



AGENDA

Rogers Planning Commission

March 2, 2026 - 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 Commissioner so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda. A motion to approve the consent agenda is needed to approval all items in one motion.

3.1 Approve Minutes from January 6, 2025

3.2 Approve Minutes from April 7, 2025

3.3 Approve Minutes from February 2, 2026

4. PUBLIC HEARINGS

4.1 Consideration of a Site Plan and Variance Request for Trailers Plus at 19520 County Road 81

4.2 Consideration of a Variance Request for Pylon Sign at 20045 Co. Rd. 81 (Malmberg's Garden Center)

5. NEW BUSINESS

6. CORRESPONDENCE AND REPORTS

6.1 Past Planning Commission Report

7. ADJOURN



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: March 2, 2026

Agenda Item: 3.1

Subject: Approve Minutes from January 6, 2025

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Staff Recommendation

Approve Minutes from January 6, 2025

Financial Impact:

Source Fund:

Budgeted? N/A

Supporting Documentation

A. 01-06-2025 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 Chair Carlson on Monday, January 6, 2025, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Teams application.

Commissioners present: Brett Carlson; Clark Lohr, Peter Mullin, Aaron Sattersten, Todd Kussman, Jan Cartwright, Seth Stiebinger,
Commissioners absent:

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

Council Liason: Amy Enga

2. APPROVE AGENDA

Commission Member Mullin moved, Commission Member Stiebinger seconded a motion to approve agenda. Motion carried 6-0.

3. CONSENT AGENDA

4. PUBLIC HEARINGS

4.1 Consider Application by Summergate Development for Preliminary Plat of Northview Preserve - 75 lot Single-Family Development

Henderson summarized the application. Summergate Development has requested Preliminary Plat approval of Northview Preserve, a 75-lot single-family subdivision on approximately 31 acres south of Territorial Road and west of Skye Meadows. The property is guided Low Density Residential and zoned R2, and the proposal is a by-right development with no deviations from minimum lot size (10,000 sq. ft.), lot width (65 ft minimum; 70 ft proposed), or setback standards, resulting in a density of approximately 2.47 units per acre—consistent with the Comprehensive Plan. The plan includes public streets, internal sidewalks, wetland preservation and buffers, stormwater management facilities, and utility extensions with future road stubs to adjacent properties. Access is proposed from Territorial Road (subject to Hennepin County review and permitting) and Wood Lane, with consideration of a pedestrian crossing to Big Woods. Engineering, fire, and watershed reviews are required prior to final plat, and staff recommends approval subject to standard conditions including County permitting, engineering and fire compliance, stormwater approval, execution of a subdivision agreement, and potential stormwater maintenance agreements.

Public Hearing opened at 7:12 PM

Bryan Tucker - Summergate development out of Lakeville. Developing and selling to a national builder who has not yet been finalized. It is expected that grading will start in the spring and intends to complete the development in one phase.

Lohr requested additional information on the development schedule

Tucker responded: Grading in April, Utilities in July, and hopefully wrapping up by the end of the year.

Daniel Vesledahl - 23780 Wood Lane voiced concern with the tree line and ensure that it would remain in place through the development.

Commission Member Stiebinger moved, Commission member Lohr seconded a motion to close public hearing. Motion carried 7-0.

Commission Member Stiebinger moved, Commission Member Mullin seconded a motion to recommend approve preliminary plat of Northview Preserve. Motion carried 7-0.

5. NEW BUSINESS

6. OTHER BUSINESS

6.1 Conduct Planning Commissioner Interviews for Vacant Seats

Brett summarizes the process for conducting interview and the residents interested in the position for full-seated members.

Jan Cartwright - Current sitting as an alternate who has expressed interest in the Commission.

Rick Ihli - City Council Mayor - 22 years of City service between Council and Planning Commission. Background in sales mostly with the food industry.

Adam Hunt- COO with a Real Estate Company, in Human Resources. lived in the City for 1 year.

Sarah Larson - Resident for 10 years. Currently works at a Manufacturer and has degrees in Business. Was unable to attend due to surgery but submitted written answers.

Ricky Huck - Resident for 10 years. Kids have gone through the school district. Works in the Client services realm for retail operations. BS in Business Admin and has been working in this field.

The commission interviewed the interested parties and conducted votes.

The result was for Jan Cartwright to remain as alternate 5-1.

Next vote is to submit two names on two separate pieces of paper on the remaining four applicants (Rick Ihli, Ricky Huck, Adam Hunt, Sarah Larson). Sarah Larson has 6 votes for Full seat. With a tie between Ricky Huck and Adam Hunt for remaining seat.

Commissioner Stiebinger makes a motion to accept Sarah Larson and Adam Hunt as full seated members, Commissioner Clark Lohr Seconds, 6-0 vote passes.

6.2 Annual Appointment of Chair and Vice Chair

Chair is currently held by Carlson, and vice-chair is Lohr. Carlson would like to serve as chair for another year. Lohr would also like to continue to serve as vice chair.

Commissioner Stiebinger makes a motion to set Carlson as Chair and Lohr as Vice-Chair, Kussman Seconds motion. 7-0 motion passes.

7. ADJOURN

Commissioner Lohr makes a motion to adjourn, Commissioner Stiebinger Seconds, 7-0, motion passes at approximately 8:30 PM.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: March 2, 2026

Agenda Item: 3.2

Subject: Approve Minutes from April 7, 2025
Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Staff Recommendation

Approve Minutes from April 7, 2025

Financial Impact:

Source Fund:

Budgeted?

Supporting Documentation

A. 04-07-2025 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 Chair Carlson on Monday, April 7, 2025, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in zoom application.

Commissioners present: Brett Carlson, Clark Lohr, Peter Mullin, Aaron Sattersten, Todd Kussman, Adam Hunt, Sarah Larson.

Commissioners absent:

Staff present: Brett Angell, Community Development Director; Alec Henderson, City Planner; Doran Cote, Public Works Director

Council Liason: Kevin Julie

2. APPROVE AGENDA

Commission Member Kussman moved, Commission Member Mullin seconded a motion to approve the agenda. Motion carried 7-0.

3. CONSENT AGENDA

Commission Member Hunt moved, Commission Member Mullin seconded a motion to Approve the Minutes from November 6, 2024. Motion carried 6-0. Lohr abstains.

3.1 Approve Minutes From November 6, 2024.

4. PUBLIC HEARINGS

4.1 Consideration of a Site Plan and Variance Requests by Take 5 Oil Change for the Property at 13510 Rogers Drive (former Wells Fargo)

Brett Angell summarizes the application by Take 5 Oil going into the old Wells Fargo building. Includes 1600 Sq ft expansion, multi tenant commercial (Restaurant and Retail), and proposes additional parking. The site maintains the existing access and utilizes regional stormwater.

Lohr requestin information on the a zero foot lot line setback.

Angell responded that it was needed for enough space for fire apparatus turning radius.

Tim Eaton - Take 5 - Provides a brief background on their business. This would be the 6th store in the metro area, and there are 7 total in Minnesota.

Lohr requested information on the restaurant use?

Eaton responded they are in conversations with a few national users and will make sure that we can meet the needs of the site.

Public Hearing opened at 7:14.

Commission Member Mullin moved, Commission Member Lohr seconded a motion to Close the Public Hearing. Motion carried 7-0.

Commission Member Mullin moved, Commission Member Larson seconded a motion to Approve the Site Plan and Variance. Motion carried 7-0.

4.2 Consider Application by Rachel Development for Preliminary Plat and Planned Unit Development Request for Cowley Lake Preserve, 169 lot development.

Henderson summarized the application. Rachel Development's requests Preliminary Plat and Planned Unit Development (PUD) approval for Cowley Lake Preserve, a 169-lot single-family residential subdivision on approximately 87 acres along Cowley Lake. The site is guided Low Density Residential and zoned R-2, but the applicant seeks PUD rezoning to deviate from standard lot width and setback requirements in order to achieve compliant density, preserve wetlands and natural features, and implement the City's updated Shoreland Ordinance. The report analyzes land use consistency, development design, infrastructure and utility planning, conservation easement constraints, watershed and county permitting, and public improvements including turn lanes and trail connections. It notes the presence of a conservation easement and an eagle nest requiring coordination with Hennepin County and U.S. Fish and Wildlife, and recommends approval of the Preliminary Plat and PUD subject to conditions addressing engineering review, watershed permitting, conservation easement compliance, roadway improvements, utility extensions, shoreland buffer dedication, and related platting actions.

David Stradtman with Rachel Development provided additional information on the development including previous concepts. Having 4 different housing types that hit 4 segments of the market and captures more opportunities for homeownership. Stradtman also provided product examples for the home types offered in the development area. Prestige line would be on the 70 ft wide lots, the villa home products are not age restricted, but age targeted (single level living). The smart series is a normal single-family home that is a smaller price point than the prestige line. The carriage unit is narrower, two levels, targets smaller household sizes. The carriage units are HOA maintained yards.

Carlson opens the hearing at 7:50

The following residents were present for the public hearing:

- Julie Ryan – 23678 133rd Ct
- Kemmetmeuler(s) – 25465 Territorial Rd (farm west of Willandale Rd)

- Dina Ellington – (address not provided; noted as long-time Territorial Rd resident)
- John Brosius – 23690 133rd Ct
- Matt Finn – 13017 Oakwood Ln
- Michael Perreault – 23677 Birch Ct
- Mark Mooney – 13005 Oakwood Dr
- Chris Wentzel – 13420 Willandale Rd
- Kelly McShay – 24362 Superior Dr

The residents nearby brought up the below concerns:

- Concerns regarding increased traffic on Territorial Rd, Willandale Rd, Hawkins Drive, and Edgewater Parkway, including intersection safety, lack of shoulders, crosswalk safety, and whether the traffic study accounts for future development.
- Objections to the number of homes and smaller lot sizes; requests to reduce density and slow development.
- Concerns about impacts to the bald eagle nest, wildlife habitat, existing trees, and overall environmental character.
- Questions regarding stormwater management, sewer capacity, electrical infrastructure, and fire protection.
- Concerns about potential impacts to existing agricultural drain tile systems and a request for coordination with the developer and City.
- Interest in preserving walking path connections and exploring park acquisition opportunities.
- Concerns about potential impacts to local schools, including class sizes.

