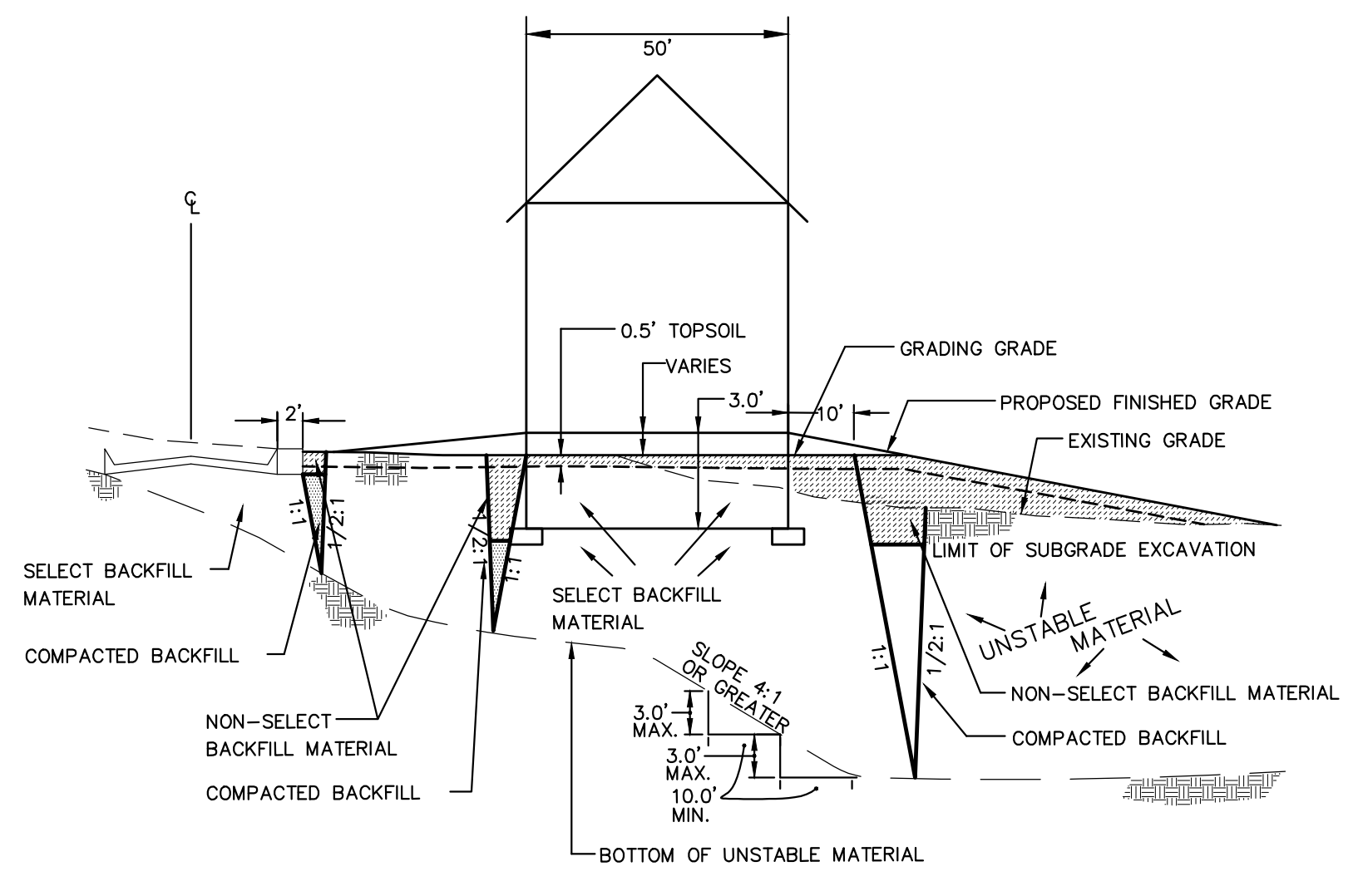


GRADING PLAN LOT KEY

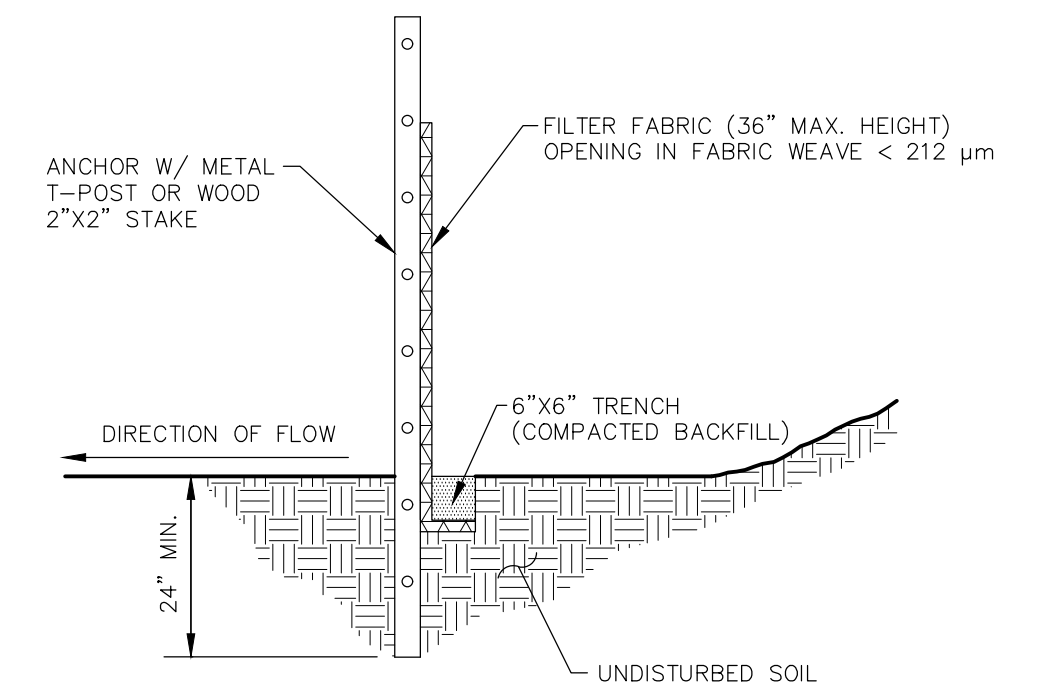


SUBGRADE CORRECTION

NO SCALE



SILT FENCE



- NOTES:
1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

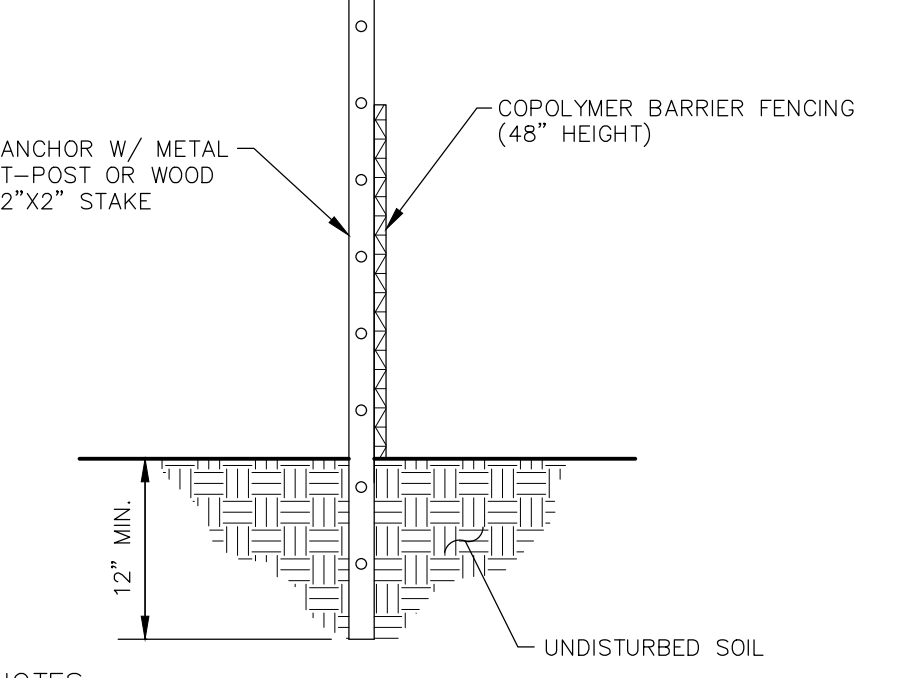
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

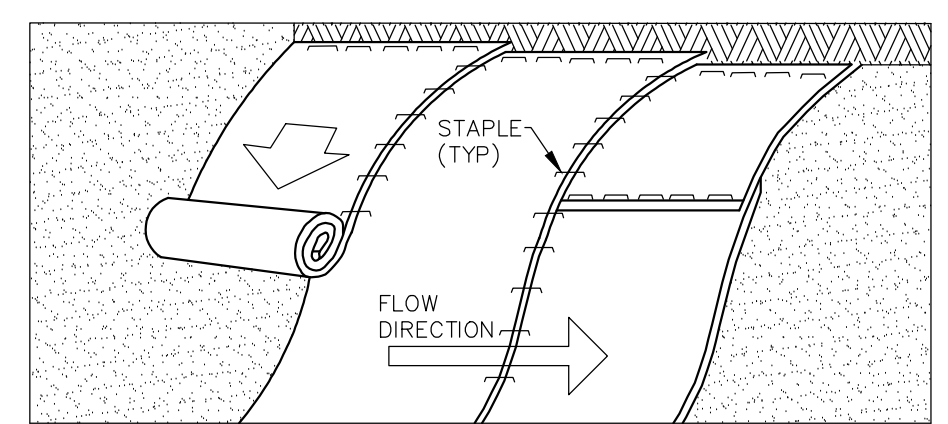
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

TREE FENCE



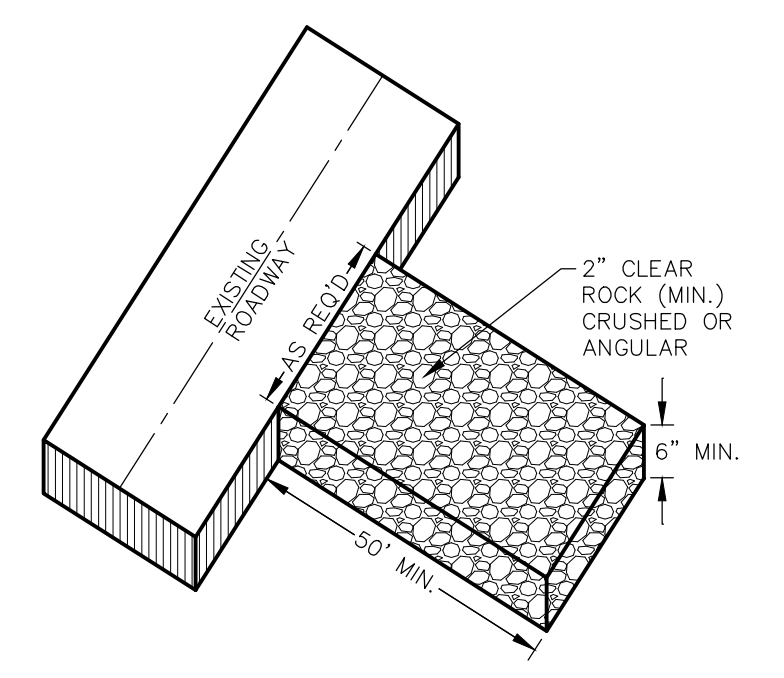
- NOTES:
1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 4. SEE MNDOT SPECIFICATION 2572.

