



## **AGENDA**

### **Rogers Planning Commission**

**October 6, 2025 - 7:00 PM**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**2. APPROVE AGENDA**

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

**3. CONSENT AGENDA**

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

3.1 Approve Minutes from September 8th, 2025

3.2 Capital Improvement Plan Review and Recommendation to Forward to the City Council

**4. PUBLIC HEARINGS**

**5. NEW BUSINESS**

5.1 Main Street Master Plan Presentation and Discussion

**6. OTHER BUSINESS**

**7. CORRESPONDENCE AND REPORTS**

7.1 Past Planning Commission Items Review

**8. ADJOURN**



**STAFF REPORT**  
**ROGERS PLANNING  
COMMISSION**

**Meeting Date:** October 6, 2025

**Agenda Item:** 3.1

**Subject:** Approve Minutes from September 8th, 2025

**Prepared By:** Alec Henderson, City Planner

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**Recommended Commission Action**

**Overview / Background / Analysis**

**Staff Recommendation**

Approve Minutes from September 8th, 2025

**Financial Impact:**

**Source Fund:**

**Budgeted?** N/A

**Supporting Documentation**

A. 09-08-2025 Planning Commission Minutes

## **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The regular meeting of the Planning Commission of the City of Rogers was called to order by Acting Chair Mullin on Monday, September 8, 2025, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Zoom application.

Commissioners present: Peter Mullin (acting chair), Aaron Sattersten, Sarah Larson, Adam Hunt

Commissioners absent: Brett Carlson, Clark Lohr, Todd Kussman, Jan Cartwright

Staff present: Brett Angell, Community Development Director; Alec Henderson, City Planner

Council Liason: Amy Enga

## **2. APPROVE AGENDA**

Commission Member Hunt moved, Commission Member Sattersten seconded a motion to approve the agenda. Motion carried 4-0.

## **3. CONSENT AGENDA**

### 3.1 Approve August 4th, 2025 Planning Commission Minutes

Commission Member Larson moved, Commission Member Hunt seconded a motion to approve the consent agenda. Motion carried 4-0.

## **4. PUBLIC HEARINGS**

No public hearings.

## **5. NEW BUSINESS**

### 5.1 Consideration of a Concept Request to Change City Code to Allow for Rural Event Centers

Community Development Director Angell summarized the item before the commission. The property owner is seeking to open a barn wedding venue/event center on their rural property. Event centers are currently allowed only in commercial districts. In order for the ability for the owner to open a rural event center Zoning Code would need to be changed to allow the use on certain properties and define the process through which this type of use is approved.

Staff is seeking feedback on whether and where Rural Event Center uses should be

allowed and the process for seeing these approved on any particular property (IUP/CUP).

Mullin asked a representative of the owner to come forward to speak about their plans.

Judie Thompson and husband Clay - seek to open a wedding venue with the possibility other events. They describe their needs as: 45,000 sq ft building; hosts 250-275 people; slab on grade; and ADA accessible. Compliment with existing round barn. The round barn would not really be used on site and be more of a back drop. The hope is for construction to start next spring and finished by the end of 2026, with weddings beginning in 2027.

Mullin asked if the a portion of the site would be used?

Hunt asked if this is a new venture or if the owner has experience.

Mrs. Thompson responded that they do have experience with event planning.

John Kemmetmeuller (owner) - Would like to keep the property as R2, the SW corner of it is tillable land and would like to keep at least 10 acres tillable. So possibly 25 acres will be split off for green acres. The round barn needs a little upkeep which is on going and would be mostly a backdrop.

Council Member asked if they would plan to have liquor and music.

Mrs. Thompson responded in the affirmative.

Hunt asked if they anticipated a parking lot.

Mr. Thompson responded that they do with one for attendees and one for caterers/participants.

Larson asked if they planned on bathroom facilities.

The Thompsons responded that they plan on septic and facilities.

The Commission voiced support for the idea.

The commission discussed the following: 10 acre minimum for the use, adequate parking, distance from neighbors, liquor license being catered rather than on-site. Music should be regulated. Events until midnight, outdoor music off at 10:00, indoor music at 11:00 pm

No further discussion.

## **6. OTHER BUSINESS**

## 6.1 Planning & Economic Development Annual Review and Projections

Community Development Director Angell presented a power point that outlined a review on ongoing development, permits and projects. Angell also presented future projects including: zoning code updates, main street, road improvements, and the Comprehensive Plan.

## 7. CORRESPONDENCE AND REPORTS

### 7.1 Past Planning Commission Items Review

## 8. ADJOURN

Commission Member Hunt moved, Commission Member Sattersten seconded a motion to adjourn at 7:46 PM. Motion carried 4-0.

Respectfully Submitted,

Alec Henderson, City Planner



## STAFF REPORT

### ROGERS PLANNING COMMISSION

**Meeting Date:** October 6, 2025

**Agenda Item:** 3.2

**Subject:** Capital Improvement Plan Review and Recommendation to Forward to the City Council

**Prepared By:** Brett Angell, Community Development Director

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### Recommended Commission Action

#### Overview / Background / Analysis

A Capital Improvement Plan (CIP) is a financial guiding document that outlines projects, estimates, funding sources, and preliminary timelines for projects and improvements, so the city is well-prepared for future needs. The CIP is intended to be a framework for projects over a given timeframe and is not a blanket approval for all projects. Each project will typically have additional approvals required. The CIP is used to plan for future expenditures during the annual budgeting discussions. Each individual project in the CIP is reviewed by the City Council and approved or denied based upon construction plans and the actual costs based on real bids. Staff are seeking a recommendation from the Planning Commission that the CIP is consistent with the Comprehensive Plan and to forward it to the City Council for adoption. Additionally, draft versions of the CIP were previously reviewed, discussed, and edited (if applicable) through the annual budgeting process that has occurred.

Per MN Statute 462.356, it is required that Planning Commissions review and forward recommendations on whether the Capital Improvement Plan is consistent with the Comprehensive Plan. Staff have attached the 2040 Comprehensive Plan's Implementation Chapter to this report. The draft CIP is also attached to this report.

#### Staff Recommendation

Staff recommends the Planning Commission motion to affirm to the City Council that the proposed Capital Improvement Plan (CIP) is consistent with the 2040 Comprehensive Plan.