Henderson and Doran responded to the questions. Xcel energy is responsible for their own system improvements and are actively planning capacity improvements. The school district is informed during every comprehensive plan process regarding planned densities and provided opportunity to respond to future land use and development concerns and the school district itself is responsible for school improvements and plans by enrollment rather than development proposal. The comprehensive plan also plans

for future utility and street capacity to respond to development. The traffic study and plans to not indicate capacity concerns to streets or utilities and the development would extend trunk utilities through the development to Willandale Rd.

Lohr motion to close public hearing, Hunt Seconds. 7-0. 8:50

Larson - asks developer how many lots could be expected with a standard R2 - 10,000 sq ft lot development

Stradtman responded that roughly 110 which would be around 1.6 in/ac which would not meet the minimum comprehensive plan density.

Larson asked staff what are the nearby lot sizes were.

Henderson responded that there were lots in the 10 to 15,000 depending on year and noted that some were smaller in the Edgewater development.

Carlson addressed the following: Traffic - is a concern. Cover traffic during the development or understand traffic patterns to address safety.
Water runoff - is a common concern. Address nearby concerns if possible.. Park and Rec Plan - always a concern in Rogers. Not everything happens at once. Mr. Mooney recommended Hawkins drive piece as park and that could be looked at by the Council. We know schools are an issue, but the commission does not have control over school district plans.

Mullin - asked Doran Cote what intersections the traffic study considered.
Cote responded Territorial/Willandale, Willandale and the entrance, Edgewater and Industrial, 133rd and street A.

Kevin Julie - City Council Liason. Live at 133rd and Oakwood and have lived there for 27 years. Knows what it feels like when traffic grows in front of you. Traffic has been a concern since he's been on the commission.

Carlson asked the developer about phasing.
Stradtman responded that there would be three construction phases with absorption is 4-5 years.

Adam Hunt - What are the price differences.

Stradtman outlined the price points provided in the narrative.

Carlson - Would like to separate out the Preliminary Plat and Ordinance.

Henderson would recommend the PUD first and then the Pre Plat.

Chair Carson moved, Commission Member Lohr seconded a motion to approve the

Planned Unit Development as proposed and staff draft ordinance for Council approval. Motion carried 5-2.

Commission Member Hunt moved, Commission Member Kussman seconded a motion to approve preliminary plat and development plan and staff draft a resolution for Council approval. Additional recommended to forward traffic, stormwater and park concerns to City Council. Motion carried 5-2.

4.3 Consider Applications by Creative Lawn and Landscapes for Site Plan approval and Conditional Use Permit approval related to exterior site improvements and outdoor storage at 14005 Northdale Blvd

Henderson summarized the application. Creative Lawn & Landscaping's requests approval for Site Plan and Conditional Use Permit (CUP) approval to reconstruct and expand paved parking and drive areas, construct stormwater improvements, and establish approximately 6,300 square feet of outdoor storage at 14005 Northdale Boulevard. The 3.01-acre property is guided High Density and zoned RC (Regional Employment Center), where contractor services are permitted and outdoor storage is allowed by CUP. The proposal includes asphalt reconstruction of existing gravel areas, designated rear storage and plant storage areas, a seasonal greenhouse area, updated landscaping, and stormwater facilities designed to meet City and Elm Creek Watershed Commission standards. The drainage analysis demonstrates reduced runoff rates under proposed conditions, and parking requirements are satisfied. Staff finds the request consistent with the Comprehensive Plan and zoning standards and recommends approval subject to conditions addressing outdoor storage limits and screening, landscaping compliance with the Corridor Overlay, engineering and fire review, watershed permitting, and posting of surety to guarantee improvements.

Chair Carlson opens the public hearing at 9:41 pm.

Brian Brinkley - 14952 Jasmine Way.

Stormwater runoff was a concern but has been addressed. We've have had a lot of run off. Fencing was another concern, to make sure that the fencing does not exceed the fencing. Site lighting is a concern.

Cote responds that stormwater concerns should improve in that area from the management plan provided.

Commission Member Lohr moved, Commission Member Mullin seconded a motion to close the public hearing at 9:45 PM. Motion carried 7-0.

No additional discussion.

Commission Member Lohr moved, Commission Member Hunt seconded a motion to recommend approval of the site plan and CUP with conditions outlined in draft resolution. Motion carried 7-0.

5. NEW BUSINESS

6. OTHER BUSINESS

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Review

8. ADJOURN

Commission Member Mullin moved, Commission Member Hunt seconded a motion to adjourn at 9:46 PM. Motion carried 7-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: March 2, 2026

Agenda Item: 3.3

Subject: Approve Minutes from February 2, 2026

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Staff Recommendation

Approve Minutes from February 2, 2026

Financial Impact:

Source Fund:

Budgeted?

Supporting Documentation

A. February 2 2026 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 Chair Lohr on Monday, February 2, 2026, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Teams application.

Commissioners present: Clark Lohr, Peter Mullin, Aaron Sattersten, Todd Kussman, Sarah Larson, Sean McDermid, Patrick Ruppe
Commissioners absent: Adam Hunt, Nick Auman

Staff present: Brett Angell, Community Development Director; Alec Henderson, City Planner; Mike Albers, Assistant City Engineer

Council Liason: Amy Enga

2. SELECTION OF CHAIR AND VICE CHAIR

Commission Member Larson nominates Clark Lohr as Chair, and Commission Member Mullin nominates himself as Vice-Chair.

Commission Member Larson moved, Commission Member Kussman seconded a motion to select Clark Lohr as Chair and Peter Mullin as Vice-Chair. Motion carried 7-0.

3. APPROVE AGENDA

Commission Member Lohr moved, Commission Member Mullin seconded a motion to approve agenda. Motion carried 7-0.

4. CONSENT AGENDA

4.1 Approve Minutes from January 5th, 2026

Commission Member Mullin moved, Commission Member Kussman seconded a motion to approve consent agenda. Motion carried 6-0. Lohr abstains.

5. PUBLIC HEARINGS

5.1 Consideration of a Comprehensive Plan Amendment, Rezoning, Site Plan, Preliminary Plat, and Final Plat Request by Oppidan Development Corresponding to a Proposed Industrial Development at 20061 Vevea Road

Brett Angell summarized the item. Oppidan Development has requested a Comprehensive Plan Amendment, rezoning, preliminary and final plat, and site plan

approval to construct a 117,000-square-foot light industrial building at 20061 Vevea Road. The proposal would re-guide the property from Commercial to Industry and rezone it from RC to GI to align with surrounding industrial uses, , and plat approximately 11.27 acres into two lots, with Lot 1 (9.08 acres) accommodating the development. The site plan meets parking, landscaping, and architectural standards and includes removal of the existing billboard. Staff recommends approval of the requests, subject to standard conditions and Metropolitan Council review.

Chair Lohr opened the hearing at 7:12 AM.

Darrin Schallenberger of 13061 Vevea Rd requested information on whether the zoning would change for the homestead parcels to the east.

Angell responded the zoning would remain RC and the City will work with you during the 2050 comprehensive plan update to determine if you wish to remain commercially guided or re-guided to industrial.

Commission Member Mullin moved, Commission Member Larson seconded a motion to close the public hearing at 7:17 PM. Motion carried 7-0.

Commission Member Lohr moved, Commission Member Mullin seconded a motion to recommend approval of Resolution 2026-13. . Motion carried 7-0.

Commission Member Mullin moved, Commission Member Ruppe seconded a motion to recommend approval of Resolution 2026-14, Ordinance 2026-03, and Resolution 2026-15. Motion carried 7-0.

5.2 Consideration of Ordinance 2026-02 Amending the Shoreland Protection Code by Clarifying the Description of River Names

Angell summarized the item. The proposed ordinance simply updates the shoreland protection code clarifying the descriptions of river names.

Chair Lohr opens the public hearing.

Commission Member Lohr moved, Commission Member Larson seconded a motion to close the public hearing. Motion carried 7-0.

Commission Member Lohr moved, Commission Member Mullin seconded a motion to recommend approval of Ordinance 2026-06. Motion carried 7-0.

5.3 Consider Ordinance 2026-03 Amending Section 125-84 Related to Accessory Structures and Fences

Henderson summarized the item. The proposed amendments to Section 125-84 of the Rogers City Code related to accessory structures and fences. In response to repeated variance requests, staff proposes increasing allowable accessory structure sizes in the AG and R1 districts (and R2 parcels over two acres), including doubling square footage allowances for parcels under two acres and scaling higher limits by acreage, as well as increasing the number of permitted accessory buildings on larger lots and clarifying lot

area calculations, setbacks, and height provisions. For fences, the amendments streamline regulations by requiring permits only for fences seven feet or taller, allowing six-foot fences along side yards on corner lots (subject to visibility triangles), codifying that fences within drainage and utility easements are at the owner's risk, reorganizing residential fence standards, and maintaining existing commercial/industrial fence rules.

Chair Lohr opened the public hearing.

Colin Bower of 12617 Otto St came forward expressing the need to maintain fence setbacks and should not allow fences on the property line. He also expressed disappointment in staffs handling of the situation between him and his neighbor in allowing the fence on the property line which restricts his ability to drive along the side yard to his detached garage.

Commission Member Mullin moved, Commission Member Larson seconded a motion to close the public hearing. Motion carried 7-0.

The commission discussed the proposed ordinance amendments. The commission supported in the increases in size in general. The commission did recommend in the R1 district to reduce accessory structure square footage for property 5 acres and above, and allow a conditional use permit for properties to increase the square footage up to 2% of the base acreage and request a variance for anything beyond that. Additionally, directed staff to determine if any changes needed to be made for the urban residential districts section regarding attached garages and exceptions of tuck under garages.

The commission supported the intent of the fence updates as well and determined that additional best practices should be placed in the code, and clarify section b, and add an opacity exception for brick fences.