EROSION CONTROL BLANKET



- NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
 2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
 5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
 6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
 7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

ROCK CONSTRUCTION ENTRANCE



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Briski, P.E.
Signature: *Aaron Briski*
Date: 11/17/25 License #: 57811

Drawn: CRM
Designed: ADB
Date: 11/17/25

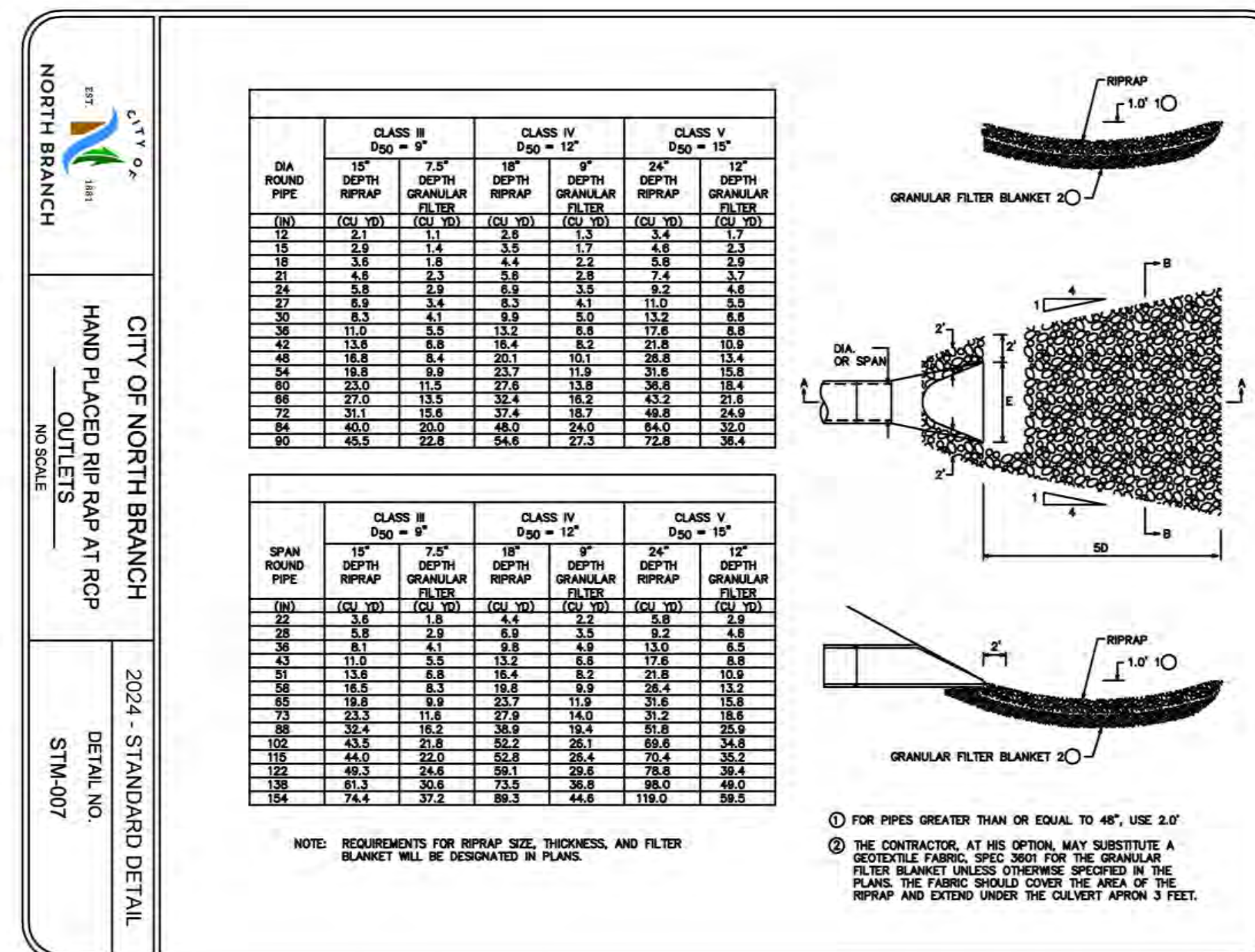
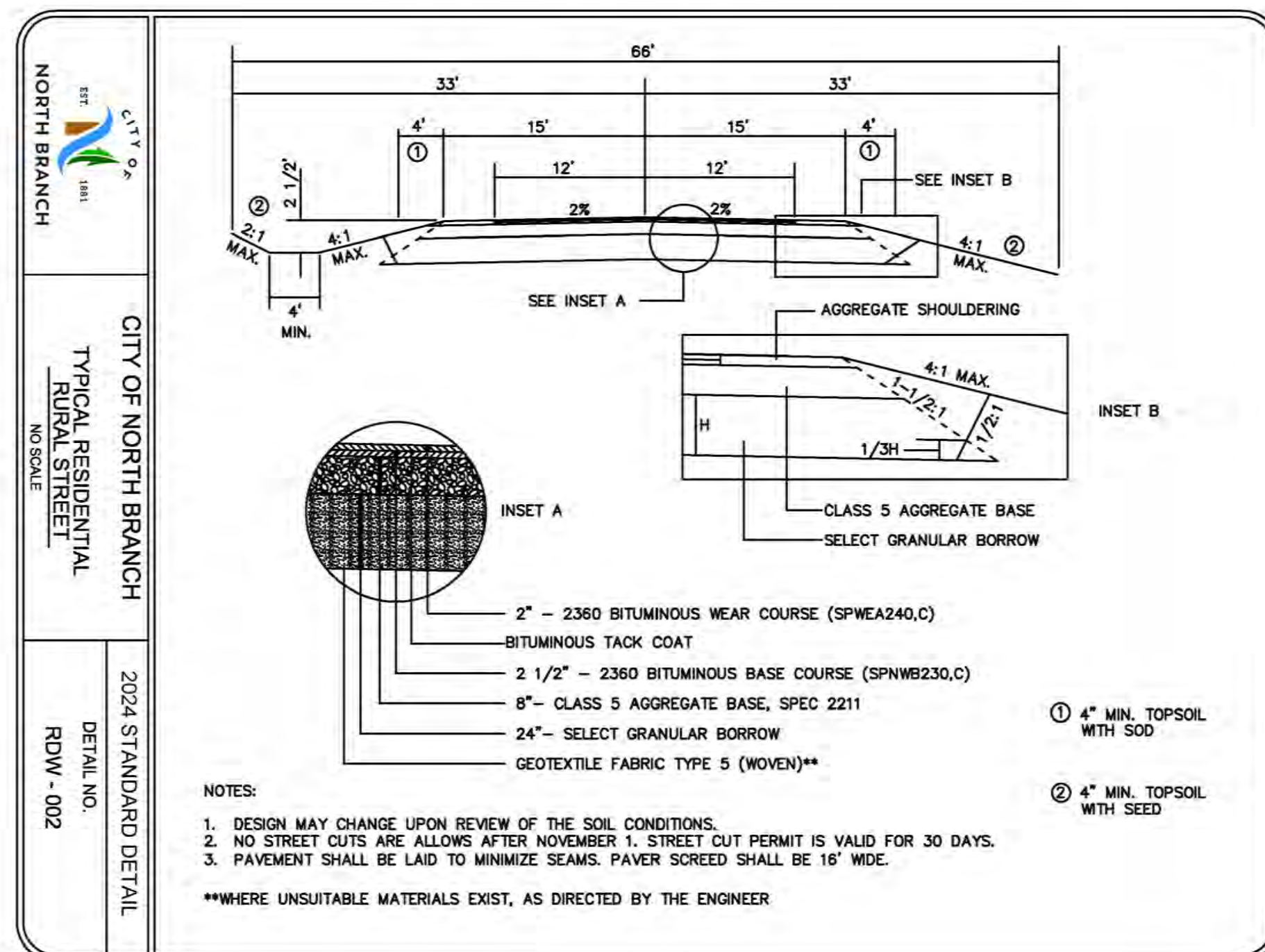
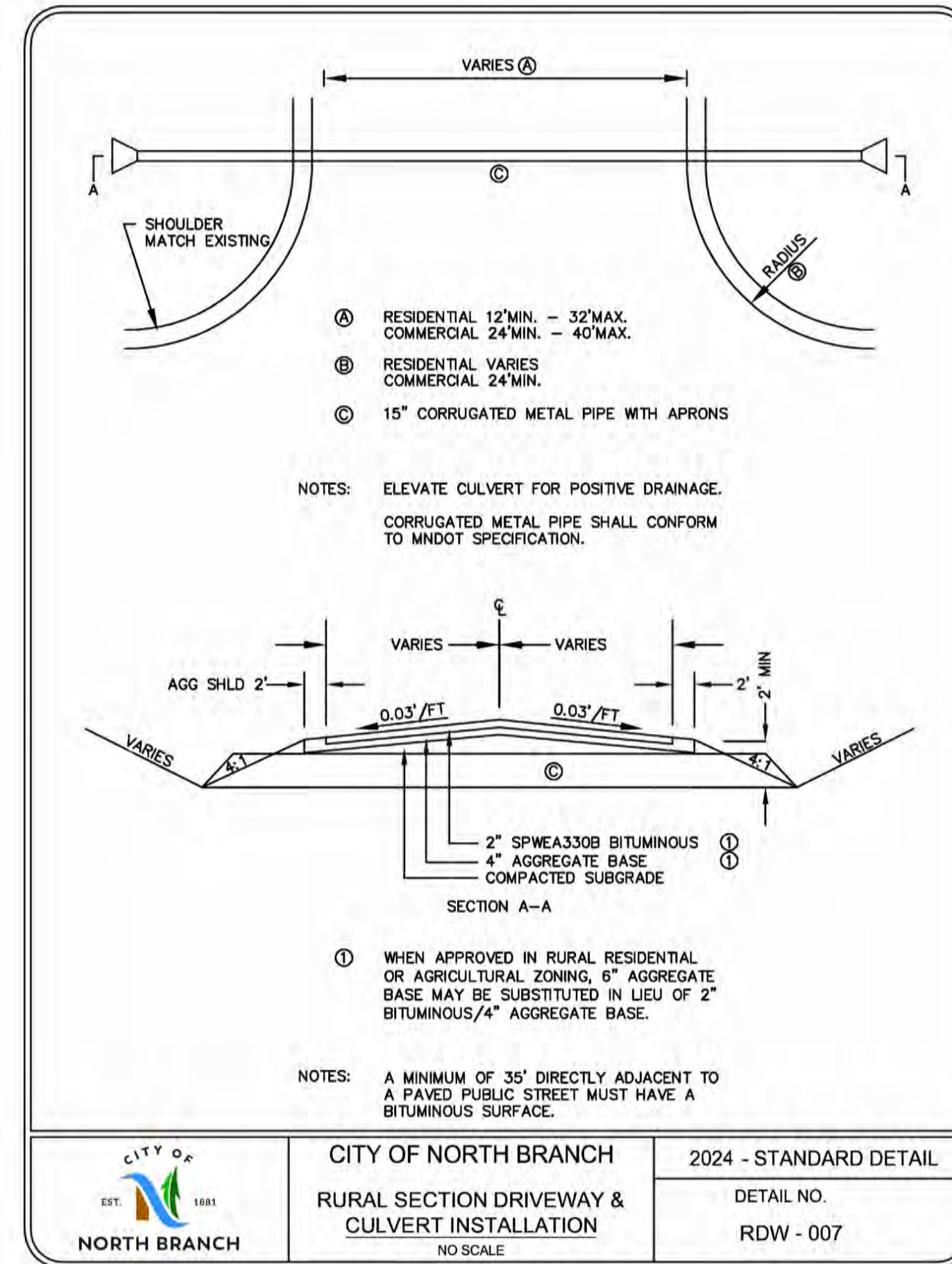
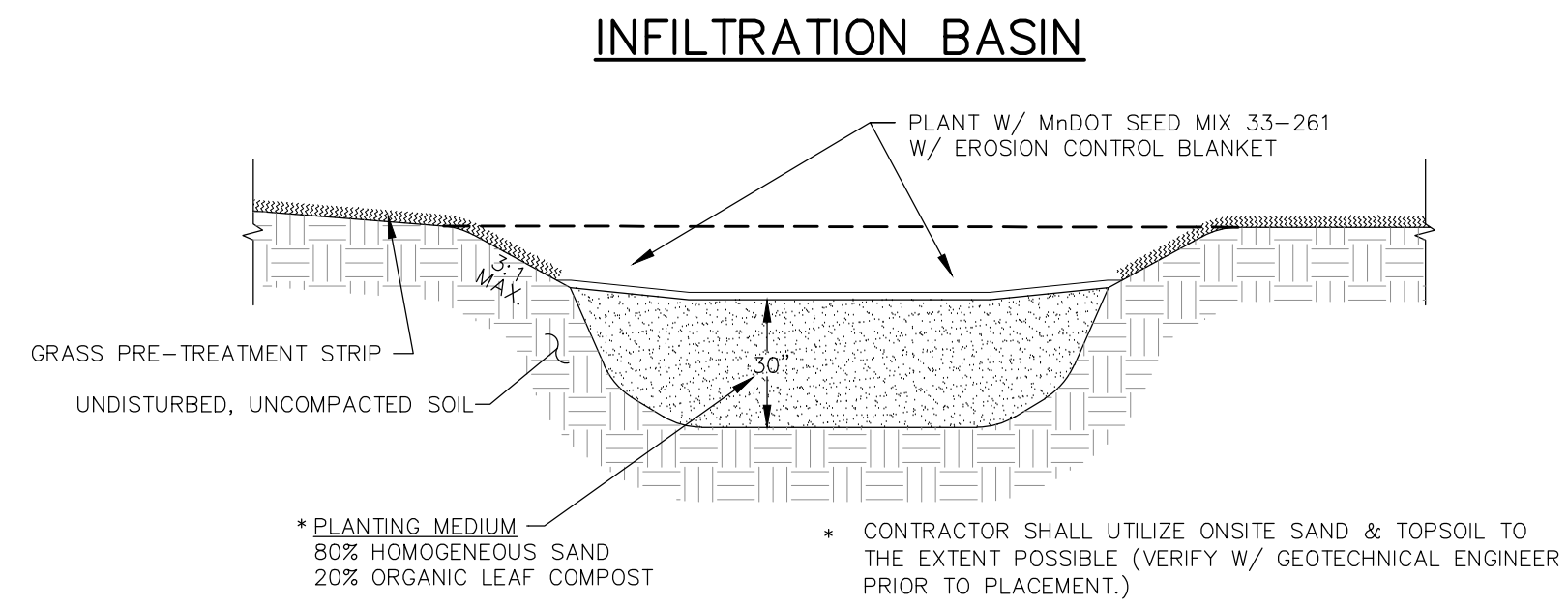
Revisions:
1.