**Financial Impact:** Not applicable.

**Source Fund:** Not applicable.

**Budgeted?** Yes

#### Supporting Documentation

- A. Draft 2026-2030 CIP and CEP
- B. 2040 Comp Plan Chapter 11\_Implementation





10/1/2025

## City of Rogers 2026-2030 Capital Improvement Plan

Project	Year	Total Cost Estimate	Federal / State	County	MSA	Assessments	Other City Funds	Fund 400 - Facilities Fund	Fund 401 - Franchise Fees	Fund 402 Revolving Capital	Fund 403 - Fire Capital Fund	Fund 404 - Park Dedication	Fund 410 - LOST	Utility Funds	Total Funding Sources
<b>2026</b>															
Fire Station No. 1 Administration and Training Room Upgrades and Alerting System	2026	750,000	-	-	-	-	-	750,000	-	-	-	-	-	-	750,000
South Diamond Lake Road Mill and Overlay with Trail and Signals (Public Works to Brockton Lane) - PMP	2026	3,500,000	-	-	2,500,000	-	-	-	600,000	-	-	400,000	-	-	3,500,000
Hassan Parkway Overlay (CSAH 116 to CR 203) Including Islandview Estates and Meadow Lake Estates - PMP	2026	800,000	-	-	-	-	-	-	800,000	-	-	-	-	-	800,000
Heather Ridge, Shadow Wood, Hampsted - PMP	2026	1,800,000	-	-	-	-	-	-	1,750,000	50,000	-	-	-	-	1,800,000
North Side Skating Rink (Replace RAC Rink)	2026	140,000	-	-	-	-	-	-	-	-	-	140,000	-	-	140,000
Crow River Heights Park Replacement	2026	75,000	-	-	-	-	-	-	-	-	-	75,000	-	-	75,000
Parking Lot Expansion South Community Park	2026	300,000	-	-	-	-	-	-	-	-	-	-	300,000	-	300,000
Parking Lot and Trail Lighting	2026	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Fieldhouse Office Buildout	2026	180,000	-	-	-	-	-	-	-	-	-	-	180,000	-	180,000
Lions Community Park Parking Lot Expansion	2026	200,000	-	-	-	-	-	-	-	-	-	200,000	-	-	200,000
South Community Park Trails	2026	95,000	-	-	-	-	-	-	-	-	-	-	95,000	-	95,000
North Community Park to Mallard Estate Trail Repaving	2026	66,000	-	-	-	-	-	-	-	-	-	66,000	-	-	66,000
North Community Park Improvements	2026	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	-	-	1,000,000
Skye Meadows Neighborhood Park South	2026	600,000	-	-	-	-	-	-	-	-	-	600,000	-	-	600,000
Neighborhood Park Hard Court	2026	140,000	-	-	-	-	-	-	-	-	-	140,000	-	-	140,000
Neighborhood Park Picnic Pavilion	2026	100,000	-	-	-	-	-	-	-	-	-	100,000	-	-	100,000
Neighborhood Park Trail Replacement	2026	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Fox Creek Streambank Repairs	2026	385,000	-	-	-	80,000	-	-	-	-	-	-	-	305,000	385,000
Fox Creek Streambank Repairs (Phase 3 - Hyacinth)	2026	560,000	-	-	-	120,000	-	-	-	-	-	-	-	440,000	560,000
Stormwater Pond Cleaning and Repairs	2026	115,000	-	-	-	-	-	-	-	-	-	-	-	115,000	115,000
CSAH 144 (CSAH 13 to RHS) Trail (SRTS)	2026	1,200,000	600,000	-	-	-	-	-	-	-	-	600,000	-	-	1,200,000
Water Meter Changeout (Sub-1,000 gallon)	2026	540,000	-	-	-	-	-	-	-	-	-	-	-	540,000	540,000
Utilities SCADA Upgrades or Replacement	2026	250,000	-	-	-	-	-	-	-	-	-	-	-	250,000	250,000
Day Spring Estates Park Improvements and Pond Outlet Repair	2026	150,000	-	-	-	-	-	-	-	-	-	100,000	-	50,000	150,000
Lift Station No. 11 Rehabilitation	2026	415,000	-	-	-	-	-	-	-	-	-	-	-	415,000	415,000
<b>Subtotal</b>		<b>13,461,000</b>	<b>600,000</b>	<b>-</b>	<b>2,500,000</b>	<b>200,000</b>	<b>-</b>	<b>750,000</b>	<b>3,150,000</b>	<b>50,000</b>	<b>-</b>	<b>3,521,000</b>	<b>575,000</b>	<b>2,115,000</b>	<b>13,461,000</b>