Commission Member Larson moved, Commission Member Mullin seconded a motion to recommend approval of Ordinance 2026-03 with the changes discussed at the meeting. Motion carried 7-0.

5.4 Consideration of a Preliminary Plat, Final Plat, and Site Plan Corresponding to the Rogers Civic Campus Development at Industrial Blvd & Main Street

Angell summarized the item. The staff report outlines a request for preliminary plat, final plat, and site plan approval for the Rogers Civic Campus development at Industrial Boulevard and Main Street, where the City proposes to combine six parcels (totaling approximately 4.35 acres) into one lot and construct a roughly 60,000 square-foot facility housing City Hall, Council Chambers, and the Police Department. The property is zoned and guided Downtown Mixed Use, and government buildings are permitted uses consistent with the 2040 Comprehensive Plan and the emerging Downtown Master Plan. The site plan includes structured and public parking exceeding code minimums, multiple vehicular access points (including secured police access), expanded and improved stormwater facilities, and landscaping that exceeds tree requirements, along with durable architectural materials intended to complement the Main Street character. Staff notes that platting is necessary to create a single

developable parcel regardless of funding decisions and recommends approval of Resolution 2026-11 subject to conditions.

Chair Lohr opened the public hearing.

Commission Member Mullin moved, Commission Member Kussman seconded a motion to close the public hearing. Motion carried 7-0.

The commission expressed support for the project and asked clarifying questions regarding the position and layout of different departments, access to the site, stormwater, and plaza space.

Commission Member Lohr moved, Commission Member Larson seconded a motion to recommend approval of Resolution 2026-11. Motion carried 7-0.

6. NEW BUSINESS

6.1 Consideration of a Site Plan Application by Bader Companies for a Proposed Multifamily Development at 21601 John Deere Lane (Willis Trucking Property)

Angell summarized the item. Bader Companies and Ebert Companies have submitted a Site Plan application to redevelop 21601 John Deere Lane (former Willis Trucking site) into a three-story, 181-unit market-rate multifamily building with underground and surface parking on a 4.6-acre parcel zoned DT – Downtown Mixed Use. The site, previously used for industrial truck repair and storage, will require environmental remediation supported by grant funding, and the two existing parcels will be re-platted into one prior to development. The project is consistent with downtown master planning efforts identifying the property for multifamily redevelopment and aligns with the vision of strengthening Main Street through added residential density. The development is anticipated to generate approximately 1,124 daily trips without materially impacting intersection levels of service, will reduce impervious surface coverage with upgraded stormwater treatment, and meets zoning standards for setbacks, landscaping, and architecture. Staff recommends approval of the Site Plan, subject to standard conditions and departmental review prior to building permit issuance.

Chair Lohr requested information on trash handling.

A representative from Baber Companies responded that trash would be kept in the building except for trash day.

Lohr recommended removing 20-25 surface stalls and replace for proof of parking to reduce the chance of over parking the site.

The commission supported the project.

Commission Member Mullin moved, Commission Member Larson seconded a motion to recommend approval of Resolution 2026-12. Motion carried 7-0.

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Report

8. ADJOURN

Commission Member Mullin moved, Commission Member Larson seconded a motion to adjourn at 8:54 PM. Motion carried 7-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: March 2, 2026

Agenda Item: 4.1

Subject: Consideration of a Site Plan and Variance Request for Trailers Plus at 19520 County Road 81

Prepared By: Eric Burtness, Community Development Specialist

Overview / Background / Analysis

Interstate Group LLC, on behalf of Trailers Plus (the “Applicant”), has submitted applications for Site Plan and Variance approval for the property located at 19520 County Road 81 (PID 25-120-23-42-0001). The Applicant is seeking to add impervious surfaces around the building to allow for the re-use of the property as a pull behind trailer sales location. Trailers Plus is a national retailer of trailers and has additional locations throughout the nation.

Property Details

The subject property is approximately 2.40 acres (104,576 square feet) and is currently developed with a 3,408 square-foot commercial building. The property is zoned GI (General Industrial) and is located within the Corridor Overlay District. The 2040 Comprehensive Plan designates the property as industrial. Adjacent property uses include industrial to the north, single-family homes (grandfathered uses) to the south and west, and I-94 and industrial to the east.

Site Design Changes

The applicant proposes to reuse the existing building for retail trailer sales and to reconfigure the site to accommodate additional paved surface area for trailer display and improved on-site circulation. The proposed trailers would be trailers that are typically pulled behind passenger vehicles (i.e. not semi trailers). No expansion of the existing building footprint is proposed. Improvements primarily consist of internal site modifications, including expanded impervious surface for outdoor trailer display and associated circulation adjustments. Along County Road 81 would include the installation of a new fence and gate to further secure the site.

Variance Request

Because the property lies within the Corridor Overlay District, a 30-foot parking setback from Interstate 94 right-of-way is required. The applicant is requesting a variance to reduce this required parking setback to 10 feet to allow for functional vehicle circulation around the existing building and accommodate trailer display areas. Although the GI district does not independently require parking setbacks, the Corridor Overlay District imposes this standard due to visibility and corridor considerations along Interstate 94.

Variance Analysis

State law authorizes variances when practical difficulties are demonstrated. Practical difficulties exist when:

- 1. The request is reasonable.
- 2. The circumstances are unique to the property and not created by the landowner; and
- 3. The variance will not alter the essential character of the locality.

The proposed setback reduction is reasonable given the location of the existing structure and the operational needs of a trailer sales business that relies on outdoor display. The request allows for improved internal circulation while maintaining appropriate site functionality.

Practical difficulties for the subject property as detailed from the applicant include:

- The existing building placement on the lot creating limitations for vehicle movement around the building.
- The presence of wetlands within the front yard area, which limits usable display space.
- The triangular shape of the property; and
- The property’s adjacent to MnDOT right-of-way along Interstate 94.

These conditions were not created by the current applicant and significantly limit site layout flexibility. Additionally, the site sits approximately 10 feet above Interstate 94, further reducing visibility and impact concerns.

The surrounding properties are industrial in nature and include interstate right-of-way and GI-zoned properties. The requested setback reduction is not anticipated to alter the essential character of the area. The reduction applies only to parking/display setback from interstate right-of-way and does not impact residential properties.

City Review

The Fire Department has indicated no concerns with the proposal. An engineering review is ongoing or incorporated as part of standard site plan review procedures.

Zoning and Guidance Information

The 2040 Comprehensive Plan designates the property for industrial use. The proposed commercial trailer sales operation is consistent with both the zoning classification and the Comprehensive Plan designation.

Landscaping

The applicant is proposing the new plantings of seven (7) overstory trees primarily located along the perimeter of the site. The proposed trees to be removed are on the north portion of the site corresponding to where the proposed stormwater basin would

be located.

Approval Conditions

If recommended for approval, a resolution would be drafted for city council review. The proposed resolution of approval would include findings of fact corresponding to the variance request and would have conditions corresponding to the site plan request. Proposed conditions of approval are detailed below.

- 1. Outside Agency Approval
The applicant shall obtain any required approvals from Hennepin County and MnDOT, if applicable, prior to issuance of any building permits or site work commencement.
- 2. Elm Creek Watershed Management Commission Approval
The applicant shall obtain approval from the Elm Creek Watershed Management Commission for stormwater management improvements as required.
- 3. City Engineering Approval
All stormwater plans, grading plans, and related civil engineering plans shall be reviewed and approved by the City Engineering Department prior to issuance of permits.
- 4. Engineering Comments
The applicant shall address and comply with all City Engineering review comments to the satisfaction of the City Engineer prior to permit issuance.
- 5. Signage
Any proposed new signage shall require separate review and approval in accordance with Chapter 113 of the Rogers City Code. If applicable, signage requiring Council approval shall not be installed until such approval is granted.
- 6. Standard Conditions
The applicant shall comply with all applicable provisions of the Rogers Zoning Code and other City ordinances not specifically modified by this approval.

Staff Recommendation

Hold a public hearing regarding the proposed variance request.

Motion to recommend approval of a Site Plan and Variance request for Trailers Plus to reduce the required parking setback from 30 feet to 10 feet within the Corridor Overlay District for the property located at 19520 County Road 81 (PID 25-120-23-42-0001), subject to the conditions as listed in the application.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

- A. Draft Resolution of Approval

- B. Narrative
- C. Variance Application
- D. Location Map
- E. ALTA Survey (Existing Conditions)
- F. Civil and Landscape Plans

RESOLUTION NO. 2026-__

A RESOLUTION APPROVING A SITE PLAN AND VARIANCE REQUEST FOR TRAILERS PLUS AT 19520 COUNTY ROAD 81

WHEREAS, Interstate Group LLC, on behalf of Trailers Plus (the “Applicant”), has submitted applications for Site Plan and Variance approval for the property located at 19520 County Road 81, legally described as PID 25-120-23-42-0001, in the City of Rogers; and

WHEREAS, the subject property is zoned GI (General Industrial), is located within the Corridor Overlay District, and is guided for industrial use in the City of Rogers 2040 Comprehensive Plan; and

WHEREAS, the Applicant proposes to reuse the existing commercial building for trailer sales and to construct additional impervious surface to accommodate outdoor trailer display and internal site circulation improvements; and

WHEREAS, no expansion of the existing building footprint is proposed; and

WHEREAS, because the property lies within the Corridor Overlay District, a 30-foot parking setback from the Interstate 94 right-of-way is required; and

WHEREAS, the Applicant has requested a variance to reduce the required parking setback from 30 feet to 10 feet along the Interstate 94 right-of-way to allow for functional vehicle circulation and trailer display areas; and

WHEREAS, Minnesota Statute authorizes variances when practical difficulties are demonstrated; and

WHEREAS, practical difficulties exist when (1) the request is reasonable, (2) the circumstances are unique to the property and not created by the landowner, and (3) the variance will not alter the essential character of the locality; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 2, 2026, at which time all persons wishing to be heard were given the opportunity to comment; and

WHEREAS, the City Council finds that:

1. The requested setback reduction is reasonable given the placement of the existing building and the operational characteristics of a trailer sales use that relies on outdoor display.
2. The circumstances creating the need for the variance are unique to the property, including the location of the existing structure, the presence of wetlands limiting developable area, the triangular configuration of the lot, and the adjacency to Interstate 94 right-of-way.
3. These circumstances were not created by the current Applicant.
4. The requested reduction applies only to the setback from Interstate 94 right-of-way and is not anticipated to alter the essential character of the locality, which is predominantly industrial in nature and includes interstate right-of-way and GI-zoned properties.