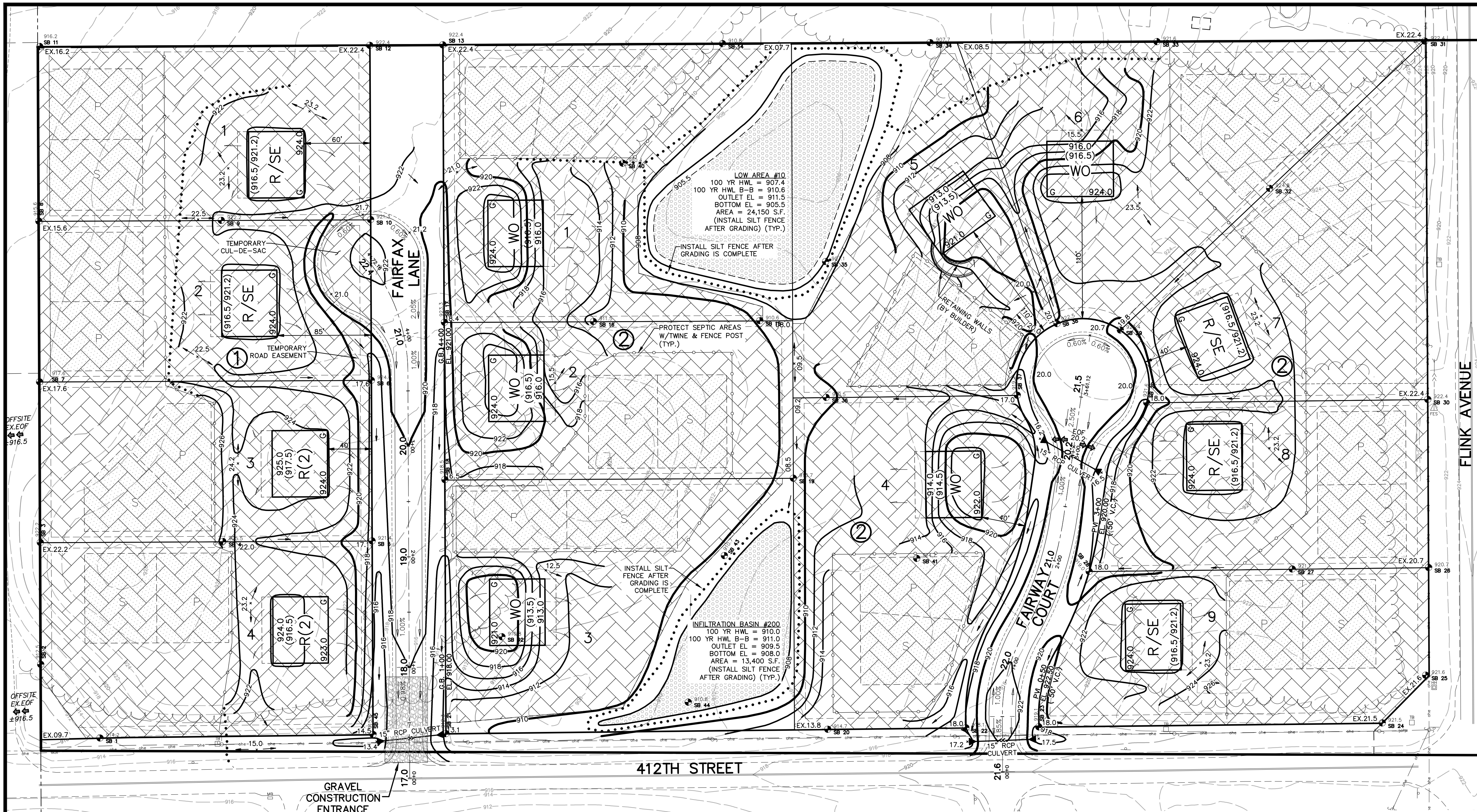
LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

FAIRWAY FIELD
North Branch, MN

DETAILS

6 of 7





GRADING PLAN LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
CURB	---
BITUMINOUS	---
GRAVEL	---
CONCRETE	---
10' CONTOUR	---890---
2' CONTOUR	---892---
STORM SEWER	---<<---
WETLAND LINE	---
SPOT ELEVATION	00.0
EMERGENCY OVERTFLOW	E.O.F. x
SILT FENCE	.....
TREE FENCE	.....
INLET PROTECTION	.....
INFILTRATION AREA	.....
WELL	.....
LIGHT POLE	.....
FLAG POLE	.....
ELECTRIC BOX	.....
TELEPHONE BOX	.....
TELEVISION BOX	.....
SIGN	.....
SOIL BORING	.....
TREE LINE	.....
TREE	.....

BUILDING SETBACKS

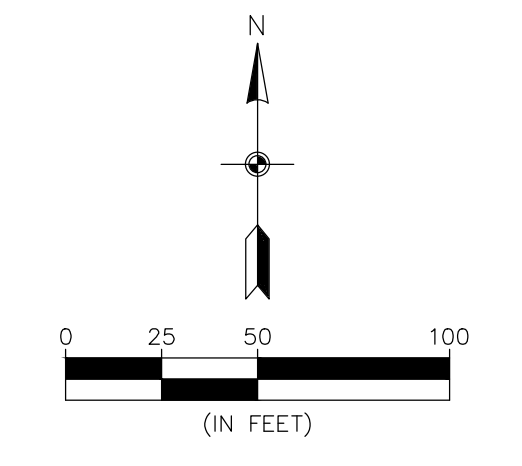
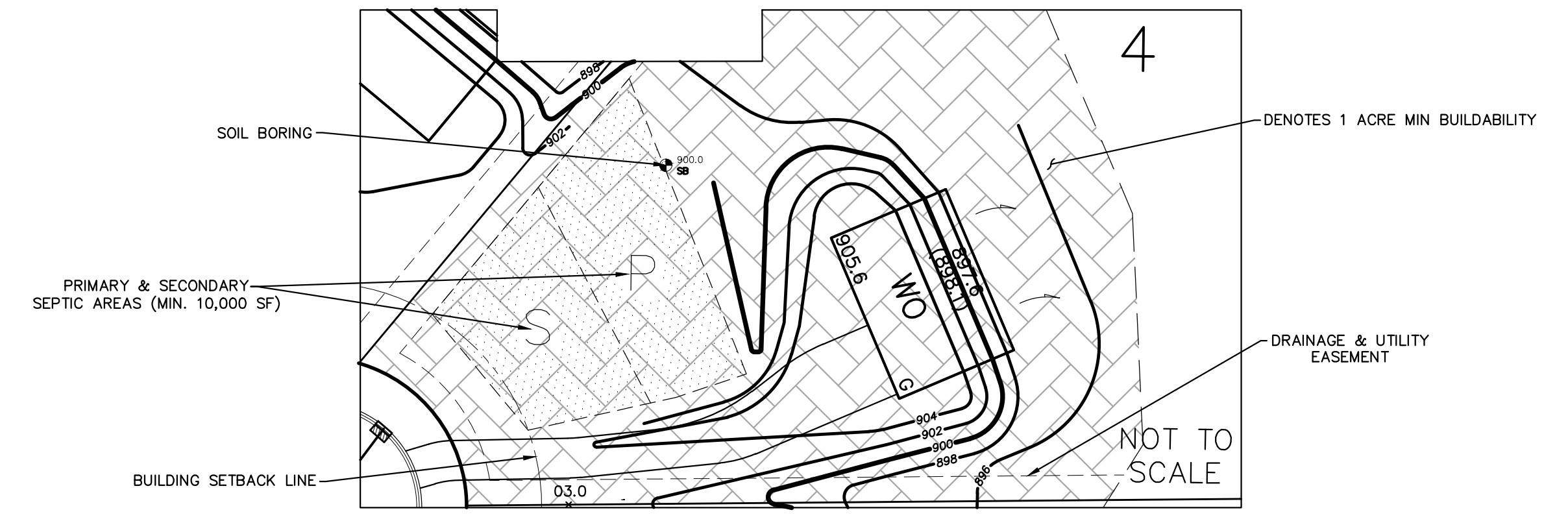
FRONT	40 FT
SIDE	10 FT
REAR SETBACK TO 412TH STREET	30 FT
TO FLINK AVE	50 FT

NOTES:

ALL LOTS WILL MEET THE CITY'S LIVABILITY STANDARDS, UNLESS OTHERWISE NOTED IN THE CHART. LIVABILITY ELEVATIONS ARE DETERMINED AS FOLLOWS:

SEPTIC AREAS:
10,000 S.F. AREA 1 FT ABOVE MOTTLED SOILS IS BASED ON SOIL BORINGS AT THE CORNERS OF THE SEPTIC AREAS. ELEVATION OF MOTTLED SOIL FLUCTUATES FROM BORING TO BORING BUT THE ENTIRE AREA IS 1 FT OR MORE ABOVE MOTTLED SOIL.

BUILDABLE AREA:
1 ACRE (43,560 S.F.) OF BUILDABLE AREA THAT IS 1 FT. ABOVE UNSUITABLE SOIL WAS DETERMINED USING THE SAME METHOD AS ABOVE. THE 10,000 S.F. SEPTIC AREA IS INCLUDED IN THIS AREA REQUIREMENT.



BENCHMARKS

- Minnesota Department of Transportation GSD Station #85673 (Name: 1380 BA) Elev.= 918.62 ft. (NAVD88)
- Minnesota Department of Transportation GSD Station #85674 (Name: 1380 BB) Elev.= 915.44 ft. (NAVD88)



ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Briski, P.E.
Signature: *Aaron Briski*
Date: 11/17/25 License #: 57811

Drawn: CRM
Designed: ADB
Date: 11/17/25

Revisions:
1.