10/1/2025

## City of Rogers 2026-2030 Capital Improvement Plan

Project	Year	Total Cost Estimate	Federal / State	County	MSA	Assessments	Other City Funds	Fund 400 - Facilities Fund	Fund 401 - Franchise Fees	Fund 402 Revolving Capital	Fund 403 - Fire Capital Fund	Fund 404 - Park Dedication	Fund 410 - LOST	Utility Funds	Total Funding Sources
<b>2027</b>															
Civic Campus Phase 1: New Police Department Building with EOC and Training Facility	2027	20,000,000	-	-	-	-	-	20,000,000	-	-	-	-	-	-	20,000,000
Civic Campus Phase 2 - New City Hall	2027	18,000,000	-	-	-	-	-	18,000,000	-	-	-	-	-	-	18,000,000
Fire Station No. 3 Land Purchase	2027	500,000	-	-	-	-	-	500,000	-	-	-	-	-	-	500,000
Main Street Reconstruction with Trail - CR 81 to CR 116 (Includes 129th Avenue and Territorial Road Intersections)	2027	8,950,000	-	4,000,000	2,000,000	-	1,300,000	-	250,000	700,000	-	-	-	700,000	8,950,000
Nordens, Oak Ridge, Roys Rivers Edge, Thomas Hills - PMP	2027	1,800,000	-	-	-	-	-	-	1,750,000	50,000	-	-	-	-	1,800,000
Industrial Court Mill and Overlay - PMP	2027	250,000	-	-	-	-	-	-	250,000	-	-	-	-	-	250,000
Fox Creek West Mill and Overlay - PMP	2027	600,000	-	-	-	-	-	-	600,000	-	-	-	-	-	600,000
Willandale Lane Overlay - PMP	2027	300,000	-	-	-	-	-	-	300,000	-	-	-	-	-	300,000
Replace Existing Trails	2027	300,000	-	-	-	-	-	-	-	-	-	300,000	-	-	300,000
Lions Park Land Purchase	2027	300,000	-	-	-	-	-	-	-	-	-	300,000	-	-	300,000
Cowley Lake Park Improvements Phase 1 with Trail to CSAH 116	2027	900,000	-	-	-	-	-	-	-	-	-	900,000	-	-	900,000
Future Neighborhood Park	2027	450,000	-	-	-	-	-	-	-	-	-	450,000	-	-	450,000
Neighborhood Park Hard Court	2027	150,000	-	-	-	-	-	-	-	-	-	150,000	-	-	150,000
Neighborhood Park Picnic Pavilion	2027	110,000	-	-	-	-	-	-	-	-	-	110,000	-	-	110,000
Trail Rehabilitation	2027	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Parking Lot and Trail Lighting	2027	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
TH 101 ADA and Trail Improvements	2027	260,000	-	-	-	-	-	-	-	-	-	260,000	-	-	260,000
Water Treatment Plant 1	2027	10,000,000	-	-	-	-	-	-	-	-	-	-	-	10,000,000	10,000,000
Rehabilitate Orchid Water Tower	2027	1,600,000	-	-	-	-	-	-	-	-	-	-	-	1,600,000	1,600,000
Stormwater Pond Cleaning and Repairs	2027	135,000	-	-	-	-	-	-	-	-	-	-	-	135,000	135,000
Lift Station 14 Rehabilitation	2027	372,000	-	-	-	-	-	-	-	-	-	-	-	372,000	372,000
<b>Subtotal</b>		<b>65,077,000</b>	-	<b>4,000,000</b>	<b>2,000,000</b>	-	<b>1,300,000</b>	<b>38,500,000</b>	<b>3,150,000</b>	<b>750,000</b>	-	<b>2,570,000</b>	-	<b>12,807,000</b>	<b>65,077,000</b>
<b>2028</b>															
Provent Exhaust System for Fire Station No. 1	2028	480,000	-	-	-	-	-	-	-	-	480,000	-	-	-	480,000
CSAH 144 Realignment - North Section (CR 116 to Industrial)	2028	4,020,000	-	3,520,000	500,000	-	-	-	-	-	-	-	-	-	4,020,000
East Industrial Park Mill and Overlay - PMP	2028	600,000	-	-	-	-	-	-	600,000	-	-	-	-	-	600,000
Rogers Drive Full Depth Mill and Overlay - PMP	2028	700,000	-	-	-	-	-	-	700,000	-	-	-	-	-	700,000
Replace Existing Trails	2028	300,000	-	-	-	-	-	-	-	-	-	300,000	-	-	300,000
Trail Connection Cambria Farms to Hassan Hills	2028	200,000	-	-	-	-	-	-	-	-	-	200,000	-	-	200,000
Trail Connection Dayspring to Skye Meadows	2028	200,000	-	-	-	-	-	-	-	-	-	200,000	-	-	200,000
Future Neighborhood Park	2028	450,000	-	-	-	-	-	-	-	-	-	450,000	-	-	450,000
Henry's Woods Improvements	2028	350,000	-	-	-	-	-	-	-	-	-	350,000	-	-	350,000
Trail Rehabilitation	2028	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Parking Lot and Trail Lighting	2028	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Neighborhood Park Hard Court	2028	150,000	-	-	-	-	-	-	-	-	-	150,000	-	-	150,000
Neighborhood Park Picnic Pavilion	2028	110,000	-	-	-	-	-	-	-	-	-	110,000	-	-	110,000
Stormwater Pond Cleaning and Repairs	2028	155,000	-	-	-	-	-	-	-	-	-	-	-	155,000	155,000
Lift Station 9 Rehabilitation	2028	379,000	-	-	-	-	-	-	-	-	-	-	-	379,000	379,000
<b>Subtotal</b>		<b>8,194,000</b>	-	<b>3,520,000</b>	<b>500,000</b>	-	-	-	<b>1,300,000</b>	-	<b>480,000</b>	<b>1,860,000</b>	-	<b>534,000</b>	<b>8,194,000</b>



10/1/2025

## City of Rogers 2026-2030 Capital Improvement Plan

Project	Year	Total Cost Estimate	Federal / State	County	MSA	Assessments	Other City Funds	Fund 400 - Facilities Fund	Fund 401 - Franchise Fees	Fund 402 Revolving Capital	Fund 403 - Fire Capital Fund	Fund 404 - Park Dedication	Fund 410 - LOST	Utility Funds	Total Funding Sources
<b>2029</b>															
Fire Station 1 Expansion - Bunk Rooms 3 Rivers Estates, Country Meadows, Hartwood, Saddle Ridge, Serenety, Maria Meadows - PMP	2029	2,000,000	-	-	-	-	-	2,000,000	-	-	-	-	-	-	2,000,000
Trail Connection Aster Mill to South Community Park	2029	1,700,000	-	-	-	-	-	-	1,700,000	-	-	-	-	-	1,700,000
Future Neighborhood Park	2029	1,500,000	-	-	-	-	-	-	-	-	-	1,500,000	-	-	1,500,000
Trail Rehabilitation	2029	450,000	-	-	-	-	-	-	-	-	-	450,000	-	-	450,000
Parking Lot and Trail Lighting	2029	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Neighborhood Park Hard Court	2029	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Neighborhood Park Picnic Pavilion	2029	135,000	-	-	-	-	-	-	-	-	-	135,000	-	-	135,000
Stormwater Pond Cleaning and Repairs	2029	100,000	-	-	-	-	-	-	-	-	-	100,000	-	-	100,000
Lift Station 4 Rehabilitation	2029	170,000	-	-	-	-	-	-	-	-	-	-	-	170,000	170,000
<b>Subtotal</b>		<b>526,000</b>	-	-	-	-	-	-	-	-	-	-	-	<b>526,000</b>	<b>526,000</b>
<b>2030</b>															
Elm Parkway - PMP	2030	1,160,000	-	-	-	-	-	-	1,160,000	-	-	-	-	-	1,160,000
Future Neighborhood Park	2030	700,000	-	-	-	-	-	-	-	-	-	700,000	-	-	700,000
Neighborhood Park Hard Court	2030	135,000	-	-	-	-	-	-	-	-	-	135,000	-	-	135,000
Parking Lot and Trail Lighting	2030	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Neighborhood Park Picnic Pavilion	2030	100,000	-	-	-	-	-	-	-	-	-	100,000	-	-	100,000
Trail Rehabilitation	2030	50,000	-	-	-	-	-	-	-	-	-	50,000	-	-	50,000
Neighborhood Park Hard Court	2030	135,000	-	-	-	-	-	-	-	-	-	135,000	-	-	135,000
Neighborhood Park Picnic Pavilion	2030	100,000	-	-	-	-	-	-	-	-	-	100,000	-	-	100,000
Stormwater Pond Cleaning and Repairs	2030	170,000	-	-	-	-	-	-	-	-	-	-	-	170,000	170,000
Lift Station 5 Rehabilitation	2030	935,000	-	-	-	-	-	-	-	-	-	-	-	935,000	935,000
<b>Subtotal</b>		<b>3,535,000</b>	-	-	-	-	-	-	<b>1,160,000</b>	-	-	<b>1,270,000</b>	-	<b>1,105,000</b>	<b>3,535,000</b>
Total		96,948,000	600,000	7,520,000	5,000,000	200,000	1,300,000	41,250,000	10,460,000	800,000	480,000	11,506,000	575,000	17,257,000	96,948,000
		-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2026	13,461,000	600,000	-	2,500,000	200,000	-	750,000	3,150,000	50,000	-	3,521,000	575,000	2,115,000	13,461,000
	2027	65,077,000	-	4,000,000	2,000,000	-	1,300,000	38,500,000	3,150,000	750,000	-	2,570,000	-	12,807,000	65,077,000
	2028	8,194,000	-	3,520,000	500,000	-	-	-	1,300,000	-	480,000	1,860,000	-	534,000	8,194,000
	2029	6,681,000	-	-	-	-	-	2,000,000	1,700,000	-	-	2,285,000	-	696,000	6,681,000
	2030	3,535,000	-	-	-	-	-	-	1,160,000	-	-	1,270,000	-	1,105,000	3,535,000
<b>Total</b>		<b>96,948,000</b>	<b>600,000</b>	<b>7,520,000</b>	<b>5,000,000</b>	<b>200,000</b>	<b>1,300,000</b>	<b>41,250,000</b>	<b>10,460,000</b>	<b>800,000</b>	<b>480,000</b>	<b>11,506,000</b>	<b>575,000</b>	<b>17,257,000</b>	<b>96,948,000</b>
Check		-	-	-	-	-	-	-	-	-	-	-	-	-	-