WHEREAS, the proposed Site Plan is consistent with the GI zoning district and the 2040 Comprehensive Plan, subject to the conditions set forth below; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rogers, Hennepin County, Minnesota, that the Site Plan for Trailers Plus at PID 25-120-23-42-0001 is hereby approved, subject to the following conditions:

1. The Applicant shall address and comply with all City Engineering review comments to the satisfaction of the City Engineer prior to issuance of permits.
2. All stormwater management, grading, and related civil engineering plans shall be reviewed and approved by the City Engineering Department prior to issuance of permits.
3. The Applicant shall obtain approval from the Elm Creek Watershed Management Commission (ECWMC) for stormwater management improvements, as required.
4. The Applicant shall obtain any required approvals from Hennepin County and MnDOT, if applicable, prior to issuance of any building permits or commencement of site work.
5. Any proposed new signage or modifications to existing signage shall require separate review and approval in accordance with Chapter 113 of the Rogers City Code. If applicable, signage requiring Council approval shall not be installed until such approval is granted.
6. The Applicant shall comply with all applicable provisions of the Rogers Zoning Code and other City, County, and State regulations not specifically modified by this approval.

BE IT FURTHER RESOLVED that the variance request to reduce the required 30-foot parking setback to 10 feet along the Interstate 94 right-of-way within the Corridor Overlay District is hereby approved.

Councilmember _____ moved, Councilmember _____ seconded the motion.

The following voted in favor of said resolution:

The following voted against said resolution:

The following abstained:

Whereupon said resolution was declared duly passed and adopted and was signed by the Mayor and attested by the Clerk this ____ day of March 2026.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk



February 6, 2026

Attn: Brett Angell
City of Rogers
22350 S Diamond Lake Road
Rogers, MN 55374

**RE: Trailers Plus Rogers
Variance Request Narrative
Loucks Project No. 090052B**

Dear Mr. Angell,

Trailers Plus is looking to buy the property located at 19520 County Road 81 in Rogers for commercial use. The property will be used to display and sell trailers. The existing building will remain, and bituminous pavement will be constructed for parking, vehicle circulation, and outdoor display of the trailers for sale. A stormwater basin will be constructed to treat the additional impervious surface before the stormwater outlets to the existing wetland.

This variance request narrative is for the Trailer Plus Rogers project located at 19520 County Road 81. The property is zoned General Industry (GI) and is in the Corridor Overlay District. The parking setback requirements in the Corridor Overlay District are 30 feet from the right of way of major collector roads within the City of Rogers. The property is located at the northwest quadrant of the intersection of Country Road 81 and Interstate 94. Both County Road 81 and Interstate 94 are major collector roads that require a 30-foot parking setback.

The requested variance is to reduce the parking setback along interstate 94 to 10 feet. The reasons for this request is to make room for vehicle circulation around the existing building and make room for an outdoor display for retail. The required 30-foot setback would make it difficult for vehicle circulation around the existing building which would be a fire safety hazard. Also, the code allows for outdoor displays to have a 10-foot setback from the front property line but most of the front yard has an existing wetland which this project is trying to avoid impacting. Preserving the wetland results in loss of outdoor display area in the front of the lot. The variance will allow for more outdoor display areas on the rear lot line.

The requested variance should be considered by the City because the variance will not negatively impact MnDOT right of way. The elevation difference from the site down to the interstate is about 10 feet.

Please do not hesitate to contact me (763-496-6753, zwebber@loucksinc.com) with any questions regarding this variance request or if additional information is needed.

Sincerely,

A handwritten signature in black ink that reads "Zachary H. Webber".

LOUCKS

Zachary H. Webber, PE



ZONING & LAND USE APPLICATION

VARIANCE

PROPERTY INFORMATION	
Property Address	19520 County Road 81, Rogers, MN 55311
Parcel ID Number	2512023420001

APPLICANT INFORMATION	
Name	Tracey Hill
Address	3800 Airport Road, Nampa, Idaho 83687
Phone	208.442.7613
Email	Hillt@interstatecargo.com

OWNER INFORMATION	
Name	Jeff Houk
Address	19520 County Road 8, Rogers, MN 55311
Phone	
Email	jeff@toolwarehouseinc.com

VARIANCE REQUEST
Please provide specific detail regarding the specific deviations and requested variances on the worksheet below. If there is not enough room, please provide a separate narrative. Staff may request additional information.

FEES			
Application	\$400	Escrow	\$0

ACKNOWLEDGEMENT

APPLICANT STATEMENT

This application should be processed in my name, and I am the party whom the City of Rogers should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

 Applicant Signature

2/9/26
 Date

OWNER STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City of Rogers by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other city approvals that have been granted to me for any matter. (If the owner is a corporation or partnership, a resolution authorizing this action on behalf of the board or partnership must be attached.)

 Owner Signature

02/09/2026
 Date

VARIANCE CONSIDERATION

State law enables variances from City zoning ordinance standards if the request meets these requirements:

1. The proposed variance is in harmony with the general purpose and intent of zoning ordinances.
2. The proposed variance is consistent with the Comprehensive Plan.
3. An applicant establishes practical difficulties exist where compliance with current zoning ordinance standards is not possible, resulting in the variance request. Practical difficulties means:
 - the proposed use is reasonable
 - the need is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic conditions
 - the proposed use would not alter the essential character of the surrounding area(s).
 - Roger's Zoning Code provides additional criteria as detailed in [section 125-42](#).

As part of the required Written Statement, applicants requesting a Variance from City zoning standards shall respond to each question individually, analyzing and describing in detail the purpose and reasonableness of the request and associated practical difficulties to be considered. Questions must be included with each response.

1. Describe how the request is in harmony with the general purpose and intent of zoning for the property.
2. Describe how the request is consistent with the Comprehensive Plan.
3. Describe why the proposed use is reasonable.
4. Describe the following: *circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.*
5. Describe why the variance would not alter the essential character of the neighborhood.

SUBMITTAL REQUIREMENTS

Application Fee(s)	Non-refundable application fee and escrow to cover expenses related to the review.
Legal Description	A full legal description, as documented on property deed or certificate of title.
Boundary Survey	A Certificate of Survey prepared by a Registered Land Surveyor must be submitted. The survey must include: lot dimensions, platted and recorded easements and rights of way, existing and proposed structures or additions or other site improvements with dimensions to show size and location, structure setbacks from property lines, natural features, driveways and utilities.
Written Statement	This narrative shall describe the requested Variance approval and the intended use of the property, compatibility to the surrounding land uses, and a detailed justification as to why the City should consider and approve the request.
Grading & Drainage Plan	This Plan must include the following: erosion and sediment control plan, proposed building pads, existing and proposed two (2) foot contours, location and size of existing and proposed pipes and treatment areas, floodplain information and stormwater engineering calculations.
Building Plans	Scaled floor plans and four (4) sided architectural elevations and color renderings for each and legend showing the type and location of materials to be used.
Variance Worksheet	The attached worksheet analyzing and detailing the practical difficulties related to the variance request must be submitted with the application.
Other Items	City staff reserve the right to require additional items be submitted for a full review of the application if deemed necessary to consider the request.
Submittal Format	Electronic Application & Plans

All documents are public information and may be used in written reports and distributed to the public.

VARIANCE WORKSHEET

1. Detail specifically the deviation(s) from code proposed (e.g. code requires X ft setback, requesting X ft setback).

Code requires a 30 foot setback from Interstate 94 right of way and requesting that the parking setback be reduced to 10 feet. The reduced parking setback will create more space to park trailers for an outdoor display use and provide vehicle access around the existing building.

2. Describe how the request is in harmony with the general purpose and intent of zoning for the property.

The property is zoned GI for General Industry and is in the corridor overlay district. The GI zone does not have any parking setbacks unless the property is also in the corridor overlay district.

3. Describe how the request is consistent with the Comprehensive Plan.

2040 Comprehensive Plan shows the property remaining in the industrial zone.

4. Describe why the proposed use is reasonable.

The proposed setback reduction is reasonable since the neighboring property is MnDOT right of way and will not negatively effect the neighboring property. The project site is also approximately 10 feet above Interstate 94.

5. Describe the following: *circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.*

The required 30 foot parking setback and the existing building location make it difficult for vehicle circulation around the building which is a fire safety hazard.

The code allows for outdoor displays to have a 10 foot setback of the front property line but the majority of the front yard has an existing wetland which the project is trying to preserve.

6. Describe why the variance would not alter the essential character of the neighborhood.

Reducing the parking setback from 30 feet down to 10 feet will not alter the essential character of the neighborhood.

PROCESS

Month One

- Application in on first of the month
- 15-business day completeness review
- Send public notice to paper
- Send public notice to affected properties

Month Three

- Applications can be extended an additional 60-days for review
- Commission or Council could table applications for further review

Month Two

- Planning Commission Review and Public hearing
- City Council Review and Action

NOTICE TO APPLICANT

All Variance application requests are reviewed individually and are evaluated based on their own merit(s). Variances are only considered based on the practical difficulties associated with the property irrespective of previous variance approvals or past city practices or precedence. Variances are generally approved subject to several conditions, which must be satisfied before the resolution is released by the City for recording with Hennepin County and/or the City issues building permits.

Applicants are encouraged to meet with City staff prior to formally submitting their application to discuss the request and concept ideas for the proposed project in an effort to reduce delays. Participation in the pre-submittal meeting does not provide or guarantee approval of the request or project.

The City has 15 business days from the date of submittal to determine whether the application is complete. If complete, the City has 60 days up to 120 days to approve or deny the request. If not complete, the applicant may be required to submit additional information to include with the application. The City reserves the right to reject incomplete applications.