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

FAIRWAY FIELD
North Branch, MN

LIVABILITY PLAN

B1 of B2

LIVABILITY CHART - (FAIRWAY FIELD)													
LOT	BLK	LOT AREA (AC.)	GROSS LIVABILITY AREA (AC.)	ISTS AREA (SF) (INCLUDED IN LIVABILITY)	SOIL BORINGS						PROPOSED LOWEST FLOOR ELEV.	HOUSE TYPE	RECOMMENDED GARAGE FLOOR ELEV.
					BORING NO.	BORING ELEVATION	BORING DEPTH	BOTTOM BORING ELEVATION	MOTTLES DEPTH	MOTTLES ELEVATION			
1	1	1.08	1.08*	10725	8	915.6	1.3	914.3	-	-	916.5/921.2	R/SE	924.0
					9	922.2	1.6	920.6	-	-			
					10	921.3	1.3	920.0	-	-			
					11	916.2	1.3	914.9	1.3	914.9			
					12	922.4	1.6	920.8	-	-			
2	1	1.00	1.00*	10517	6	924.6	1.3	923.3	-	-	916.5/921.2	R/SE	924.0
					7	917.6	1	916.6	1.0	916.6			
					8	915.6	1.3	914.3	-	-			
					9	922.2	1.6	920.6	-	-			
					10	921.3	1.3	920.0	-	-			
3	1	1.00	1.00	10430	3	922.2	1.2	921.0	1.2	921.0	917.5	R(2)	924.0
					4	925.5	1.7	923.8	-	-			
					5	921.4	1.2	920.2	1.2	920.2			
					6	924.6	1.3	923.3	-	-			
					7	917.6	1.0	916.6	1.0	916.6			
4	1	1.22	1.18	10530	1	914.2	1.4	912.8	-	-	916.5	R(2)	923.0
					2	912.5	1.3	911.2	-	-			
					3	922.2	1.2	921.0	1.2	921.0			
					4	925.5	1.7	923.8	-	-			
					5	921.4	1.2	920.2	1.2	920.2			
1	2	1.81	1.29	10600	13	922.4	1.5	920.9	-	-	916.5	WO	924.0
					14	910.8	1.6	909.2	-	-			
					15	910.6	1.8	908.8	-	-			
					16	911.5	1.4	910.1	-	-			
					17	923.3	1.7	921.6	-	-			
2	2	1.02	1.02	10500	40	910.4	1.5	908.9	-	-	916.5	WO	924.0
					15	910.6	1.8	908.8	-	-			
					16	911.5	1.4	910.1	-	-			
					17	923.3	1.7	921.6	-	-			
					18	918.5	1.3	917.2	-	-			
3	2	1.65	1.08	10500	19	910.7	1.4	909.3	-	-	913.5	WO	921.0
					18	918.5	1.3	917.2	-	-			
					21	912.3	2.0	910.3	-	-			
					42	910.8	1.3	909.5	1.3	909.5			
					43	910.7	1.7	909.0	-	-			
4	2	1.31	1.28	10523	44	910.8	1.5	909.3	-	-	914.5	WO	922.0
					19	910.7	1.4	909.3	-	-			
					20	914.7	1.6	913.1	1.6	913.1			
					22	918.1	1.1	917.0	1.1	917.0			
					36	910.5	2.1	908.4	2.1	908.4			
5	2	1.45	1.01	10508	37	919.2	1.6	917.6	1.6	917.6	913.5	WO	921.0
					41	914.7	1.7	913.0	-	-			
					34	907.7	1.3	906.4	-	-			
					35	907.1	1.8	905.3	1.8	905.3			
					36	910.5	2.1	908.4	2.1	908.4			
6	2	1.42	1.42	10550	37	919.2	1.6	917.6	1.6	917.6	916.5	WO	924.0
					38	922.5	1.5	921.0	-	-			
					31	922.4	1.1	921.3	1.1	921.3			
					32	924.8	1.7	923.1	-	-			
					33	921.6	1.4	920.2	-	-			
7	2	1.21	1.21	10585	34	907.7	1.3	906.4	-	-	916.5/921.2	R/SE	924.0
					29	923.4	1.4	922.0	1.4	922.0			
					29	921.6	1.3	920.3	1.3	920.3			
					30	922.4	1.3	921.1	-	-			
					31	922.4	1.1	921.3	1.1	921.3			
8	2	1.00	1.00	10560	32	924.8	1.7	923.1	-	-	916.5/921.2	R/SE	924.0
					39	923.4	1.4	922.0	-	-			
					26	920.7	1.2	919.5	1.2	919.5			
					27	921.1	1.3	919.8	1.3	919.8			
					28	919.0	1.2	917.8	1.2	917.8			
9	2	1.05	1.05	10560	29	921.6	1.3	920.3	1.3	920.3	916.5/921.2	R/SE	924.0
					30	922.4	1.3	921.1	-	-			
					23	919.1	1.3	917.8	1.3	917.8			
					24	921.5	1.4	920.1	1.4	920.1			
					25	921.6	1.2	920.4	1.2	920.4			
26	2	1.05	1.05	10560	26	920.7	1.2	919.5	1.2	919.5	916.5/921.2	R/SE	924.0
					27	921.1	1.3	919.8	1.3	919.8			
					28	919.0	1.2	917.8	1.2	917.8			

* Temporary Cul-De-Sac Included in Gross Livability Area

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Print Name: Aaron D. Briski, P.E.
 Signature: *Aaron Briski*
 Date: 11/17/25 License #: 57811
 Drawn: CRM
 Designed: ADB
 Date: 11/17/25

Revisions:
 1.

LARRY BEACH CONSTRUCTION, INC.
 4731 - 400th Street N
 North Branch, Minnesota 55056

FAIRWAY FIELD
 North Branch, MN

LIVABILITY CHART

B2 of B2

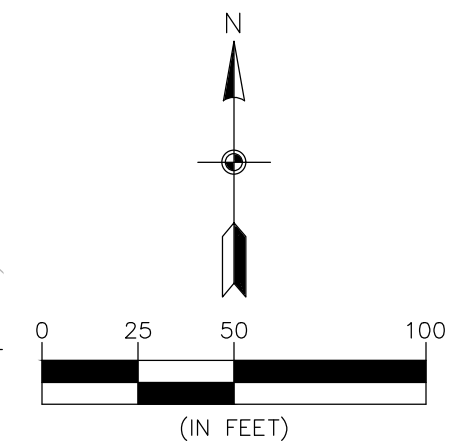
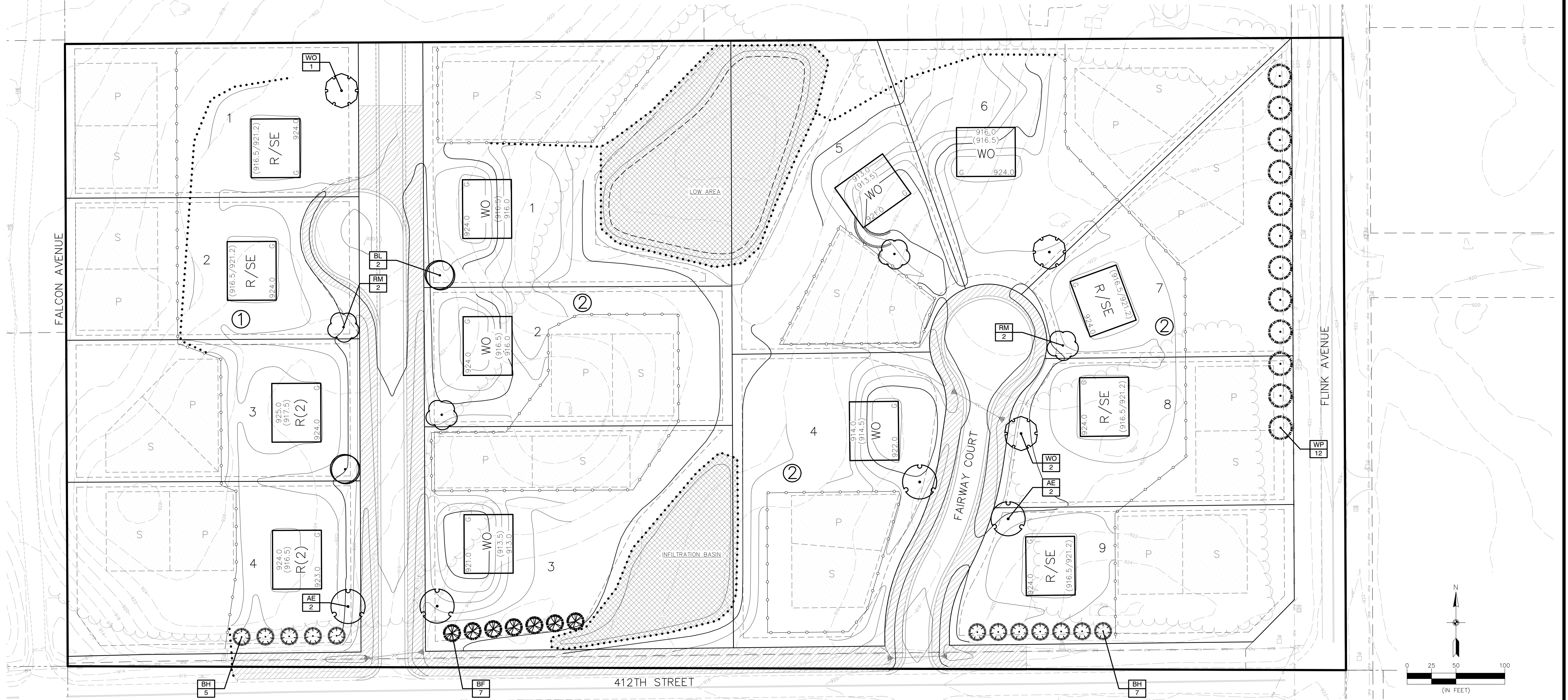
NORTH BRANCH LANDSCAPE REQUIREMENTS

- TREES. MINIMUM ONE (1) OVERSTORY DECIDUOUS OR CONIFEROUS TREE PER DWELLING UNIT REQUIRED. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS SECTION SHALL BE NOT LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS.

TREES REQUIRED = 13 (13 UNITS)
TREES PROVIDED = 44 (30% DEC. / 70% CON.)

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 OVERALL LANDSCAPE PLAN
L1

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

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3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota
Print Name: Ryan J. Rutger, RLA
Signature: *[Signature]*
Date: 11/17/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 11/17/25

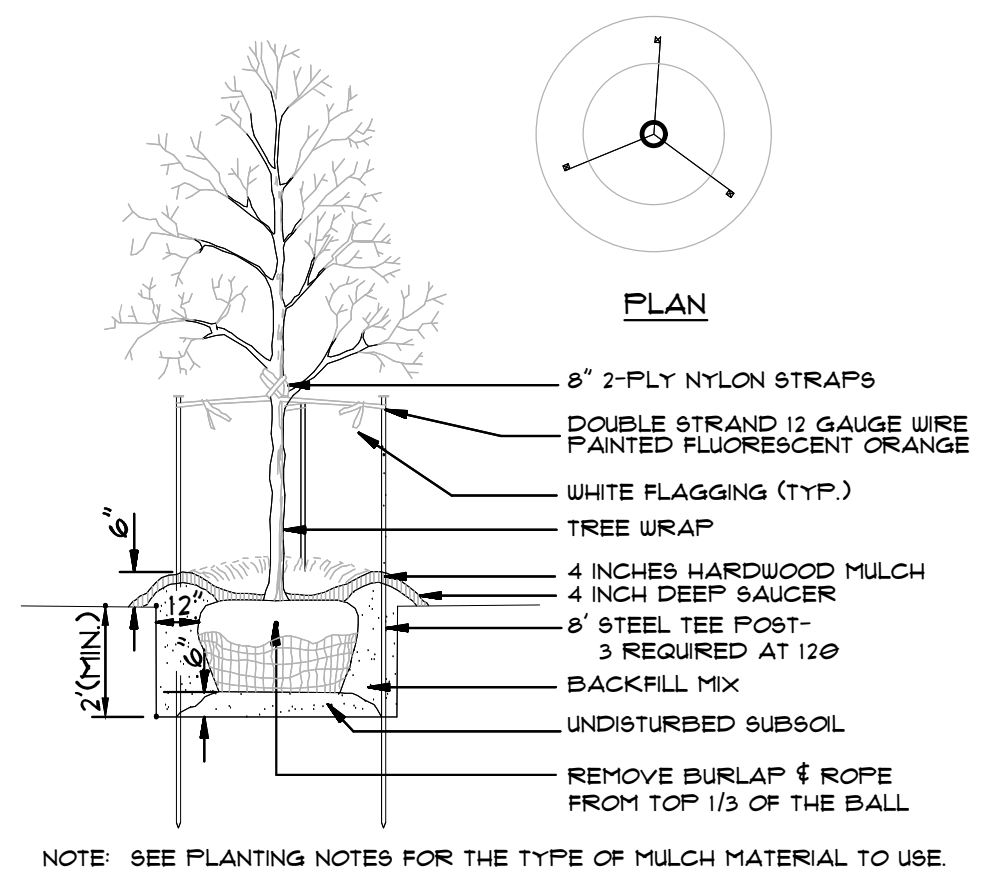
Revisions:
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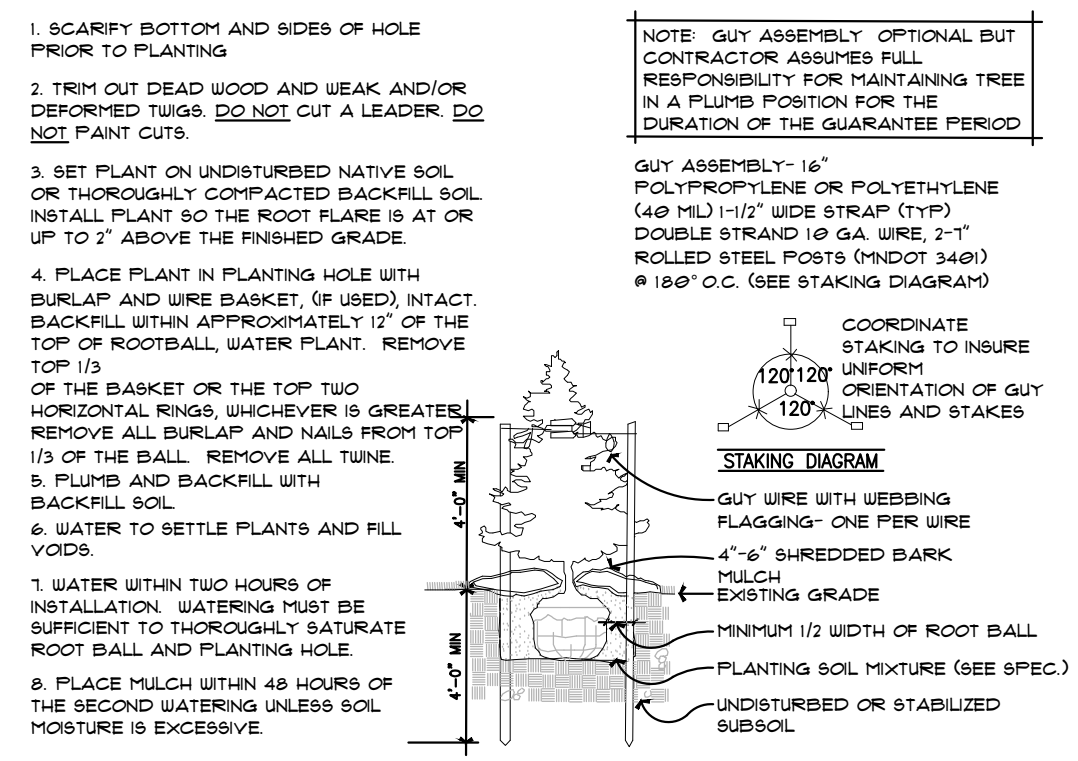
FAIRWAY FIELD
North Branch, MN