10/1/2025

## City of Rogers 2026-2030 Capital Improvement Plan

Project	Year	Total Cost Estimate	Federal / State	County	MSA	Assessments	Other City Funds	Fund 400 - Facilities Fund	Fund 401 - Franchise Fees	Fund 402 Revolving Capital	Fund 403 - Fire Capital Fund	Fund 404 - Park Dedication	Fund 410 - LOST	Utility Funds	Total Funding Sources
<b>Provisional Projects</b>															
Pauls Drive Gravel to Paved		220,000	-	-	-	20,000	-	-	120,000	80,000	-	-	-	-	220,000
Tilton Trail North Gravel to Paved (Wood to CDS)		880,000	-	-	-	28,000	-	-	682,000	170,000	-	-	-	-	880,000
East 113th Gravel to Paved		550,000	-	-	-	16,000	-	-	394,000	140,000	-	-	-	-	550,000
West 113th Gravel to Paved		550,000	-	-	-	10,000	-	-	360,000	180,000	-	-	-	-	550,000
Park Drive Gravel to Paved		1,300,000	-	-	-	40,000	-	-	1,100,000	160,000	-	-	-	-	1,300,000
Tilton Trail South Gravel to Paved		1,050,000	-	-	-	22,000	-	-	828,000	200,000	-	-	-	-	1,050,000
Valley Drive Gravel to Paved		1,100,000	-	-	-	20,000	-	-	1,080,000	-	-	-	-	-	1,100,000
Wood Lane Gravel to Paved		600,000	-	-	-	20,000	-	-	580,000	-	-	-	-	-	600,000
Rogers Activity Center Expansion		16,400,000	-	300,000	-	13,500,000	2,600,000	-	-	-	-	-	-	-	16,400,000
I-94/TH 101 Interchange Conversion to Diverging Diamond		9,300,000	6,800,000	1,500,000	1,000,000	-	-	-	-	-	-	-	-	-	9,300,000
Brockton Lane/Clam/Alro Intersection		5,000,000	-	-	1,000,000	1,000,000	1,000,000	-	-	2,000,000	-	-	-	-	5,000,000
Fletcher Lane Improvements with Utilities - Development Driven		500,000	-	-	-	150,000	-	-	30,000	120,000	-	-	-	200,000	500,000
129th Avenue Reconstruction Phase 3 (Oakwood Drive to Edgewater Parkway) with Trail - Development Driven		2,000,000	-	250,000	1,400,000	-	-	-	100,000	250,000	-	-	-	-	2,000,000
Edgewater Parkway from Edgewater to CSAH 116 with Trail - Development Driven		2,800,000	-	-	1,700,000	-	-	-	-	300,000	-	200,000	-	600,000	2,800,000
		<b>42,250,000</b>	<b>6,800,000</b>	<b>2,050,000</b>	<b>5,100,000</b>	<b>14,826,000</b>	<b>3,600,000</b>	<b>-</b>	<b>5,274,000</b>	<b>3,600,000</b>	<b>-</b>	<b>200,000</b>	<b>-</b>	<b>800,000</b>	<b>42,250,000</b>