Public hearings, if required, are conducted by the Planning Commission. Notices are sent to the newspaper for publication and to all property owners within 350 feet of the property for which the request is made or project is located. Any person has the option of providing comment in writing or in person at the public hearing. Applicants are encouraged to discuss their request or project at public hearing.

All expenses pertaining to application reviews are the responsibility of the applicant. Application fees help cover the costs incurred by the City to review, which may include, but is not limited to: City staff and consultant time, legal review, notice publication and mailing, etc. Unspent escrow fees paid at the time of application are returned six (6) months after City Council action. The City may require additional escrow to be paid to cover any expense(s) in excess of escrow fees paid at the time of application.



ZONING & LAND USE APPLICATION – 2024

SITE PLAN

PROPERTY INFORMATION	
Property Address	19520 County Road 81, Rogers, MN 55311
Parcel ID Number	2512023420001

APPLICANT INFORMATION	
Name	Tracey Hill
Address	3800 Airport Road, Nampa, Idaho 83687
Phone	208.442.7613
Email	Hillt@interstatecargo.com

OWNER INFORMATION	
Name	Jeff Houk
Address	19520 County Road 8, Rogers, MN 55311
Phone	
Email	jeff@toolwarehouseinc.com

SITE PLAN REQUEST	
Type of Site Plan	<input type="checkbox"/> Residential / Other <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial
Existing Use	Commercial - Retail
Proposed Use	Commercial - Retail
Building Area (Gross)	3,408 sq. ft.
Building Area (Footprint)	3,408 sq. ft.
Number of Parking Stalls	6 stalls

FEES			
Application	\$500	Escrow	\$3,500

ACKNOWLEDGEMENT

APPLICANT STATEMENT

This application should be processed in my name, and I am the party whom the City of Rogers should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

 Applicant Signature

 Date

OWNER STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City of Rogers by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other city approvals that have been granted to me for any matter. (If the owner is a corporation or partnership, a resolution authorizing this action on behalf of the board or partnership must be attached.)

 Owner Signature

02/09/2026

 Date

SUBMITTAL REQUIREMENTS	
Application Fee(s)	Non-refundable application fee and escrow to cover expenses related to the review.
Legal Description	A full legal description, as documented on property deed or certificate of title.
Boundary Survey	ALTA Certificate of Survey prepared by a Registered Land Surveyor must be submitted. The survey must include: lot dimensions, platted and recorded easements and rights of way, existing and proposed structures or additions or other site improvements with dimensions to show size and location, structure setbacks from property lines, natural features, driveways and utilities.
Written Statement	This narrative shall describe the requested Site Plan Amendment approval and the intended use of the property, compatibility to the surrounding land uses, and a detailed justification as to why the City should consider and approve the request.
Site Plan	The Site Plan must be drawn with a straight edge and to a standard engineering scale. The Site Plan must include the following: north arrow, lot lines with dimensions, streets and trails, driveway locations, natural features (wetlands, lakes, creeks, woodlands, etc.), existing and proposed structures or additions with property line setbacks, and easements, rights of way and public land dedications, if proposed or required.
Conditions Map	Map showing existing and proposed uses on the site, including property boundaries, existing structures, open space, streets and trails, natural resources, 2-foot interval contours, hydrologic features (surface water, floodplain, wetlands, natural swales and drainage patterns), public utilities and easements.
Grading & Drainage Plan	This Plan must include the following: erosion and sediment control plan, proposed building pads, existing and proposed two (2) foot contours, location and size of existing and proposed pipes and treatment areas, floodplain information and stormwater engineering calculations.
Wetland Delineation	A wetland delineation report and appropriate documentation may be required. If required, the delineation must be staked in the field for City staff verification. The Elm Creek Watershed District must approve any required wetland mitigation.
Street & Utility Plan	Detailed location and size of facilities, designed to City engineering standards.
Tree Plans	Woodland Preservation, High Priority and Significant trees must be identified on the existing and proposed conditions plans, showing tree preservation and removals.
Landscape Plan	Species of all trees and plantings, irrigation and total value of landscaping.
Parking Plan	Location and amount of parking used to meet off-street requirements, including shared parking areas, loading/unloading areas, etc.
Lighting Plan	Type and location of lighting for streets, trails and parking areas. The City may also require photometrics to show the lightshed.
Signage Plan	All signs to be included and/or required with the development, including development and directional signs, street signs, no parking, fire lane, etc.
Building Plans	Scaled floor plans and four (4) sided architectural elevations and color renderings for each and legend showing the type and location of materials to be used.
Misc.	Fire apparatus turning radius figure shall be submitted or incorporated.
Other Items	City staff reserve the right to require additional items be submitted for a full review of the application if deemed necessary to consider the request.
Submittal Format	Electronic Application & Plans

All documents are public information and may be used in written reports and distributed to the public.

PROCESS

PROCESS

Month One

- Application in on first of the month
- 15-business day completeness review

Month Three

- Applications can be extended an additional 60-days for review
- Commission or Council could table applications for further review

Month Two

- Planning Commission Review and Recommendation
- City Council Review and Action

NOTICE TO APPLICANT

All applications are reviewed individually and are evaluated based on their own merit(s). Site Plans are generally approved subject to several conditions, which must be satisfied before permits are issued for any project-related construction activities. Applicants are encouraged to meet with City staff prior to formally submitting their application to discuss the request and concept ideas for the proposed project in an effort to reduce delays. Participation in the pre-submittal meeting does not provide or guarantee approval of the request or project.

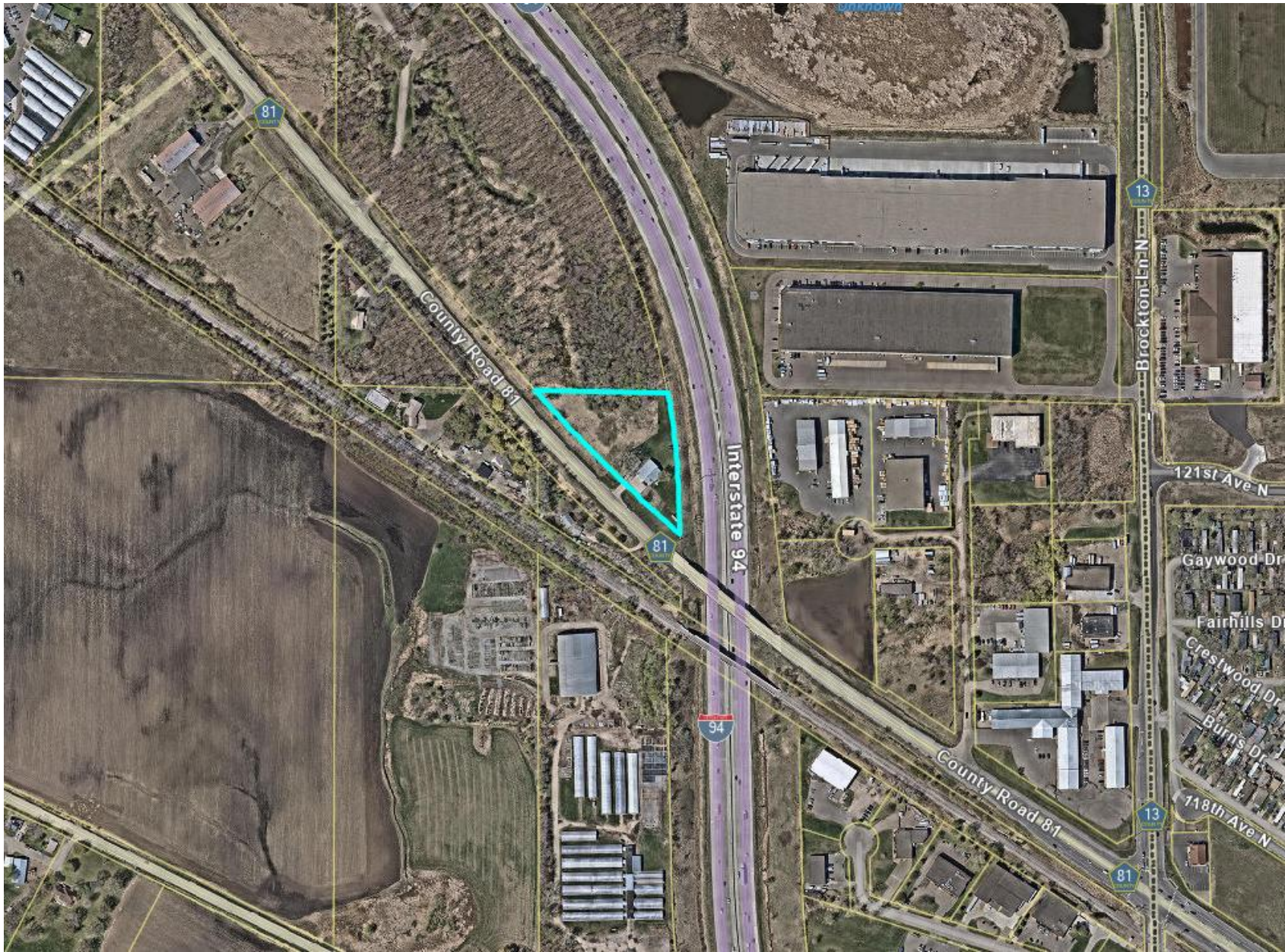
Minor Site Plan Amendments are defined as minor structural additions involving 10% or less of the total existing floor area and proposed minor site modifications involving 10% or less of the total existing site area which meet all ordinance requirements. Minor Site Plan Amendments shall be approved by staff prior to building permit application. See [section 125-28](#). Any proposed modifications which go beyond minor site plan amendments shall follow the standard Site Plan application process with review and approval by Planning Commission and City Council.