PRELIMINARY LANDSCAPE PLAN

L1 of 2



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	4	Acer rubrum 'Northwood'	Northwood Red Maple	2.5' Cal.	B&B
	WO	3	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B
	BL	2	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
	AE	4	Ulmus americana 'Princeton'	American Elm	2.5' Cal.	B&B
CONIFEROUS TREES						
	BF	7	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	12	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	12	Pinus strobus	White Pine	6' Ht.	B&B
GROUND COVERS						
	TI	55,215 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TII	54,069 sf	Type II - Stormwater Pond Pollinator Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 47.5 lb/ac	BWSR Stormwater Pond Pollinator NE	seed	

LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

CARLSON ENGINEERING
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 11/17/25 License #: 56346
Drawn: RJR
Designed: RJR
Date: 11/17/25

Revisions:
1.

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

FAIRWAY FIELD
North Branch, MN

PRELIMINARY LANDSCAPE PLAN

L2 of 2

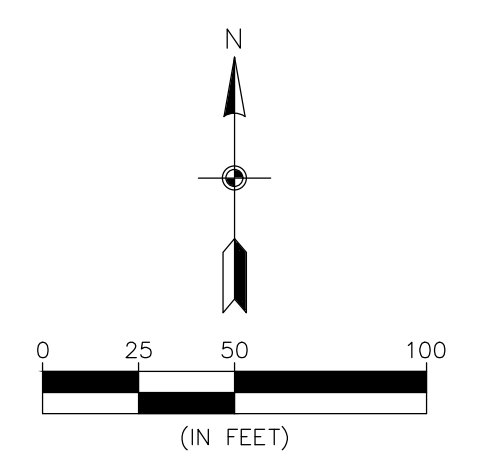


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
BITUMINOUS	---	---
GRAVEL	---	---
CONCRETE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREE LINE	---	---
TREE SAVE AREA		---
EXISTING OFFSITE TREE AREA		---
TREE REMOVE AREA		---

TREE TOTALS

TOTAL TREE AREA REMOVED	5.26 AC
TOTAL TREE AREA SAVED	2.59 AC
TOTAL TREE AREA	7.85 AC



BENCHMARKS

- Minnesota Department of Transportation
GSID Station #85673 (Name: 1380 BA)
Elev.= 918.62 ft. (NAVD88)
- Minnesota Department of Transportation
GSID Station #85674 (Name: 1380 BB)
Elev.= 915.44 ft. (NAVD88)

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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 Professional Engineer under the laws of the State of Minnesota
Print Name: Aaron D. Briski, P.E.
Signature: *Aaron Briski*
Date: 11/17/25 License #: 57811

Drawn: CRM
Designed: ADB
Date: 11/17/25

Revisions:
1.

LARRY BEACH CONSTRUCTION, INC.
4731 - 400th Street N
North Branch, Minnesota 55056

FAIRWAY FIELD
North Branch, MN

TREE PRESERVATION PLAN

T1 of T1

Memorandum

To: North Branch Development Review Committee

From: Justin Messner, Heidi Hamilton, Kris Keller, Kendra Fallon WSB

Date: December 2, 2025

Re: Fairway Field - Preliminary Plat Review
WSB Project No. 032627-000

Preliminary Plans were submitted for the proposed Fairway Field Development in the City of North Branch, Chisago County. The project is located to the north of 412th Street between Falcon Avenue and Flink Avenue. Engineering review comments were generated from the following documents:

- _Fairway Field_Preliminary_22x34_111725.pdf
- _Fairway Field_SWMP_111725.pdf

The following items should be addressed, including the red-lined comments on the submitted plans.

Preliminary Plat

1. Provide minimum 20' easement for all EOF drainage routes and all drainage from one lot across an adjacent lot
2. Provide additional easement for drainage from one lot to another
 - a. Drainage swales should be completely contained within easement

Preliminary Site & Utility Plan

3. Extend Fairfax Lane temporary cul de sac to northern development limits to minimize impacts with future extension
4. Shift lot 2 house forward and lot 1 house back with temp cul de sac extension
5. Provide type 3 barricades with future thru street sign.
6. Provide more specific sign details (stop sign, street name sign, etc.).

Preliminary Grading & Erosion Control Plan

7. Provide **on the grading plan**
 - a) EOF elevations for all low points within the roadway ditch
 - i. Provide minimum 20' easement for all EOF drainage routes and all drainage from one lot across an adjacent lot
 - ii. Show all routes and verify that downstream EOFs are lower and downstream houses are not inundated.
 - b) Provide additional easement for drainage from one lot to another
 - i. Drainage swales should be completely contained within easement
8. Swales should be a minimum of 2%. Roadside ditches currently graded at 1%.
9. Note the storm sewer pipe slope on the callouts for all crossing culverts.
10. Include riprap at the storm sewer outlets.
11. The infiltration basin should be covered under drainage and utility easement up to the HWL. Note that this includes all areas upstream of the 909.5 overflow location.

12. There are existing low areas that will hold water without being revised with final grading
 - a. Verify that existing areas to remain meet slope requirements or provide proposed contours and spot elevations
13. Approval and agreement required from adjacent property owner for all grading and construction on adjacent property.
 - a. Provide documentation to City
14. Additional detailed grading/erosion control comments are noted on the plans to be addressed.

Storm Sewer/Surface Water Management

General

15. Soil borings are required to confirm separation to groundwater per the NPDES permit. Soil observation logs provided do not extend below the proposed infiltration basin bottom elevation far enough to confirm the basin meets the 3 feet separation to groundwater NPDES permit requirement.
 - a. Note the City Engineering Design Standards note soil borings must extend a minimum 5 feet below the proposed bottom elevation of the basin.
16. SWMP notes the assumed groundwater elevation is at 905 but low lying area 10 is modeled with 0.6 in/hr of infiltration with only 0.5 feet of separation to the assumed groundwater elevation.
17. Update the HydroCAD surface area inputs for basin C1 based on grading shown.
18. Discharge point the west appears to go to a landlocked low point in the northwest corner of the intersection of Falcon Ave and 412th Street. Please include this landlocked low point in the modeling to confirm the increase in discharge rates proposed in the 10- and 100-year have no impact on the low point and adjacent properties.
19. The modeled outlet for ponding node L5 is 913.1 but the EOF is shown on the grading plan at 916.5, confirm. Note that both overflow elevations appear to be above the HWL so aren't anticipated to impact discharge rates.
20. Provide sizing for driveway culverts. At a minimum sizing for the driveway culvert that would take the most drainage should be provided to confirm the 15" CMP minimum is adequate.
21. Provide electronic copies of models in future submittals to aid in reviews.

SWPPP

22. Provide proof of coverage for NPDES permit prior to construction.
23. A SWPPP was not included with the submittal. Provide a SWPPP that meets all requirements of the MN Construction Stormwater General Permit including all SWPPP requirements as outlined in section 5.1-5.26.

Street/Utilities

24. Show all storm sewer crossings in the profile with final construction plans
25. Use current (2025) City Standard Detail Plates available on the City website
26. Provide street specific typical details.
 - b. Include any proposed parking.
27. Additional detailed street and utility comments are noted on the plans to be addressed.

In any resubmittal from the applicant, we request that the comments above be restated, and the applicant identify how each comment was addressed. Any questions or comments can be directed to Justin Messner at jmessner@wsbeng.com.



Prepared By: Ryan Saltis, City Planner

Presenter: Ryan Saltis, City Planner

Date: 01/02/2026

Board & Commission: Planning Commission

Subject: Text Amendment - Surfacing Requirements

Planning Commission Action

Motion to recommend/deny approval to the City Council for:

- To hold a public hearing for a Text Amendment to City Code Sec 66-855 Surfacing to include surfacing requirements for commercial and industrial zoned properties

Overview / Background

City staff has been reviewing the City Code to clarify sections that may be confusing or misleading. One section that has repeatedly come up in discussions with developers is the surfacing requirement in Section 66-855, particularly regarding whether parking areas and driveways in commercial and industrial developments shall be paved. As currently written, the surfacing section only specifies paving requirements for residential properties that are two acres or smaller. The code should more clearly state that parking areas and driveways for commercial and industrial zoned properties are also required to be paved. Clear surfacing standards help manage stormwater runoff, reduce dust and debris, and promote safe, organized parking and traffic circulation.

Issue(s) to Consider

1. Text Amendment to City Code Sec 66-855 Surfacing

Analysis of Issue(s)

1. **Text Amendment to City Code Sec 66-855 Surfacing**

Sec 66-855 Surfacing currently reads as follows:

“All areas used for parking and driveways on residential lots 2.0 acres or smaller shall be hard-surfaced with bituminous or concrete pavement or equivalent pavement as approved by the City’s Public Works Director”

City staff suggests this section be amended as follows:

“All areas used for parking and driveways on residential lots 2.0 acres or smaller, and on all commercial and industrial zoned lots, shall be hard-surfaced with bituminous or concrete pavement or equivalent pavement as approved by the City’s Public Works Director”

City staff strongly supports the proposed text amendment, as the benefits to the City outweigh the potential drawbacks. Clarifying and expanding surfacing requirements will promote orderly development, reduce long-term maintenance and enforcement issues, and better protect public infrastructure and overall community quality.