10/1/2025

## City of Rogers 2026-2029 Capital Equipment Plan

Equipment List	Public Works Unit No.	Model Year	Year	Department	Replacment or Add	Total Cost Estimate	Outside Sources/Grants	Other City Funds	Fund 400 - Capital Equipment Fund	Fund 403 - Fire Capital Fund	Fund 601 - Water	Fund 602 - Sewer	Fund 603 - Storm Sewer	Total Funding Sources
<b>2026</b>														
#60-021 2020 Squad 1	60-021	2020	2026	Fire	Replacement	85,000	-	-	-	85,000	-	-	-	85,000
#60-013 2007 Squad Duty Officer	60-013	2007	2026	Fire	Replacment	84,000	-	-	-	84,000	-	-	-	84,000
#60-017 2016 Squad Inspector	60-017	2016	2026	Fire	Replacement	84,000	-	-	-	84,000	-	-	-	84,000
#6807 Detective Squad (#6861)	6807	2020	2026	Police	Replacement	70,000	-	-	70,000	-	-	-	-	70,000
#6813 SRO Squad (#6862)	6813	2021	2026	Police	Replacement	70,000	-	-	70,000	-	-	-	-	70,000
#6821 SRO Squad (#6865)	6821	2022	2026	Police	Replacement	70,000	-	-	70,000	-	-	-	-	70,000
#6836 2023 Squad (#6863)	6837	2023	2026	Police	Replacement	86,000	-	-	86,000	-	-	-	-	86,000
Squad Rifles	N/A		2026	Police	Replacement	40,000	-	-	40,000	-	-	-	-	40,000
Records Management System	N/A		2026	Police	Replacement	164,000	-	-	164,000	-	-	-	-	164,000
Deputy Chief Squad (#6864)	6864	2026	2026	Police	Add	86,000	-	-	86,000	-	-	-	-	86,000
Mobile Speed Radar Trailer	N/A		2026	Police	Add	14,000	-	-	14,000	-	-	-	-	14,000
Utilities Pickup Replacement	35-016	2012	2026	Utilities	Replacement	50,000	-	-	-	-	25,000	25,000	-	50,000
Replace 200 KW Portable Generator	25-005	Unk.	2026	Utilities	Replacement	150,000	-	-	-	-	75,000	75,000	-	150,000
Parks Pickup Replacement	35-015	2011	2026	Parks	Replacement	50,000	-	-	50,000	-	-	-	-	50,000
Sidewalk Machine (Blower and V-Plow)	15-015	2009	2026	Parks	Replacement	130,000	-	-	130,000	-	-	-	-	130,000
Automatic Field Line Sprayer	New		2026	Parks	Replacement	80,000	-	-	80,000	-	-	-	-	80,000
Two-ton Truck	35-021	2007	2026	Public Works	Replacement	90,000	-	-	90,000	-	-	-	-	90,000
Asphalt Hot Box	N/A		2026	Public Works	Replacement	100,000	-	-	100,000	-	-	-	-	100,000
1999 Case 621C Loader Replace	20-001	1999	2026	Public Works	Replacement	185,000	-	-	185,000	-	-	-	-	185,000
JD 6430	15-008	2012	2026	Public Works	Replacement	250,000	-	-	250,000	-	-	-	-	250,000
5100 Tractor Replacement 2011	15-007	2011	2026	Public Works	Replacement	60,000	-	-	60,000	-	-	-	-	60,000
<b>Subtotal</b>						<b>1,998,000</b>	<b>-</b>	<b>-</b>	<b>1,545,000</b>	<b>253,000</b>	<b>100,000</b>	<b>100,000</b>	<b>-</b>	<b>1,998,000</b>
<b>2027</b>														
Trailer Mounted Message Board	N/A	2027	2027	Emergency Mngmt.	New	25,000	-	-	25,000	-	-	-	-	25,000
Building Official Vehicle	35-039	2020	2027	Fire/Bldg	Replacement	45,000	-	-	45,000	-	-	-	-	45,000
#6831 2023 Squad (#6872)	6831	2023	2027	Police	Replacement	90,000	-	-	90,000	-	-	-	-	90,000
#6832 2023 Squad (#6873)	6832	2023	2027	Police	Replacement	90,000	-	-	90,000	-	-	-	-	90,000
#6833 2023 Squad (#6874)	6833	2023	2027	Police	Replacement	90,000	-	-	90,000	-	-	-	-	90,000
#6834 2023 Squad (#6875)	6834	2023	2027	Police	Replacement	90,000	-	-	90,000	-	-	-	-	90,000
#6837 2023 Squad (#6876)	6836	2023	2027	Police	Replacement	90,000	-	-	90,000	-	-	-	-	90,000
Replace 200 KW Portable Generator	25-006	Unk.	2027	Utilities	Replacement	150,000	-	-	-	-	75,000	75,000	-	150,000
Engineering Technician Pickup	N/A	N/A	2027	Public Works	New	55,000	-	-	25,000	-	10,000	10,000	10,000	55,000
Parks Pickup Replacement	35-012	2014	2027	Parks	Replacement	55,000	-	-	55,000	-	-	-	-	55,000
Parks Pickup Replacement	35-017	2014	2027	Public Works	Replacement	55,000	-	-	55,000	-	-	-	-	55,000
2007 Sterling Tandem Turnover Replacement	40-006	2007	2027	Public Works	Replacement	340,000	-	-	340,000	-	-	-	-	340,000
5100 Tractor Replacement 2012	15-008	2012	2027	Public Works	Replacement	65,000	-	-	65,000	-	-	-	-	65,000
Sign Truck Replacement	40-011	2005	2027	Public Works	Replacement	180,000	-	-	180,000	-	-	-	-	180,000
<b>Subtotal</b>						<b>1,420,000</b>	<b>-</b>	<b>-</b>	<b>1,240,000</b>	<b>-</b>	<b>85,000</b>	<b>85,000</b>	<b>10,000</b>	<b>1,420,000</b>