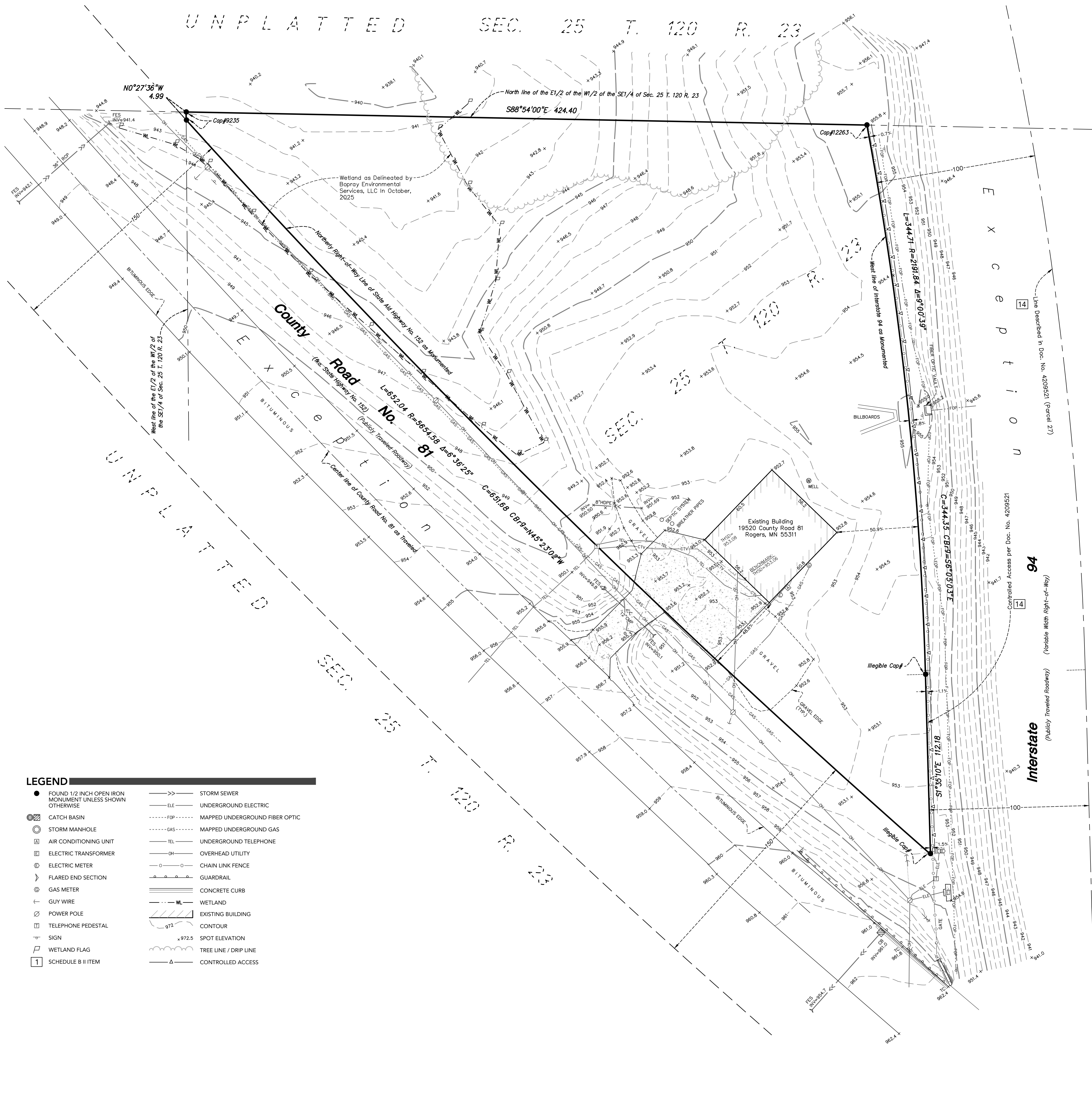
The City has 15 business days from the date of submittal to determine whether the application is complete. If complete, the City has 60 days up to 120 days to approve or deny the request. If not complete, the applicant may be required to submit additional information to include with the application. The City reserves the right to reject incomplete applications.

All expenses pertaining to application reviews are the responsibility of the applicant. Application fees help cover the costs incurred by the City to review, which may include, but is not limited to: City staff and consultant time, legal review, notice publication and mailing, etc. Unspent escrow fees paid at the time of application are returned six (6) months after City Council action. The City may require additional escrow to be paid to cover



LOCATION MAP





LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—>—>— STORM SEWER
⊠ CATCH BASIN	—ELE— UNDERGROUND ELECTRIC
⊙ STORM MANHOLE	—FOP— MAPPED UNDERGROUND FIBER OPTIC
⊡ AIR CONDITIONING UNIT	—GAS— MAPPED UNDERGROUND GAS
⊞ ELECTRIC TRANSFORMER	—TEL— UNDERGROUND TELEPHONE
⊕ ELECTRIC METER	—OH— OVERHEAD UTILITY
⊣ FLARED END SECTION	—O—O— CHAIN LINK FENCE
⊙ GAS METER	—G— GUARDRAIL
↑ GUY WIRE	—C— CONCRETE CURB
⊞ POWER POLE	—WL— WETLAND
⊞ TELEPHONE PEDESTAL	—WB— EXISTING BUILDING
⊞ SIGN	—972.5— CONTOUR
⊞ WETLAND FLAG	—972.5— SPOT ELEVATION
⊞ SCHEDULE B II ITEM	—T— TREE LINE / DRIP LINE
	—Δ— CONTROLLED ACCESS

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

All that part of the East 1/2 of the West 1/2 of the Southeast Quarter of Section 25, Township 120 North, Range 23 West of the 5th Principal Meridian, which lies North of the centerline of County Road 81 (formerly known as State Highway No. 152), except those portions taken for County Road 81 (formerly known as State Highway No. 152) and Interstate Highway No. 94, Hennepin County, Minnesota.

Abstract Property

TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Land Title, Inc., as agent for Stewart Title Guaranty Company, File No. 723358, commitment date October 24, 2025. The numbers below correspond to those in the title commitment.

1-12, 15-18 do not require comment.

- 13. Access Restriction to Trunk Highway No. 94 as contained in Warranty Deed filed as Document Number 3648413. Controlled access per said document does not lie within the property and is not shown hereon.
- 14. Final Certificate filed May 28, 1976 as Document Number 4209521. Line described in Parcel 27 is shown hereon. Controlled access is shown hereon along the east line of the surveyed property.

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items refer to Table A optional survey responsibilities and specifications)

- 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- 2. The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 19520 County Road 81, Rogers, MN 55311.
- 3. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0045F, Community Panel No. 270157 0045, effective date of November 4, 2016.
- 4. The Gross land area is 104,576 +/- square feet or 2.40 +/- acres.
- 6. (a) Any current zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, are per a report or letter by the City of Rogers dated November 12, 2025, for the subject property are as follows:
Zone: GI - General Industry
Adjacent property zoning designations:
a. North: GI - General Industry
b. South: GI - General Industry
c. East: Interstate 94 & SB-Service Business
d. West: GI - General Industry

The Subject Property falls within the Corridor Overlay district.

- 7. (a) Exterior dimensions of all buildings are shown at ground level.
- 8. Substantial features observed in the process of conducting fieldwork, are shown hereon.
- 9. There are no striped parking stalls on this site.
- 11. (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 253181793 & 253181803. The following utilities and municipalities were notified:
AT&T TRANSMISSION (866) 460-6324 COMCAST (812) 483-7923
CITY OF ROGERS (763) 428-8580 CENTURYLINK (800) 778-9140
CENTER POINT ENERGY (812) 483-7923 MNDOT (651) 366-5750
XCEL ENERGY (800) 848-7558
i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
ii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. **EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.**

SURVEY REPORT

- 1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
- 2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
- 3. Originating Benchmark: MndOT 2780R, located in the north of County Road 81, west of Interstate No. 84. Elevation = 966.22 feet (NGVD29)
Site Benchmark: Southerly building threshold shown hereon. Elevation = 953.06 feet (NGVD29)
- 4. Snow and ice conditions during winter months may obscure otherwise visible evidence of on site improvements and/or utilities.

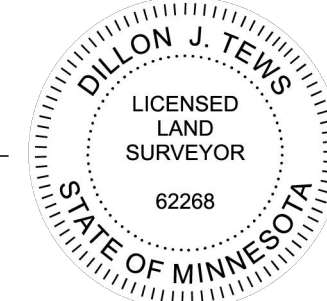
CERTIFICATION

To Interstate Group LLC; JM Funding; and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The field work was completed on December 5, 2025.

Date of Plat or Map: December 11, 2025

Dillon J. Tews, PLS
Dillon J. Tews, PLS Minnesota License No. 62268
dtews@loucksinc.com



19520 COUNTY ROAD 81

ROGERS, MN

INTERSTATE GROUP LLC

3800 AIRPORT ROAD
NAMPA, ID 83687



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

12/11/25 SURVEY ISSUED

PROFESSIONAL SIGNATURE

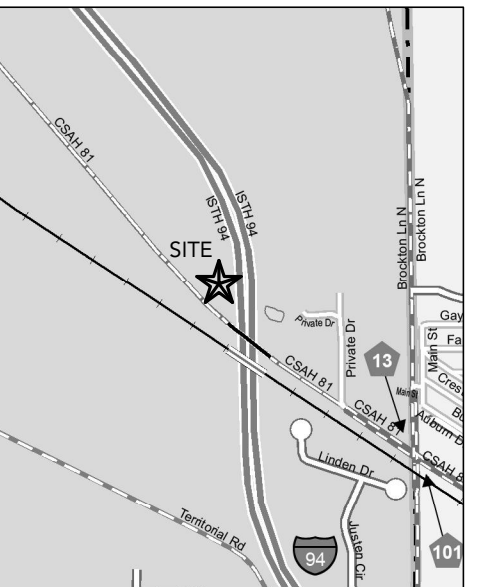
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dillon J. Tews, PLS
Dillon J. Tews - PLS
License No. 62268
Date 12/11/25

QUALITY CONTROL

Loucks Project No. 09052A
Project Lead DJT
Drawn By KMM
Checked By DJT
Field Crew CMS