Recommended Planning Commission Action

1. Motion to recommend approval to City Council, to hold a public hearing to amend Sec 66-855 Surfacing as follows:

“All areas used for parking and driveways on residential lots 2.0 acres or smaller, and on all commercial and industrial zoned lots, shall be hard-surfaced with bituminous or concrete pavement or equivalent pavement as approved by the City’s Public Works Director”

Voting Requirements:

Voting Options Simple Majority



Prepared By: Nathan Sondrol, Community Development Director

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

Date: 01/02/2026

Board & Commission: Planning Commission

Subject: Comprehensive Plan Update

The Comprehensive Plan Steering Committee requests that the Planning Commission review two specific sections of the 2018 Comprehensive Plan:

- **Section 2: Values and Vision (all groups will review this section)**
- **Section 3: Land Use and Growth**

Your focused review is vital as we move toward the final revision of the plan. This should include a thorough overview of the current language, and listing any changes that the group feel necessary due to the changes and growth of the City.

We are establishing the following timeline for the process:

- **March 2026:** The Comprehensive Plan Steering Committee will convene to review the individual group findings.
- **April or May 2026:** Presentation of the Comprehensive Plan review results to the Planning Commission for public hearing and consideration, and Council approval in June.

Supporting documents are attached, including:

- Sections 2 and 3 of the Comprehensive Plan, and a link to the entire document - <https://www.northbranchmn.gov/DocumentCenter/View/216/2018-Comprehensive-Plan-PDF>
- Summary of the feedback forms from the community questionnaires

Voting Requirements:

Voting Options Simple Majority

3

LAND USE & GROWTH

Introduction

The Land Use & Growth Management Chapter is a roadmap that helps guide City officials and staff on how to make policy decisions related to land use and future growth. These policies may influence the type, location and density of future development within the community. This chapter is intended to result in orderly and efficient development that utilizes land efficiently and makes the most of the community's resources. It offers guidance on key initiatives for the community which is consistent with the City's vision and goals.

In this chapter is a description of existing land use patterns, as well as an overview of how the City anticipates land will be used and developed in the future. It accommodates growth and applies the desired qualities of the community.

Another important aspect of this chapter is that it also serves as the foundation for reviewing the City's Zoning Ordinances, Zoning Map, Subdivision Regulations and other implementation tools. Implementation of the Land Use Plan produces several important implications:

USES

Every parcel is placed into a specific land use category. Each category includes a description of the type of land use or uses intended for that category. This description should match with the types and forms of development currently found in North Branch and desired for the future.

RELATIONSHIPS

Much like a jigsaw puzzle, the true picture comes from how each piece fits together into a whole. The Land Use Plan guides how elements of the built and natural environment come together in North Branch. These relationships will determine how North Branch will look, function and feel.

ACTIONS

The Land Use Plan sets the framework for public actions and investments. Utilities, streets, parks, and facilities are all influenced by the form and pace of development.

Figure 3-1: Existing Land Use

Identifies the location, amount, and types of existing land uses in the City of North Branch in 2018. The inventory as conducted as part of this planning process reflects general development patterns and is intended for general planning purposes only.

The City of North Branch is a complete community that provides a well-balanced and wide range of places to live, work, shop and play.



Table 3-A: Summary of Existing Land Use - 2018 summarizes the amount and type of existing land uses designated (whether or not fully developed) in North Branch.

Table 3 - A: Summary of Existing Zoning 2018		
<i>Existing Land Use Designation</i>	<i>Gross Acres*</i>	<i>Net Percent of City</i>
<i>Agriculture (AG1 and AG2)</i>	<i>8,680.2</i>	<i>37.6%</i>
<i>Rural Residential (RR)</i>	<i>9,961</i>	<i>43%</i>
<i>Low Density Residential (R1 and R1A)</i>	<i>1,869.7</i>	<i>8.1%</i>
<i>Medium Density Residential (R2)</i>	<i>403.4</i>	<i>1.7%</i>
<i>High Density Residential (R3)</i>	<i>216.6</i>	<i>.9%</i>
<i>Manufactured Home Residential (R4)</i>	<i>27.2</i>	<i>.11%</i>
<i>Central Business District (CBD)</i>	<i>43</i>	<i>.18%</i>
<i>Limited Business District (B2)</i>	<i>214.8</i>	<i>.9%</i>
<i>Regional Business District (B3)</i>	<i>437.3</i>	<i>1.9%</i>
<i>General Industrial District (I2)</i>	<i>858.1</i>	<i>3.7%</i>
<i>Planned Industrial District (I3)</i>	<i>21.6</i>	<i>.09%</i>
<i>Industrial District (I4)</i>	<i>158.6</i>	<i>.7%</i>

*Gross acres of use determined by GIS mapping data.

Existing Zoning

Agriculture (AG1 and AG2)

Over one-third of the city's land area (37.6%) is currently used for agricultural purposes. Housing densities are low, and this zoning is characterized by active farms, hobby farms and homes on large lots. The northeast corner of the city is the historic river bottom of the St. Croix River and is framed by the historic river bluff line. Soils are well suited for sod farming and the production of produce. By maintaining a low density of development, it is the City's intent to preserve and protect the many natural resources found in this part of North Branch, including lakes, streams, wetlands and woodlands.

Rural Residential (RR)

Rural Residential makes up 9,961 acres or 43% of the total acreage in the City of North Branch. This land use is largely characterized by single family residences set on larger lot sizes to accommodate on-site sewage treatment systems. Some of these areas are located within the city's designated Urban Service Area and no new development is allowed within this zoning district without connecting to municipal services. Areas located outside of the Urban Service Area must meet a minimum buildable acre standard so as to ensure that there is sufficient land area with the appropriate soil separation to support both a primary and a future secondary on-site sewage treatment system.

Low Density Residential (R1 and R1A)

Low Density Residential makes up 1,869.7 acres or 8.1% of the total acreage in the City of North Branch. This land use is largely characterized by single-family homes with densities of 1 to 4 dwelling units per acre in those areas served by municipal utilities. Older areas of the city were platted before municipal utilities were established, resulting in larger lot sizes to accommodate on-site sewage treatment systems. The city has a limited inventory of older, historic homes that are located primarily in the one square mile area that had been the original city of North Branch. The areas around the historic center feature homes built approximately 50 years ago, with new development happening neighborhood by neighborhood since that time. 2017 marked the start of a new housing boom with new single family homes being constructed on existing lot inventory and multiple developments platted for the purpose of constructing even more single family homes. The new development that is planned or in process as of the writing of this plan is intended to provide the city with a more diverse mix of housing styles and at a wider range of price points.

Medium Density Residential (R2)

Medium Density Residential makes up 403.4 acres or 1.7% of the total acreage in the City of North Branch. Medium Density Residential is characterized by single family homes on smaller lots that required for R1, townhome style development, and two-family attached homes densities of 1 to 6 dwelling units per acre.

High Density Residential (R3)

High Density Residential makes up 216.6 acres or .9% of the total acreage in the City of North Branch. High Density Residential is characterized by land use that consists of all forms of multi-family attached housing units such as two-family attached homes, townhomes and apartment buildings.

High density residential has densities of up to 18 dwelling units per acre.

Manufactured Home Residential (R4)

The Manufactured Home Residential zoning classification only exists for the benefit of the four established manufactured home parks. It currently makes up 27.2 acres or .1% of the total acreage in the City of North Branch. Changes in Minnesota laws now allow manufactured homes in any zoning district that allows twin homes, subject to all applicable lot standards, such as lot size, frontage, road widths, etc. The new land use map and updates to the zoning map will include areas previously zoned at R4 within either an R2 or R3 zoning class.

Central Business District (CBD)

The Central Business District is a unique classification intended to provide for a planned, unified development of the City's historical downtown area. This zoning classification makes up 43 acres or .18% of the total acreage in the City of North Branch. Permitted uses include service based businesses, office uses, retail uses, apartments and hotel uses, among other things, in close proximity to one another to promote pedestrian movement between businesses. The area offers a mix of street and lot parking, with the parking lots being located behind buildings at various locations throughout the district. The existing land use is primarily commercial buildings, many of which are vacant and in need of rehabilitation. The area is dotted with existing single family homes which were intended to be phased out of use and converted to commercial uses over time. The area is adjacent to TH95, with sidewalks that provide pedestrian passage, but pedestrian movement across TH95 is difficult and poses a significant challenge to the goal of this area being an inviting public space offering a "range of retail and civic experiences" as hoped by the authors of the 2009 Comprehensive Plan.

Limited Business District (B2)

The Limited Business District makes up 214.8 acres or .9% of the total acreage in the City of North Branch. This land use is characterized by business uses and services, lodging, and retail that are also permitted in the CBD, but that are dependent on automobile traffic. Additionally, the area is intended to serve as a transition zone between the CBD and the Regional Business District (B3).

Regional Business District (B3)

The Regional Business District makes up 437.3 acres or 1.9% of the total acreage in the City of North Branch. This land use is characterized by business uses and services, lodging, and retail that are also permitted in the CBD and B2, but also provide for the location of commercial activities that serve primarily regional or nonlocal market. The lot sizes are larger so as to provide the area needed for retail and commercial activities that require very large buildings.

Light Industrial/Office District (I1)

The Light Industrial/Office District is defined as a region characterized by office, manufacturing and warehousing uses, but currently no part of the city is zoned for this use.

General Industrial District (I2)

The General Industrial District makes up 858.1 acres or 3.7% of the total acreage in the City of North Branch. This land use is characterized by manufacturing, assembly, warehousing, storage, showrooms and contractor shops.

Planned Industrial District (I3)

The Planned Industrial District is similar to I1, and makes up 21.6 acres or .09% of the total acreage in the city.

Industrial District (I4)

The Industrial District makes up 158.6 acres or .7% of the total acreage in the City of North Branch. This land use is characterized by manufacturing, assembly, warehousing, storage, showrooms and contractor shops as can be found in I2, but its location adjacent to I35 makes this area highly visible and is subject to stricter design standards. Currently, over 200 acres in the I2 and I4 zoning classifications are vacant but ready for development in the industrial park owned by the City through its Economic Development Authority.

Overlay Districts

Sensitive areas, such as those adjacent to bodies of water or within a designated flood plain or flood fringe are managed by the City in accordance with applicable Minnesota Statutes. Setbacks, design standards and other restrictions on use within the overlay district are imposed so as to limit ecological impact and loss.

Analysis of Existing Land Use

With over 36 square miles of land, an analysis of the existing land use illustrates several important issues about current and future development:

The largest land use category in terms of area in the City is agriculture. Followed by the rural residential land use category. It is anticipated that the agricultural areas will continue to be used for agricultural production due to its geologic characteristics and the community's desire to support its rich agricultural heritage and industry. The rural residential areas, which are served by private wells and septic systems, will also have agricultural or hobby farm uses. The total land areas for these two uses will not likely change, but development within these areas will occur at a much slower pace than the low density residential uses served by municipal utilities.

The second largest residential land use category is low density residential. It is anticipated that expanded development within this zoning classification will continue to grow throughout the life of this plan, resulting in greater intensity of the use without increasing the overall land area designated for this use. The three primary residential categories (R1 and R2) account for 9.8% of the total land use in the City.

The Central Business District is characterized by a development style common among other older downtowns. It is pedestrian oriented in nature with buildings built to the sidewalk. Parking for these uses is typically on street, in the rear of buildings, or shared among several users. The transition from residential uses to commercial uses did not occur as anticipated when the zoning district was created. There are numerous vacant buildings and the area is ripe for redevelopment.

The City, through its Economic Development Authority, owns over 200 acres of land zoned for industrial uses. Until this land is sold and developed, no additional industrial zoned land is needed within the Urban Service Area. If the city were to allow for heavy industrial uses, consideration should be given for compatibility with adjacent land uses. Controls should be in place that protect against negative impacts to neighboring property.

The nation's third largest solar farm is partially located within the City's limits. Other smaller solar installations are located entirely within the City. The solar installations feature native plantings intended to re-establish prairie habitat and support pollinator species, such as the Monarch butterfly.

The City benefits from existing park facilities, trails and open spaces. Approximately .6% of the total acreage in the City of North Branch is utilized as city owned park and open space uses. The City is also home to the Janet Johnson WMA, owned and managed by Minnesota Department of Natural Resources. The Sunrise Prairie Regional Trail and other city sidewalks and trails serve the city's goal of being walkable and bikeable, but it is the goal of the city to expand those opportunities and consideration should be given to identify areas for preservation for these purposes.

There are significant residential development opportunities in the northwest portion of the city. Large tracts of land are currently undeveloped and the opportunity exists to establish traffic corridors without the need for redevelopment.