10/1/2025

## City of Rogers 2026-2029 Capital Equipment Plan

Equipment List	Public Works Unit No.	Model Year	Year	Department	Replacment or Add	Total Cost Estimate	Outside Sources/Grants	Other City Funds	Fund 400 - Capital Equipment Fund	Fund 403 - Fire Capital Fund	Fund 601 - Water	Fund 602 - Sewer	Fund 603 - Storm Sewer	Total Funding Sources
<b>2028</b>														
Building Inspector Car	35-052	2020	2028	Fire/Bldg	Replacement	45,000	-	-	45,000	-	-	-	-	45,000
Battalion Chief Car		2020	2028	Fire	Replacement	85,000	-	-	85,000	-	-	-	-	85,000
2006 Engine 11 Replacement		2006	2028	Fire	Replacement	1,400,000	-	-	1,400,000	-	-	-	-	1,400,000
Patient Care UTV and Trailer	New		2028	Fire	Add	50,000	-	-	-	50,000	-	-	-	50,000
SCBA Equipment Replacement	N/A		2028	Fire	Replacement	440,000	-	-	-	440,000	-	-	-	440,000
#6835 2024 Squad (#6881)	6835	2024	2028	Police	Replacement	92,000	-	-	92,000	-	-	-	-	92,000
#6844 2024 Squad (#6882)	6844	2024	2028	Police	Replacement	92,000	-	-	92,000	-	-	-	-	92,000
#6845 2024 Squad (#6883)	6845	2024	2028	Police	Replacement	92,000	-	-	92,000	-	-	-	-	92,000
#6841 2024 Squad (#6884)	6841	2024	2028	Police	Replacement	92,000	-	-	92,000	-	-	-	-	92,000
#6842 2024 Squad (#6885)	6842	2024	2028	Police	Replacement	92,000	-	-	92,000	-	-	-	-	92,000
#6843 2024 Squad (#6886 - K-9)	6843	2024	2028	Police	Replacement	95,000	-	-	95,000	-	-	-	-	95,000
SRO Squad (#6887)	6887		2028	Police	Add	74,000	-	-	74,000	-	-	-	-	74,000
Utilities Pickup Replacement	35-023	2016	2028	Utilities	Replacement	60,000	-	-	-	-	30,000	30,000	-	60,000
Utilities Pickup Replacement	35-024	2016	2028	Utilities	Replacement	60,000	-	-	-	-	30,000	30,000	-	60,000
Compactor/Roller	15-017	2003	2028	Public Works	Replacement	40,000	-	-	40,000	-	-	-	-	40,000
<b>Subtotal</b>						<b>2,809,000</b>	-	-	<b>2,199,000</b>	<b>490,000</b>	<b>60,000</b>	<b>60,000</b>	-	<b>2,809,000</b>
<b>2029</b>														
#6851 2025 Squad (#6891)	6851	2025	2029	Police	Replacement	94,000	-	-	94,000	-	-	-	-	94,000
#6852 2025 Squad (#6892)	6852	2025	2029	Police	Replacement	94,000	-	-	94,000	-	-	-	-	94,000
#6853 2025 Squad (#6893)	6853	2025	2029	Police	Replacement	94,000	-	-	94,000	-	-	-	-	94,000
#6854 2025 Squad (#6894)	6854	2025	2029	Police	Replacement	94,000	-	-	94,000	-	-	-	-	94,000
Landscape Truck Replacement	40-010	2002	2029	Parks	Replacement	200,000	-	-	200,000	-	-	-	-	200,000
<b>Subtotal</b>						<b>576,000</b>	-	-	<b>576,000</b>	-	-	-	-	<b>576,000</b>
<b>2030</b>														
2001 Aerial 11 Replacement		2001	2030	Fire	Replacement	2,800,000	-	-	1,800,000	1,000,000	-	-	-	2,800,000
#6856 2025 Detective Squad (#6801)	6856	2025	2030	Police	Replacement	80,000	-	-	80,000	-	-	-	-	80,000
#6863 2023 Squad (#6802)	6863	2023	2030	Police	Replacement	97,000	-	-	97,000	-	-	-	-	97,000
#6803 Squad	6803		2030	Police	Add	97,000	-	-	97,000	-	-	-	-	97,000
Sign Truck Replacement	40-011	2005	2030	Streets	Replacement	200,000	-	-	200,000	-	-	-	-	200,000
Camera Van Replacement	35-028	2001	2030	Utilities	Replacement	150,000	-	-	-	-	75,000	-	75,000	150,000
JetVac Replacement	40-008	2010	2030	Utilities	Replacement	800,000	-	-	-	-	300,000	300,000	200,000	800,000
<b>Subtotal</b>						<b>4,224,000</b>	-	-	<b>2,274,000</b>	<b>1,000,000</b>	<b>375,000</b>	<b>300,000</b>	<b>275,000</b>	<b>4,224,000</b>
Total						11,027,000	-	-	7,834,000	1,743,000	620,000	545,000	285,000	11,027,000
			2026			1,998,000	-	-	1,545,000	253,000	100,000	100,000	-	1,998,000
			2027			1,420,000	-	-	1,240,000	-	85,000	85,000	10,000	1,420,000
			2028			2,809,000	-	-	2,199,000	490,000	60,000	60,000	-	2,809,000
			2029			576,000	-	-	576,000	-	-	-	-	576,000
			2030			4,224,000	-	-	2,274,000	1,000,000	375,000	300,000	275,000	4,224,000
			<b>Total</b>			<b>11,027,000</b>	-	-	<b>7,834,000</b>	<b>1,743,000</b>	<b>620,000</b>	<b>545,000</b>	<b>285,000</b>	<b>11,027,000</b>



# Chapter 11 Implementation



## Introduction

A Comprehensive Plan must be a living document. It must be the basis for all policy, development and financial decisions made daily by City leaders and staff as it relates to how the City will grow and evolve, and where public investments are necessary to support that growth.

Throughout this process we **Imagined Rogers 2040**. The vision, guiding principles and strategies, along with each of the supporting chapters, identify our strengths and challenges facing our community, and provide a foundation for solving problems and seizing opportunities for sustained growth and change. Achieving what we aspire for Rogers depends clear, attainable goals and action items, and ultimately tangible outcomes that we can visualize happening, and continued diligence, understanding success is journey, not a destination.

**Success:** *The accomplishment of an aim or purpose.*

Implementation of this Comprehensive Plan involves the conversion of the guiding principles and strategies into official municipal controls, tools and programs. The Implementation chapter, like the Plan itself, should be a flexible guide and should be amended as conditions change or are better understood.

The Comprehensive Plan will be implemented in a number of ways. Actual implementation is accomplished daily by City staff and on a regular basis by the decisions made by the City Council and advisory commissions. Implementation will involve the application of and updates to the City's official controls and continued financial management practices, as well as the specific action items identified in this chapter.

## Official Controls

The City's official controls are central in the implementation of this Plan. State Statute requires the City to ensure there is consistency between its official controls and the Comprehensive Plan. In the case of land use and development, the City's **Zoning and Subdivision Ordinances** are important to successful implementation of the Plan as they guide the type, location, intensity and aesthetics of development that occurs in the community. Thus, upon adoption of the Comprehensive Plan the City shall evaluate its zoning ordinances and other land use controls and consider amendments necessary to eliminate inconsistencies and ensure successful implementation of this Plan. Those updates must be completed nine months after formal adoption of the 2040 Comprehensive Plan. A description of the city's existing zoning districts and a zoning map are provided in the Appendix. The City's website also provides a description of districts and the current map and should be referenced for the most current information.

The City of Rogers has established plans, ordinances, policies, fiscal devices, and other tools that guide decision-making and are used to implement the Comprehensive Plan's goals and policies. Similar to the Comprehensive Plan, these documents should be monitored and updated to ensure that they continue to meet the needs of the community and help support its overall vision. These official controls consist primarily of ordinances and fiscal devices.

## Fiscal Programs & Tools

The City has established and uses various fiscal devices to support implementation of the Comprehensive Plan's guiding principles and strategies. Financial planning ensures City spending responds to the City's overall vision and is done in a fiscally responsible manner. Of particular importance is the Capital Improvement Program (CIP). The





CIP contains the multi-year scheduling and funding of public infrastructure improvements in areas such as transportation, water resources, and public buildings and parks. The City has established a 10-year CIP that identifies the priority, timing and funding of public investments by department, specifically Public Works, Utilities, Public Safety, Parks, Planning and Administration. The Rogers CIP is attached in **Appendix G**.

## Implementation Plan

The success of long-range planning can be measured by its ability to be implemented. Without action on the guiding principles and strategies defined within the plan, there may be no movement toward the City’s overall vision by 2040. The previous chapters of the Comprehensive Plan identify issues and opportunities in each of the City’s systems that can be addressed over the next 25 years. The following pages provide a list of actions that may be implemented to respond to these issues and opportunities, as the City strives to meet its 2040 Vision.