VICINITY MAP



ALTA/NSPS
LAND TITLE
SURVEY

1 OF 1

TRAILERS PLUS - ROGERS

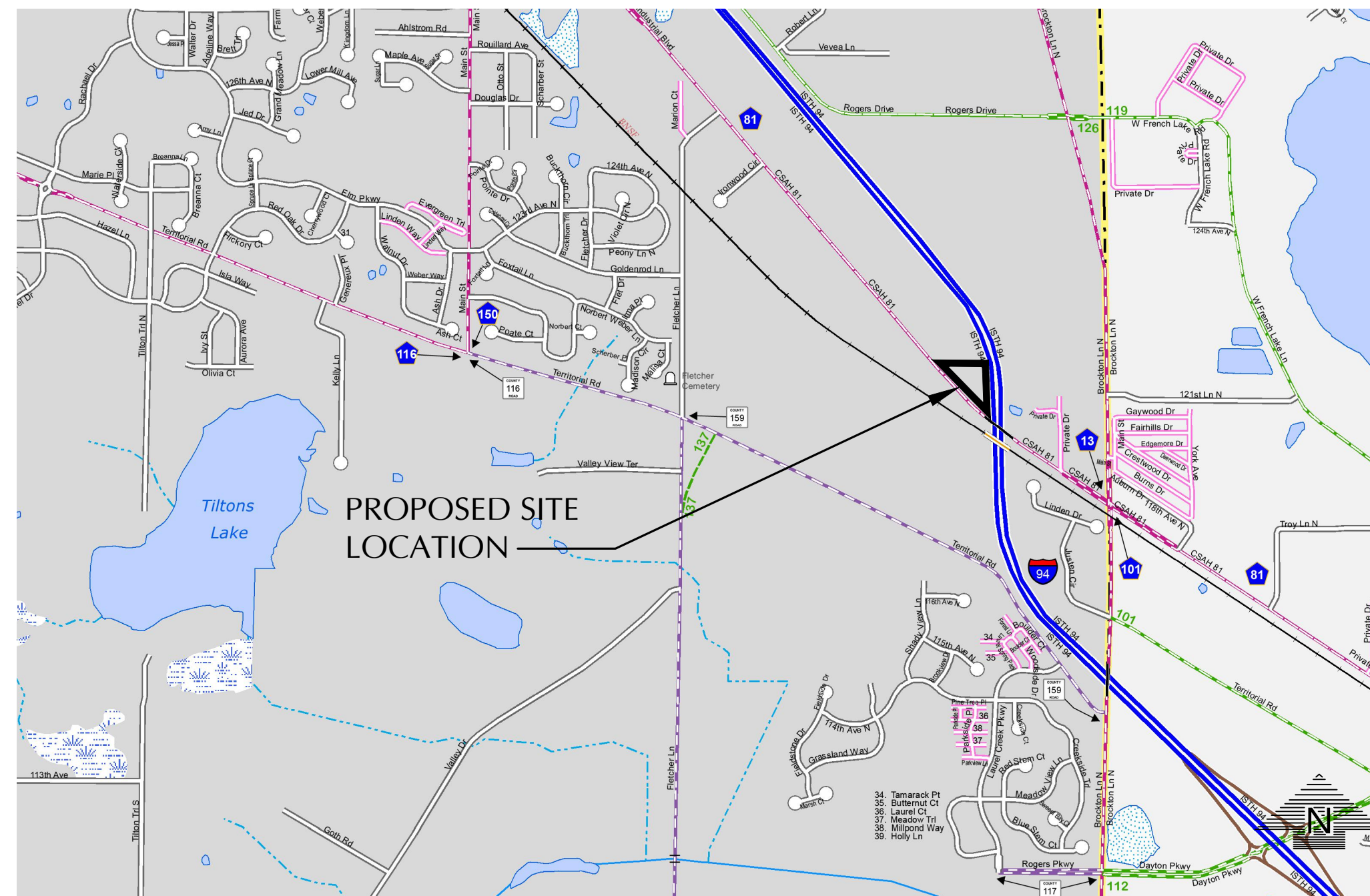
ROGERS, MINNESOTA

PLANS FOR: DEMOLITION, SITE, GRADING, DRAINAGE, AND EROSION CONTROL CONSTRUCTION

SHEET INDEX

- C0-1 Cover Sheet
- C1-1 Existing Conditions
- C1-2 Demolition Plan
- C2-1 Site Plan
- C3-1 Grading Plan
- C3-2 SWPPP Plan
- C3-3 SWPPP Notes
- C4-1 Utility Plan
- C8-1 Details
- C8-2 Details
- L0-1 Tree Preservation Plan
- L1-1 Landscaping Notes
- L2-1 Landscaping Plan
- L5-1 Landscaping Details

VICINITY MAP



EXISTING		PROPOSED
	CATCH BASIN	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAIN TILE	
	SANITARY SEWER	
	FORCE MAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

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SUBMITTAL/REVISIONS

02/06/26 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Licensed Professional Engineer: R. Webber - PE 56092
Date: 02/06/26

QUALITY CONTROL

Loucks Project No. 090052B
Project Lead MJS
Drawn By ZHW
Checked By ZHW/MJS
Review Date 02/06/26

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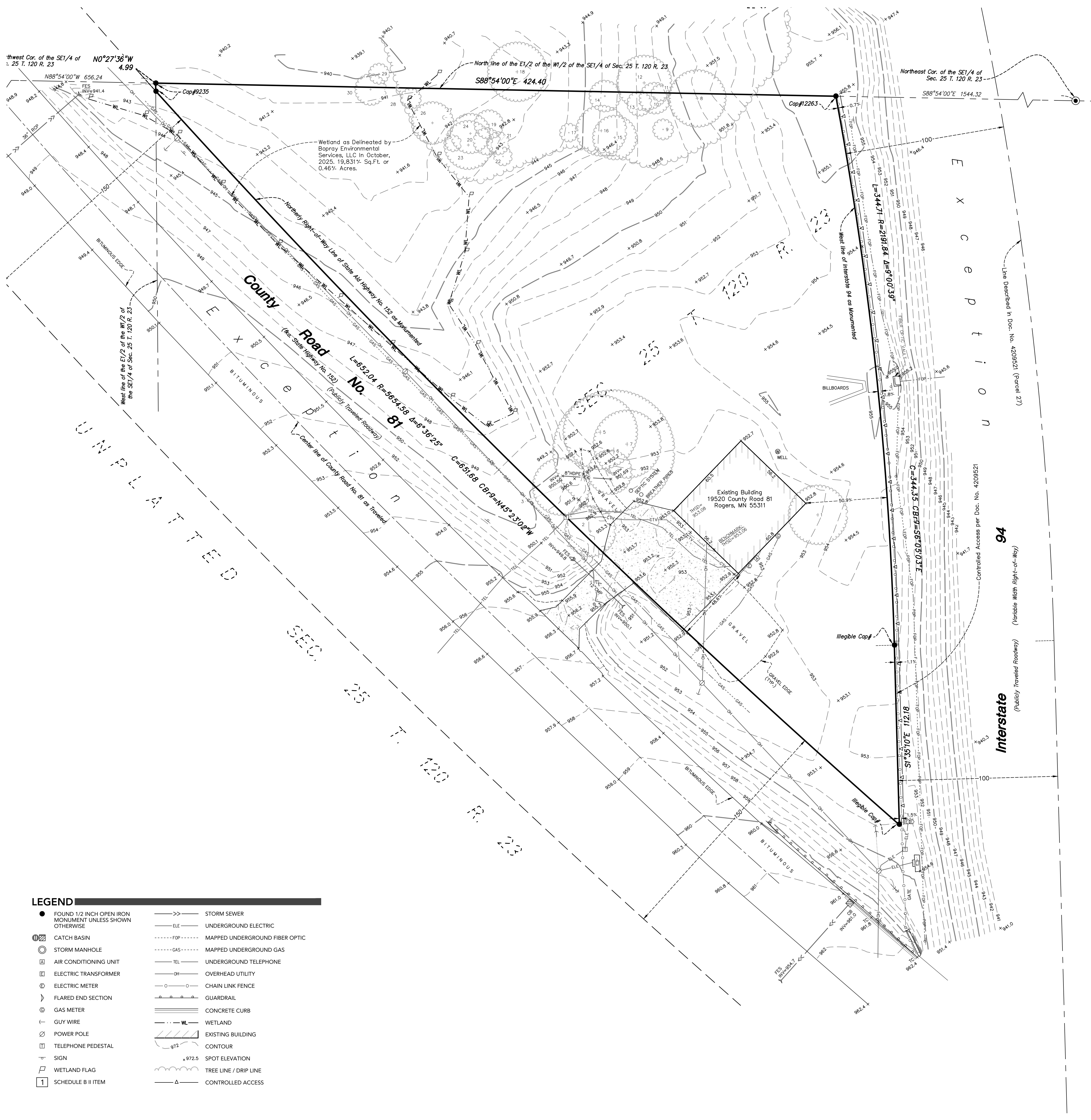
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COVER SHEET

C0-1



DESCRIPTION OF PROPERTY SURVEYED

(PER SCHEDULE A OF THE HEREIN REFERENCED TITLE COMMITMENT)

ALL THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 120 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE CENTERLINE OF COUNTY ROAD 81 (FORMERLY KNOWN AS STATE HIGHWAY NO. 152), EXCEPT THOSE PORTIONS TAKEN FOR COUNTY ROAD 81 (FORMERLY KNOWN AS STATE HIGHWAY NO. 152) AND INTERSTATE HIGHWAY NO. 94, HENNEPIN COUNTY, MINNESOTA.