Vision for Land Use

The City of North Branch is a complete community that provides a well-balanced and wide range of places to live, work, shop and play. Land uses make efficient use of existing infrastructure, contribute to a strong local economy, preserve natural resources and contribute to a high quality of life.

RESIDENTIAL USES

A diverse housing stock allows people at any stage in their life to be able to find a home in North Branch, which may include housing options suitable to multigenerational households. Older housing is well maintained while new development expands housing options to complement existing neighborhoods.

COMMERCIAL AND INDUSTRIAL USES

A significant amount of commercial and industrial uses can be found within the City that allow residents to work in North Branch, while also being able to meet all of their day-to-day needs. Commercial and industrial uses are compatible with their surrounding land uses.

PUBLIC/INSTITUTIONAL

Public and institutional uses are viewed as valued resources to the community and contribute to making North Branch a better place to live and do business.

PARKS, OPEN SPACES AND TRAILS

Quality parks and open space are within close proximity to all residents, providing recreational opportunities to encourage an active lifestyle. A wide variety of community facilities are provided to serve a range of interests. The City of North Branch has a proposed trail system that will allow bicycle and pedestrian access to most of the major pedestrian generators within the city, including schools, shopping areas, and parks. Many of the proposed trails are destinations in themselves, offering scenic walks or rides around many of the city's scenic views. With recreational activities such as running, bicycling, and walking increasing in popularity, the city's trail system will not only offer a recreational opportunity in itself, but will also help to connect the community's parks with the neighborhoods.

GOAL 1

Maximize the use of land within the City of North Branch in a way that strengthens the local economy, preserves natural resources, and ensures a high-quality of life for all residents.



Goals, Objectives, and Policies

The following is the primary goal for land use followed by a series of objectives and policies intended to influence future land use decisions in a direction that is aligned with the Vision Statement.

OBJECTIVE 1.1

PRESERVE AND ENHANCE THE SMALL BUSINESS ENVIRONMENT OF THE DOWNTOWN.

Policy 1.1.1

Encourage and promote the renovation and rehabilitation of existing buildings within the downtown.

Policy 1.1.2

Connect businesses with façade improvement grants and loans.

Policy 1.1.3

Make infrastructure improvements that enhance the pedestrian realm such as lighting and seating and gathering places for community activities.

OBJECTIVE 1.2

USE LAND IN A MANNER THAT STRENGTHENS THE ECONOMY OF NORTH BRANCH.

Policy 1.2.1

Strive for a balance of areas guided for industrial uses and areas guided for commercial uses.

Policy 1.2.2

Continue to identify all areas prime for redevelopment and analyze the best use for each property. Work to re-zone these properties and amend this plan as appropriate.

Policy 1.2.3

Increase the number of residential housing units in the City to attract new residents to increase the workforce and thereby improve the local market for commercial and industrial opportunities.

Policy 1.2.4

Actively work to infill vacant land within the Urban Service Area that will be connected to municipal services, while preserving a network of functional ecologic areas.

Policy 1.2.5

Allow for mixed uses within some zoning districts to accommodate commercial, retail and residential uses.

Policy 1.2.6

Discourage “leapfrog” patterns of development on municipal utilities.

OBJECTIVE 1.3

PROTECT AND PRESERVE NATURAL RESOURCES FOR LONG TERM ENVIRONMENTAL SUSTAINABILITY AND THE ENJOYMENT OF RESIDENTS.

Policy 1.3.1

Work with landowners and other governmental entities to either obtain property or ensure protection of natural areas with high ecological value.

Policy 1.3.2

Discourage patterns of development that would stress existing infrastructure and ecosystems.

OBJECTIVE 1.4: USE LAND IN A MANNER THAT ENSURES A HIGH QUALITY OF LIFE FOR RESIDENTS.

Policy 1.4.1

Expand parks, trails, sidewalks and other amenities as the City’s population continues to grow.

Policy 1.4.2

Review and encourage methods of development which promote linkages among residential, civic, commercial, industrial and recreational facilities using trails and sidewalks for safe and enjoyable pedestrian uses and provides pedestrian connections between complementary land uses.

Policy 1.4.3

Review and encourage street and sidewalk designs to provide for easy access by police, fire and ambulance services, school buses, and plowing.

Land Use Plan

The land use plan provides the framework for the growth and development of the City. The land use plan serves as a guide for the character and intensity of development and will be supported by other land use controls and public actions taken pursuant to the Comprehensive Plan.

The land use map appears in Figure 3-2: Future Land Use. The plan illustrated by this map evolved from inputs and evaluations received through the planning process. The Plan builds on the existing community pattern to achieve the desired vision for the future of North Branch. Where the Future Land Use map guides property for something different than the existing zoning, zoning approvals such as variances and conditional use permits should not be considered inconsistent with the comprehensive plan if otherwise deemed appropriate.

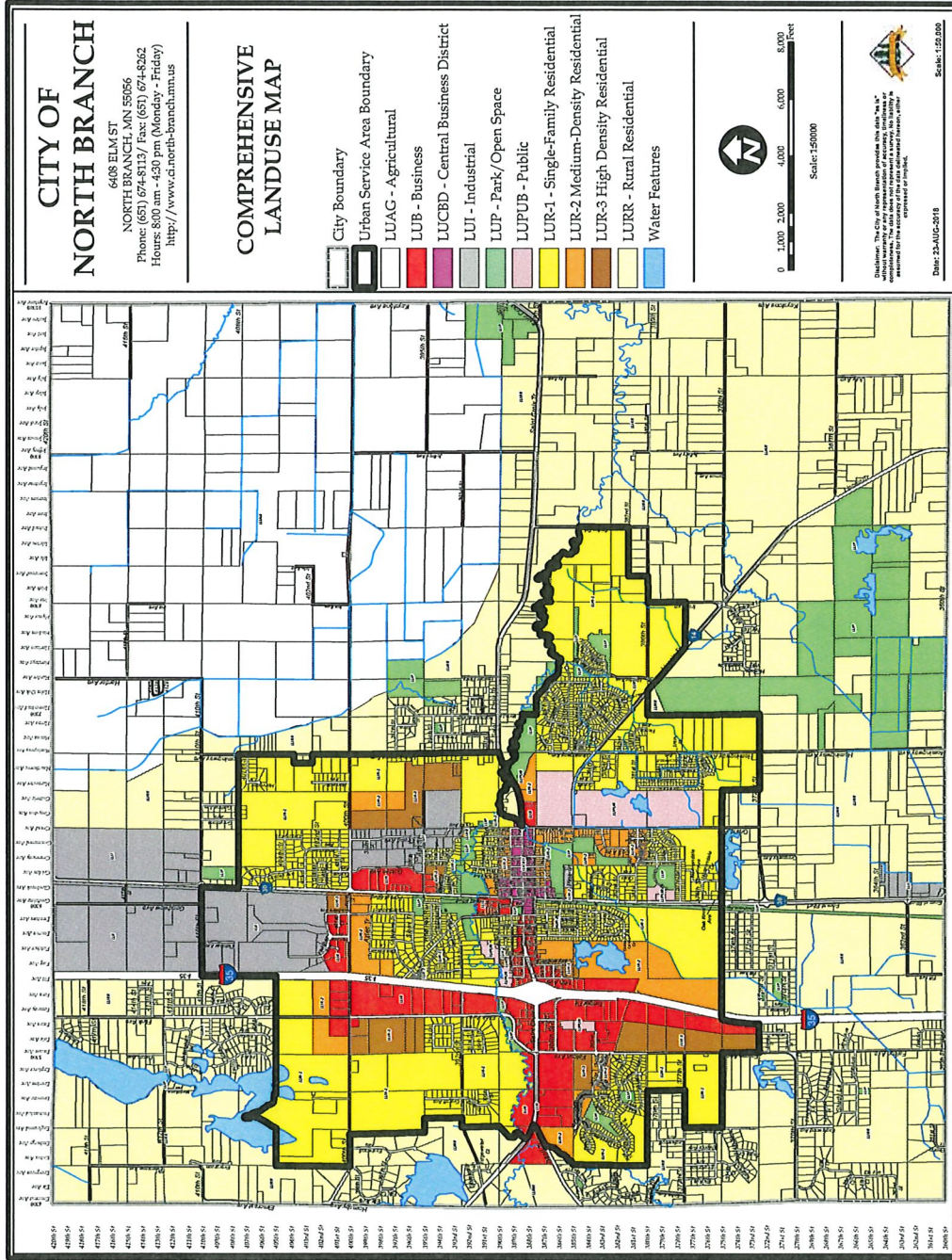
Table 3 - B: Summary of Future Land Use

Future Land Use by Designation	Gross Acres*	Net Percent of City
Agriculture (AG)	5,271.4	22.9%
Rural Residential (RR)	9,992.6	43.3%
Low Density Residential (R1)	3,492.5	15.1%
Medium Density Residential (R3)	577.2	2.5%
High Density Residential (R3)	330.8	1.4%
Central Business District (CBD)	71.4	.3%
General Business District (B)	802.2	3.5%
Industrial District (I)	1,123.7	4.9%

*Gross acres of use determined by GIS mapping data and does not include public and institutional areas which are separately defined under the proposed land use map.



Figure 3-2:
Future Land Use



Residential

Rural Residential

The land use in this category is hobby farms and homes on large lots. The area is outside of the designated Urban Service Area and will be served by wells and individual septic systems. Individual lots must be a minimum size of one acre buildable, and the presence of wetlands and other natural features may result in actual lot sizes much larger than one acre in order to achieve the required one acre buildable standard. This lowest density of residential development is intended to reduce demands on the rural roads and protect the natural resources found in North Branch. The primary zoning district that would generally correspond to this land use designation would be the LURR Rural Residential District.

Low Density Residential

The land use in this category is single-family detached homes served by municipal utilities. This plan anticipates that this is where the majority of new housing units will be added over the next 20 years. One of the biggest strengths of the City of North Branch is its attractiveness to young families. Part of this attraction is due to the anticipated development of quality affordable single-family homes, and the existing parks and trails system, school district and proximity to the metropolitan areas of Minneapolis and St. Paul. Continuing to add new housing units will provide more opportunities for all families to locate in North Branch, while making older housing more affordable. Densities targeted in this category are limited to no more than 4 dwelling units per acre. The primary zoning district that would generally correspond to this land use designation would be the LUR-1 Single Family District.

Medium Density Residential

Medium density residential uses are typically in the form of single family homes on smaller lot sizes, townhomes, duplexes, and small scale apartment and condo buildings and served by municipal utilities. Advantages of these types of housing are that less property maintenance may be required since yards are smaller and some medium density developments may have associations that handle lawn care and snow removal. As a result, these types of housing tend to be very attractive to seniors and professionals. Densities targeted in this category are up to 6 dwelling units per acre. The primary zoning district that would generally correspond to this land use designation would be the LUR-2 Medium Density District.

High Density Residential

The High Density Residential land use category consists of multiple family attached housing oriented in a vertical fashion, more commonly referred to as apartments and condominiums and served by municipal utilities. Housing units may be owner or renter occupied. High density housing is an efficient land use because it contains more dwelling units per acre than other residential uses.

High density residential uses are located in places with compatible adjacent land uses and where the local street system will accommodate the traffic. Ideally, they are located near commercial uses or employment centers to maximize the number of people who can walk or use alternative modes of transportation.

The densities targeted in this category are over 6 dwelling units per acre. The primary zoning district that would correspond to this land use designation would be the LUR-3 High Density Residential.

Agriculture

Agriculture

The city’s strong agricultural heritage is clearly visible in the farm fields located in the northeast corner of the city. The fields, bordered by the historic St. Croix River bluff line, are dotted with artesian wells, have deep pockets of organic soils generally not conducive to development, and are linked by a series of more traditional farm style roads. Single family homes are present and seem accessory to the commercial operations of the farms. Non-agricultural uses will be limited and densities targeted in this category are no more than one dwelling unit per 10 acres. The primary zoning district that would correspond to this land use designation would be the LUAG Agriculture.

Commercial

Downtown Business

Although a number of single family homes currently exist in the Central Business District, new residential development should be part of a mixed use plan with a balance of housing and commercial uses within a single building or complex. Replacing single family homes with mixed use structures and redeveloping existing commercial buildings will help support a healthy business environment and allow more people to be able to walk to their destinations.