Build Neighborhoods and Livability



Housing							
Allocate funding from an established Housing & Redevelopment Authority (HRA) levy toward development of a home investment program to preserve the existing housing stock and support the need for home affordability.		✘			✘		
Create housing incentive programs to entice development of housing options priced and marketed at first-time home buyers, and encourage reinvestment in existing of homes constructed pre-1990s to preserve home prices and values within established affordability ranges.		✘			✘		
Establish infill development program to acquire and remove or renovate blighted homes for redevelopment.	✘	✘					
Identify funding programs to support construction of attainable housing for persons and families with household incomes less than the Area Median Income for the Twin Cities Metropolitan Area.		✘					
Emphasize development of a full complement of lifecycle housing options with an emphasis on both owner-occupied and rental higher density residential products that satisfy the demand for market rate, affordable and senior living products.		✘			✘		
Provide sufficient housing types, services and aging-in-place programs necessary to assist the needs of an aging population.	✘	✘					
Support development of multi-family projects within existing commercial areas to capitalize on access to services and roadways.	✘	✘			✘	✘	
Approve flexible development standards for land outside of the Rogers municipal utility services area to enable interim, larger lot residential development with end goal of average density of 3.0 units per acre.	✘	✘					✘



Assist with land assembly necessary to support medium density development adjacent to Triangle Park and along Main Street and Rouillard Avenue.	✘	✘				✘	
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**Parks, Recreation & Healthy Living**








Build parks and recreation areas, and preserve open spaces, that create accessible quality experiences and promote healthy living and are adaptable to changing demographics and community needs.			✘			✘	✘
Ensure access to parks and recreational facilities and open spaces at no or low cost by maintaining and upgrading play structures, courts and fields that enable physical activity and social interaction for youth and their families.			✘				✘
Implement Triangle Park plan to construct new park shelter, farmer’s market area, splash pad and other park improvements to establish park as central park for the community.			✘				
Partner with Three Rivers Park District on developing local ‘sister park’ to the 2,600-acre Crow-Hassan Park Reserve.			✘				
Partner with Community Education and other local recreational program providers to provide residents with access to recreation activities and programs.			✘				✘
Pursue partnerships to build regional systems and fund initiatives and projects that support the mission of the Rogers Parks, Open Space and Trails System Plan.			✘				

Foster Economic Opportunity and Prosperity












## Downtown

							
Fund a streetscape plan and small area plan design to establish vision and provide visual demonstrations of the urban environment and street-level pedestrian orientations for Downtown Rogers. Establish priority projects and timelines of work to be completed.			<b>X</b>			<b>X</b>	<b>X</b>
Redefine Downtown Rogers as a multi-purpose district for small business commerce, residential living and community gathering.	<b>X</b>	<b>X</b>			<b>X</b>		
Pursue the types of businesses that fit the Downtown Rogers image. Partner with landowners and developers to protect land prices or rental rates necessary to support those businesses.	<b>X</b>	<b>X</b>			<b>X</b>		
Locate civic facilities, including city hall, senior center and community enter, central to Downtown Rogers to create and support public and commerce activities.	<b>X</b>						<b>X</b>
Complete exterior design standards for downtown buildings, store fronts and public spaces to create continuity and scale between the old and new built environments.	<b>X</b>				<b>X</b>		
Perform assessment of existing buildings in Downtown Rogers to determine condition and cost to renovate and retain historic buildings of local significance. Identify funding sources to support entrance and façade restoration of buildings.					<b>X</b>		
Retain affordable rental rates for downtown properties by partnering with existing landowners and developers to acquire properties, remove blight, renovate buildings and update exteriors, and complete infill development projects.	<b>X</b>	<b>X</b>			<b>X</b>		
Establish transition zone and development standards for residential and commercial development adjacent to downtown to support the vision and targeted outcomes for Downtown Rogers.	<b>X</b>	<b>X</b>			<b>X</b>		










## Business Development

							
Activate the Economic Development Authority (EDA) and implement an EDA levy necessary to support identified economic development goals and outcomes for Rogers.					✘		
Develop a five (5) year economic development strategic plan that creates funding opportunities and entices new development, redevelopment and/or reinvestment of existing properties that grow and stabilize the existing property values and creates opportunities to redevelop commercial properties to make better use of the commercial land.	✘				✘		
Support a Housing & Redevelopment Authority (HRA) levy for the purpose of development housing programs to support development activities that create workforce housing options for employees.		✘			✘		
Adopt a Business Recruitment, Retention and Expansion program to understand local business needs and develop a strategy for new business attraction.					✘		
Partner with waste and recycling companies to conduct volunteer assessments for local businesses and multi-family properties to aid in identifying opportunities for waste and cost reductions and increases recycling efforts.					✘		
Collaborate with Minnesota Department of Employment and Economic Development, Greater MSP and Hennepin County to create awareness and promote the City as destination for business and capitalize on its location within the Twin Cities metropolitan area.					✘		
Partner with educational institutions, non-profit organizations and utility companies to identify access to technology and human capital and workforce training for existing businesses and employees to support worker attraction and retention.					✘		



## Development Support

							
Facilitate preparation of development-ready sites.	✘				✘		
Update City development policies to encourage compact development and flexible land uses that support community sustainability strategies and use natural landscapes to create amenity-rich developments.	✘	✘	✘	✘	✘	✘	✘
Explore opportunities through University of Minnesota Resilient Communities Partnership or similar student-led research programs to identify business and development support mechanisms.						✘	✘
Complete market study of community.						✘	



Broaden Community Connections



**Transportation**

Achieve a coordinated pattern of land use development with the local and regional transportation system that ensures safe, convenient, and efficient mobility.	✘					✘	✘
Support smart growth strategies that creates community mobility alternatives and reduces carbon emissions by promoting coordinated, compact development patterns that prioritize infill and redevelopment of previously developed areas and provide transit options.	✘	✘	✘			✘	✘
Encourage master planning designs of existing commercial and industrial areas to promote compact development projects that feature a mix of uses to capitalize on access to Interstate 94 and Highway 101 and future Dayton Parkway interchange.	✘				✘	✘	
Integrate smart car technologies within the community, including installation of charging stations for electric vehicles and support for the development of other new transportation technologies that enables Rogers to benefit from those advancements.					✘	✘	✘
Develop wayfinding and directional signage plan, including community monument and district entrance signs, for community navigation for pedestrians, bicyclists and motorists, and to help enhance the sense of place vision community-wide.						✘	
Partner with the Minnesota Department of Transportation and Hennepin County to identify and fund long-term traffic impacts and opportunities to improve community access and commute times in and through the City.	✘					✘	