Buildings should be located close to the street but with ample space for sidewalks. Parking should generally remain in the rear of the property when on-premise parking is offered. Streetscape improvements that enhance the pedestrian realm, such as planters, hanging baskets, street trees, outdoor seating, public art, street lighting, should be prioritized here. The City should continue to work with business owners and encourage façade improvements by connecting them to grant and funding opportunities. The primary zoning district that would correspond to this land use designation would be the LUCBD Central Business District.

General Business

The General Business guiding designation allows a wide variety of uses including those for convenience oriented, neighborhood-oriented, community-oriented and bulk retail-oriented markets and consumers. These areas provide a wide range of goods and services to serve many of the shopping and dining needs of people who live, work in or visit the City. Certain commercial uses, such as those devoted to motor vehicle-oriented retail or service activities (e.g., vehicle service and fuel sales, drive-through businesses and sales of motor vehicles) depend on access to major transportation routes and often have characteristics that are incompatible with residential areas. Other commercial uses, such as those involving wholesale and retail trade of large volume or bulk commercial items with on-site storage and warehousing, may have both commercial and industrial characteristics.

This guiding designation also allows a variety of uses including professional offices, administrative offices, research and laboratory facilities, wholesale showrooms, service facilities (e.g., conference

centers, lodging and reception halls), and business uses having limited contact with the general public. These areas may provide for limited retail sale of convenience-type products and services for the immediate surrounding area.

Commercial uses in this classification are expected to develop with the highest standards of design and performance, with a higher level of amenities such as landscaping, preservation of natural features, architectural controls, pedestrian trails and other features. Office parks and campus-style developments are encouraged in these areas. Commercial office uses can also serve as, and provide for, an orderly and progressive transition between higher and lower intensity land uses. Locations adjacent to the Central Business District, TH95 and I35 may be subject to stricter design standards so as to achieve an attractive, inviting and high quality retail shopping and commercial services in areas of high visibility and sensitivity to surrounding uses. The primary zoning district that would correspond to this land use designation would be the LUB General Business District.

Industrial

Industrial uses include all forms of businesses with manufacturing, distribution, warehousing or other industrial uses that may have consequences typically associated an industrial activity such as noise, odor, dust or low quality aesthetics. As a result, when these uses are in close proximity to residential, park and open space uses, additional restrictions may be appropriate. These uses may generate truck traffic and may involve outdoor storage. Locations adjacent to residential uses, I35, TH95 or other high visibility areas may be subject to additional design standards. The primary zoning district that would correspond to this land use designation would be the LUI Industrial District.

Public/Institutional

Public, semi-public or institutional uses are comprised of churches, schools, city offices, public works facilities, fire stations, public utilities, and other governmental or non-profit entities. This use may also include parks, designated open spaces and regional storm water management, such as publicly maintained storm water management ponds. This land use classification is intended to differentiate these sites as providing a common amenity or service and not land that is intended to be developed. The primary zoning district that would correspond to this land use designation would be the LUPUB Public/Institutional District.

Required Zoning Changes

The City has adopted zoning regulations for the purpose of carrying out the policies and goals of the land use plan element of the Comprehensive Plan. The application of zoning districts and the specific regulations should support the objectives of the Plan. As a result, an outcome of adopting the plan will be the review and modification of the Zoning Ordinance and Zoning Map as necessary.

The land use plan provides the basis for guiding zoning decisions that will be made by the City and private property owners. Minnesota Statutes Section 462.357 states that “.....the planning agency shall study and propose to the governing body reasonable and practical means for putting the plan into effect. Subject to the limitations of the following sections, such means include, but not limited to, zoning regulations, for the subdivision of land, an official map.....” This statute anticipates that the

zoning regulations will be reviewed and updated to ensure implementation of the land use plan. In a broad sense, this review of the zoning ordinance should examine the following:

- The regulations for each zoning district should be reviewed to determine if they fit with the intent of the Comprehensive Plan.
- Zoning districts should be examined in relationship to the land use designation. Changes in zoning districts may be needed to match zoning with land use.
- The City will need to thoroughly review and update its Ordinances to address inconsistencies and conflicts to integrate the concepts described in this Comprehensive Plan. Updating the Zoning Ordinance will be a large undertaking that will require significant input, time and energy.

One of the policy decisions the City will need to make is how to implement the land use plan through the zoning map. Unlike the Metropolitan Land Planning Act (Minnesota Statutes Section 473), which requires consistency between the land use plan and zoning in cities within the Twin Cities metropolitan area, North Branch may choose to take a number of implementation strategies. Each has varying implications for existing property uses and current zoning. The strategies include, but are not limited to, the following:

- Keep current zoning in place until such time as the use terminates or redevelopment is initiated.
- Rezone property to a zoning district compatible with a land use plan category.
- Develop an interim strategy to address current use situations as they relate to long term objectives.



2

VALUES AND VISION

Values

Residents and other stakeholders were asked what they loved about North Branch at the Community Expo, at a chamber meeting, and at the first community café. The values expressed most often were:

THE STRONG SENSE OF COMMUNITY

A HOME TOWN FEEL

THE CITY'S COMMITMENT TO ITS PARKS AND TRAILS

A COMMUNITY THAT ENCOURAGES BIKING AND WALKING

QUALITY SCHOOLS

These values were reiterated at each of the other three community cafes and served as the foundation for the vision statements expressed below.

Vision for North Branch in 10 years

North Branch is a growing and safe community with outstanding natural and recreational amenities and opportunities for all, and well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life.

Vision for Land Use

The City of North Branch is a complete community that provides a well-balanced and wide range of places to live, work, shop and play. Land uses make efficient use of existing infrastructure, contribute to a strong local economy, preserve natural resources and contribute to a high quality of life.

Residential Uses

A diverse housing stock allows people at any stage in their life to be able to find a home in North Branch. Older housing is well maintained while new development expands housing options to complement existing neighborhoods.

Commercial and Industrial Uses

A significant amount of commercial and industrial uses can be found within the City that allow residents to work in North Branch, while also being able to meet all of their day-to-day needs. Commercial and industrial uses are compatible with their surrounding land uses.

Public/Institutional

Public and institutional uses are viewed as valued resources to the community and contribute to making North Branch a better place to live and do business.



North Branch is a growing and safe community with outstanding natural and recreational amenities and opportunities for all, and well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life.

Parks, Open Spaces and Trails

Quality parks and open space are within close proximity to all residents, providing recreational opportunities to encourage an active lifestyle. A wide variety of community facilities are provided to serve a range of interests. The City of North Branch has a proposed trail system that will allow bicycle and pedestrian access to most of the major pedestrian generators within the city, including schools, shopping areas, and parks. Many of the proposed trails are destinations in themselves, offering scenic walks or rides around many of the city's scenic views. With recreational activities such as running, bicycling, and walking increasing in popularity, the city's trail system will not only offer a recreational opportunity in itself, but will also help to connect the community's parks with the neighborhoods.

Vision for Economic Development

A strong business community is the cornerstone of a vibrant city. Economic development encompasses the policies and activities that improve the long term economic and social wellbeing of the community. Communities with strong economies have financial resources to support the levels of service that their residents need and desire. Successful communities realize that economic development is about bringing together social, natural, infrastructure, and economic assets in the community to sustain the "whole" community.

Vision for Municipal Utilities

The City of North Branch, individually and in collaboration with the North Branch Water & Light Utility, has a significant investment in its existing public utilities systems (water, wastewater and stormwater). The continued expansion and development within the Urban Service Area will require the extension of public utilities. In general, the existing infrastructure system is well-positioned and of adequate size to support expansion. However, coordination will be required between community development and the required expansion of the utility system. In some cases, the cost of providing utility service may dictate where and when future growth will occur.

Vision for Transportation

North Branch is located at the cross roads of I35 and TH95, providing for ease in and out of the city. Within the city limits, however, these features will require a coordinated approach to providing movement of traffic through the city to local destinations, safe pedestrian and bike corridors, and improved intersections to safely serve the increasing number of commercial vehicles passing through North Branch.

Vision for the Environment and Sustainability

Natural infrastructure includes all systems that relate to natural resources and contribute to an improved public life. Natural infrastructure considers the full range of natural resource uses including economic, environmental, health, cultural, and aesthetic. This broad view leads us to include surface water, groundwater, stormwater, wastewater, drinking water, geology, topography, soils, natural areas, open space, green spaces, urban forest, habitat, vegetation, scenic views, and parks and trails in natural infrastructure.

Natural infrastructure is a key element in planning where development should or should not take place within a city. This element is important to communities and development as it avoids certain development hazards, provides health benefits to citizens, protects ecological systems and enhances biological diversity, and offers communities unique quality of life components. Consideration of natural infrastructure ensures that homes are built upon stable dry soils, provides clean drinking water, accounts for resource based economic activities, provides scenic views and open spaces, and plans development that respect the integrity of natural systems and incorporate natural features into development.

Minnesota GreenStep City

In 2018, the Mayor and City Council approved a resolution to make North Branch a GreenStep City through the MPCA and League of Minnesota Cities' program. Minnesota GreenStep Cities is a voluntary challenge, assistance and recognition program to help cities achieve their sustainability and quality-of-life goals. This free continuous improvement program, managed by a public-private partnership, is based upon 29 best practices. Each best practice can be implemented by completing one or more actions at a 1, 2 or 3-star level, from a list of four to eight actions. These actions are tailored to all Minnesota cities, focus on cost savings and energy use reduction, and encourage civic innovation. North Branch is currently a Step 1 City. As North Branch plans for the future, it will continue to consider GreenStep City Best Management Practices as they relate to the goals and objectives of this comprehensive plan.



Comprehensive Plan Questionnaire: Key Patterns and Trends

1. Community Strengths and Identity

Across the early sections of the questionnaire (pages 2–3), respondents consistently highlight:

- A strong sense of community pride and belonging.
- The small-town feel and safety that make the area family-friendly.
- Deep appreciation for natural spaces, recreation, and access to the outdoors.
- Recognition that schools and local events form the heart of community identity.

Trend: The community’s greatest strength lies in its cohesion and shared values. Schools, local partnerships, and volunteerism serve as anchors of civic pride and engagement.

2. Transportation and Accessibility

From the middle portion of the survey (around page 6), respondents discuss:

- A strong desire for safe biking and walking routes, particularly for students and families.
- Concerns about traffic flow near schools and main corridors.

Trend: Participants want more walkable, connected routes—aligning with health, safety, and sustainability goals. There is clear community interest in making it easier to move around town without a car.

3. Education and Workforce Alignment

Later responses (pages 7–8) show widespread recognition of:

- Education quality as a defining strength of the community.

- Calls for more career-connected learning, technical training, and real-world skills.
- Alignment with the district's goal of ensuring students graduate with a plan, not by chance.

Trend: The community supports educational innovation—especially programs that bridge academics with career readiness and local workforce opportunities.

4. Economic and Environmental Balance

Responses from pages 9–10 highlight the desire to:

- Support small businesses and encourage local job creation.
- Promote sustainable growth that balances targeted industry development with environmental preservation.
- Explore renewable energy and responsible land use; Maintain and protect natural resources and open spaces.

Trend: Residents value a balanced approach—advancing economic opportunity while safeguarding the environment and rural character that define the community.

5. Community Engagement and Governance

The final sections (page 11 and beyond) emphasize:

- Appreciation for transparent communication from local leaders.
- Calls for inclusive planning that welcomes voices from all age groups, especially youth and families.
- Recognition that civic collaboration is essential for moving forward.

Trend: There is strong appetite for collaboration and communication—people want to be informed, involved, and part of shaping the community's future.



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 01/02/2026

Board & Commission: Planning Commission

Subject: 2026 Meeting Schedule

Background Information

The Planning Commission meets regularly on the 1st Tuesday of each month at 630PM. The scheduled meeting for November 3, 2026, falls on Election Day. City staff is requesting to reschedule the November 3, 2026 meeting to Wednesday, November 4, 2026.

Meeting Date	Reschedule Date
1/6/2026	
2/3/2026	
3/3/2026	
4/7/2026	
5/5/2026	
6/2/2026	
7/7/2026	
8/4/2026	
9/1/2026	
10/6/2026	
11/3/2026	11/4/2026
12/1/2026	

Requested Action

To recommend approval of the 2026 meeting schedule with the rescheduling of the November 3, 2026, meeting to Wednesday, November 4, 2026.

Voting Requirements:

Voting Options Simple Majority