## Trails








Identify critical trail and sidewalk connections for pedestrians and bicyclists between neighborhoods, commercial and employment areas, and recreational destinations for the purpose of creating loop systems, local connectors, and safe routes to schools.	✘	✘	✘		✘	✘	
Repair and fill gaps within the existing sidewalk and trails system.			✘			✘	
Expand local connections to regional assets that provide and improve non-motorized commuting opportunities and access to transit for non-motorized commuters.			✘			✘	
Develop an interlinking system of high value trails, sidewalks, and on-street bikeways throughout the City that connect with regional trails and trails in adjoining communities.			✘			✘	
Provide reasonable trail access to the natural resource amenities within the community without unduly compromising their integrity and natural qualities.	✘	✘	✘		✘	✘	
Provide an appropriate level of universal accessibility to trails throughout the system.			✘			✘	✘

## Transit

Support opportunities to provide transit service options to the community.	✘					✘	
Identify transit station site options. Advocate for extension of commuter service improvements and transit needs, whether new or extension of existing bus services and/or light rail.	✘				✘	✘	



Create Lasting Value 

Stewardship							
Approve Natural Resources Stewardship Plan that enhances the health of the City’s ecosystems, protects and enhances biological diversity of native habitats, and balances natural resources preservation with recreational use and community growth pressures caused by development.			X	X			X
Enrich the aesthetic environment and community benefits by establishing landscaping requirements and expanding the existing Tree and Woodland Preservation ordinance to address tree removal, preservation and tree types.	X		X				
Increase the urban tree canopy coverage to provide shade, dissipate heat, mitigate the health effects of airborne particulates, and reduce the City’s overall carbon footprint.			X				X
Adopt a Living Streets plan to implement consistent, cohesive local street design throughout the community that provide environmental and health benefits, and reduce future public improvement costs, with narrowed streets and enhanced boulevard design and landscaping and improved pedestrian and bicycle access.	X		X			X	X
Provide a reliable and sustainable drinking water supply by promoting water conservation methods through public outreach and City code modifications. The City also plans to implement a rebate program to identify high efficiency appliances and smart irrigation systems.				X			X
Approve the 2040 Comprehensive Sanitary Sewer Plan that establishes goals and polices that promote the efficient maintenance and operation of the Rogers Wastewater Treatment Plant and collection system. Adoption of the plan will also promote continued sanitary sewer capacity for current residents and business and future capacity, along with a system that is cost-effective and equitably financed.				X			



Approve the 2040 Stormwater Management Plan that will promote improved water quality through the adoption and implementation of best management practices.				✘			
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### Energy Dependency

Integrate electric, hybrid and/or other alternative energy powered and fuel efficient vehicles into the City's fleet.						✘	✘
Partner with private utility companies to provide information and access to energy and other conservation programs.	✘						✘
Establish an incentive program for property owners to construct raingardens, use rain barrels, or implement other water control strategies to capture water for re-use to reduce water consumption and reduce storm water runoff.	✘	✘			✘		✘

### Engagement

Expand the use of social networking and other technologies and traditional mediums to improve delivery of and access to and delivery of information and enhance interaction with all persons.	✘	✘	✘	✘	✘	✘	✘
Refine the City logo and establish a brand identity and marketing strategy to define the identity of the community and aid as a recruitment tool for business growth.					✘		✘
Expand E-commerce solutions to enable online customer transactions.					✘		✘



**STAFF REPORT**

**ROGERS PLANNING  
COMMISSION**

**Meeting Date:** October 6, 2025

**Agenda Item:** 5.1

**Subject:** Main Street Master Plan Presentation and Discussion

**Prepared By:** Brett Angell, Community Development Director

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**Recommended Commission Action**

**Overview / Background / Analysis**

Over the course of the past several years, the Main Street corridor and downtown Rogers area has been a focal point for local planning efforts with the intention of establishing and maintaining the district as the heart and hub of the City of Rogers. Past planning efforts have included the Downtown Master Plan and Main Street Streetscape Plan, both of which were adopted in early 2020. The efforts also included a Main Street Small Area Plan from 2022, which was not adopted.

In Spring of 2025, the City of Rogers applied for, and was awarded, a grant through Hennepin County's Hennepin Planning Grant initiative. These grants aid in the planning efforts of municipalities for master plans and corridor plans. Through this process and in collaboration with Hennepin County, the city selected Cardo as the consultant for the new master plan effort. The new master plan efforts seek to combine previous efforts into one document, reflect changes which have occurred throughout the district, define initiatives and guidance for redevelopment, and create strategies to ensure the district has a unified vision moving into the future. The intention is to lead to the creation of a vibrant and walkable district that is unique to Rogers and that combines commercial and residential opportunities within the city.

The Main Street Master Plan efforts kicked off in September with various community engagement efforts. This has included stakeholder meetings featuring property and business owners of the district and a community open house where the public was able to provide feedback on challenges, opportunities, and preferences for the district. Additionally, there has been a project website that has been created ([www.rogersmainstreet.com](http://www.rogersmainstreet.com)) which allows for updates on the project as well as opportunities for individuals to provide feedback. Overall, the planning process is expected to go through December with the intention that a Master Plan being adopted in early 2026.

The intention of the presentation is to share the feedback that has been received to date and allow the Planning Commission and City Council to provide helpful feedback early in the planning process prior to full plan development. Information received will be utilized as the plan is developed. Following this meeting, the plan will begin to be

developed. Once completed, the master plan will again come before the Planning Commission and City Council for review and adoption.

**Staff Recommendation**

Staff recommends the City Council and Planning Commission receive a presentation regarding the Main Street Master Plan and provide feedback related to the planning effort and Main Street corridor.

**Financial Impact:** Not applicable.

**Source Fund:** Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

None



**STAFF REPORT**

**ROGERS PLANNING  
COMMISSION**

**Meeting Date:** October 6, 2025

**Agenda Item:** 7.1

**Subject:** Past Planning Commission Items Review

**Prepared By:** Brett Angell, Community Development Director

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**Recommended Commission Action**

**Overview / Background / Analysis**

The Planning Commission last met on Monday, September 8th with two items on the agenda. The items included a concept plan review for a code change allowing rural event centers and an annual planning and economic development review.

Rural Event Centers Code Change Concept

The Commission reviewed a request from a property owner related to allowing for rural wedding event centers to take place within the city. The Commission recommended that rural event centers be allowed via a conditional or interim use with specific conditions related to lot size, noise, and setbacks from adjacent properties. The City Council reviewed this item on September 23rd and also recommended moving forward with a code change to allow for rural event centers as an interim use with conditions related to parcel size, noise, setbacks, and screening. The potential code change will be drafted by staff and will come before the Planning Commission and City Council again in the winter.

**Staff Recommendation**

No action required.

**Financial Impact:** Not applicable.

**Source Fund:** Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

None