ABSTRACT PROPERTY

EXISTING CONDITIONS GENERAL NOTES

- THE INFORMATION SHOWN ON THIS EXISTING CONDITIONS PLAN WAS PREPARED FROM AN ALTA SURVEY PREPARED BY LOUCKS.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJUST).
- THE GROSS LAND AREA IS 104,576 +/- SQUARE FEET OR 2.40 +/- ACRES.
- WE HAVE SHOWN BURIED STRUCTURES AND UTILITIES ON AND/OR SERVING THE SITE TO THE BEST OF OUR ABILITY, SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - UTILITY OPERATORS DO NOT CONSISTENTLY RESPOND TO LOCATE REQUESTS THROUGH THE GOPHER STATE ONE CALL SERVICE FOR BOUNDARY AND LOCATION PURPOSES SUCH AS THIS.
 - THOSE UTILITY OPERATORS THAT DO RESPOND, OFTEN WILL NOT LOCATE SERVICES FROM THE MAIN LINE TO THE CUSTOMER'S STRUCTURE OR FACILITY - THEY CONSIDER THOSE SEGMENTS PRIVATE INSTALLATIONS THAT ARE OUTSIDE OF THEIR JURISDICTION. IF A PRIVATE SERVICE TO AN ADJOINER'S SITE CROSSES THIS SITE OR A SERVICE TO THIS SITE CROSSES AN ADJOINER, IT MAY NOT BE LOCATED SINCE MOST OPERATORS WILL NOT MARK SUCH "PRIVATE" SERVICES.
 - MAPS PROVIDED BY UTILITY OPERATORS, EITHER ALONG WITH A FIELD LOCATION OR IN LIEU OF SUCH A LOCATION, ARE VERY OFTEN INACCURATE OR INCONCLUSIVE. MAPS PROVIDED BY UTILITY OPERATORS ARE VERY OFTEN AT A VERY SMALL SCALE, OR NO SCALE.
 - EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THE SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651-454-0002.
 - UTILITY INFORMATION SHOWN ON THIS PLAN, SUCH AS NATURAL GAS, ELECTRIC LINES, TELEPHONE LINES, FIBER OPTIC LINES, CABLE TELEVISION LINES, UNDERGROUND PIPELINES, ETC. WAS SUPPLIED OR LOCATED BY GOPHER STATE ONE CALL, TICKET NUMBERS 253181793 & 253181803.
 - SNOW AND ICE CONDITIONS DURING WINTER MONTHS MAY OBSCURE OTHERWISE VISIBLE EVIDENCE OF A BURIED STRUCTURE OR UTILITY.
- THIS PROPERTY IS CONTAINED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 27053C0045F, COMMUNITY PANEL NO. 270157 0045, EFFECTIVE DATE OF NOVEMBER 4, 2016.

SITE DEMOLITION SPECIFICATIONS

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS. STRIP TOP SOIL AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
- BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
- CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
- ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
- ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.

PROJECT BENCHMARK

ORIGINATING BENCHMARK: MNDOT 2780R, LOCATED IN THE NORTH OF COUNTY ROAD 81, WEST OF INTERSTATE NO. 84, ELEVATION = 966.22 FEET (NGVD29)

SITE BENCHMARK: SOUTHERLY BUILDING THRESHOLD SHOWN HEREON. ELEVATION = 953.06 FEET (NGVD29)

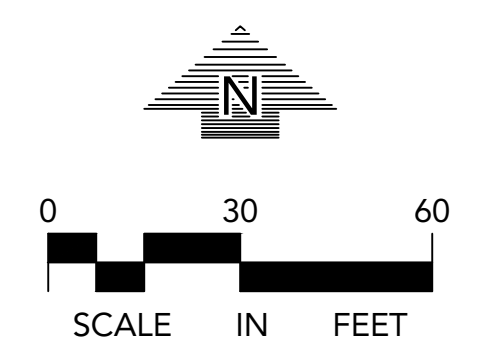


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Licensed Professional Engineer: R. Webber - PE 56092

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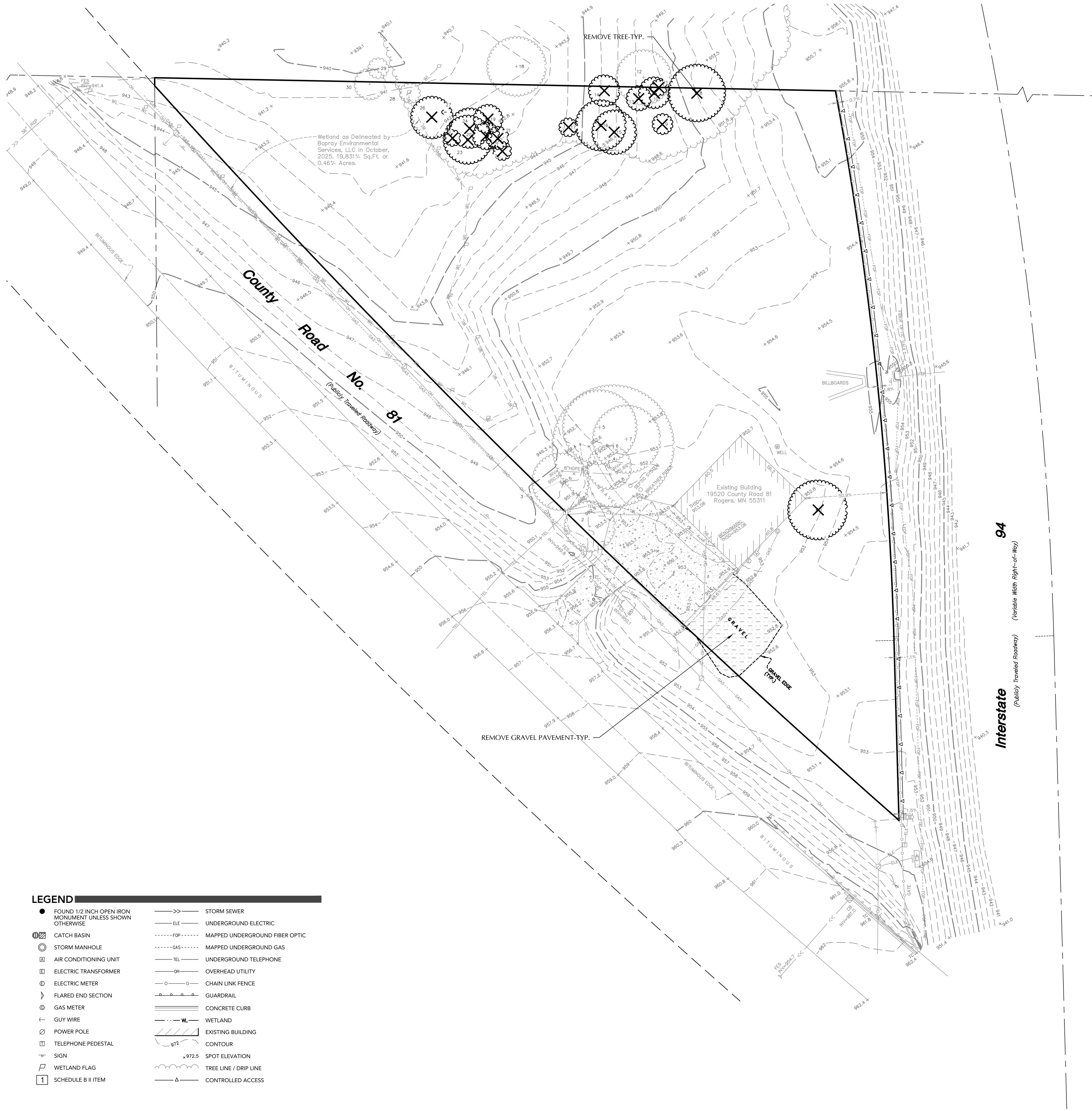
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EXISTING CONDITIONS PLAN

C1-1



SITE DEMOLITION NOTES

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
- CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
- CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
- REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
- CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
- BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
- CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
- ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
- CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
- REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

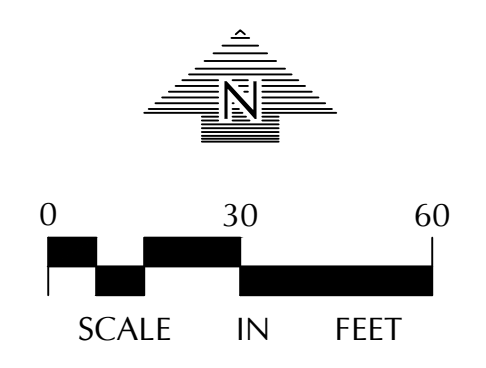
DEMOLITION LEGEND

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE PROTECTION FENCE

- LEGEND**
- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
 - CATCH BASIN
 - STORM MANHOLE
 - AIR CONDITIONING UNIT
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - FLARED END SECTION
 - GAS METER
 - GUY WIRE
 - POWER POLE
 - TELEPHONE PEDESTAL
 - SIGN
 - WETLAND FLAG
 - SCHEDULE B II ITEM
 - STORM SEWER
 - UNDERGROUND ELECTRIC
 - MAPPED UNDERGROUND FIBER OPTIC
 - MAPPED UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - OVERHEAD UTILITY
 - CHAIN LINK FENCE
 - GUARDRAIL
 - CONCRETE CURB
 - WETLAND
 - EXISTING BUILDING
 - CONTOUR
 - SPOT ELEVATION
 - TREE LINE / DRIP LINE
 - CONTROLLED ACCESS

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02/06/26 CITY SUBMITTAL

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Licensed Professional Engineer - EIT 56292
 Date: 02/06/26

QUALITY CONTROL

Locucks Project No. 0900528
 Project Lead JMS
 Drawn By ZHG
 Checked By ZHW/JMS
 Review Date 02/06/26

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SITE DEMOLITION PLAN

C1-2



LEGEND	
EXISTING	PROPOSED

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE FILTRATION AREA(S) SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BAILE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

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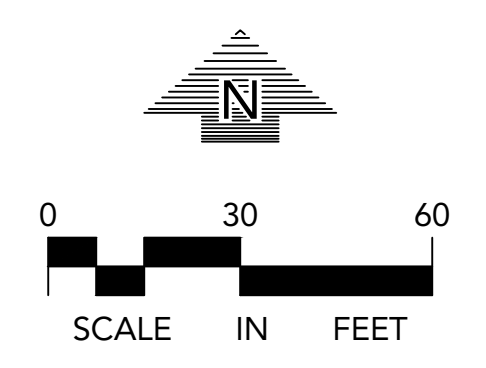
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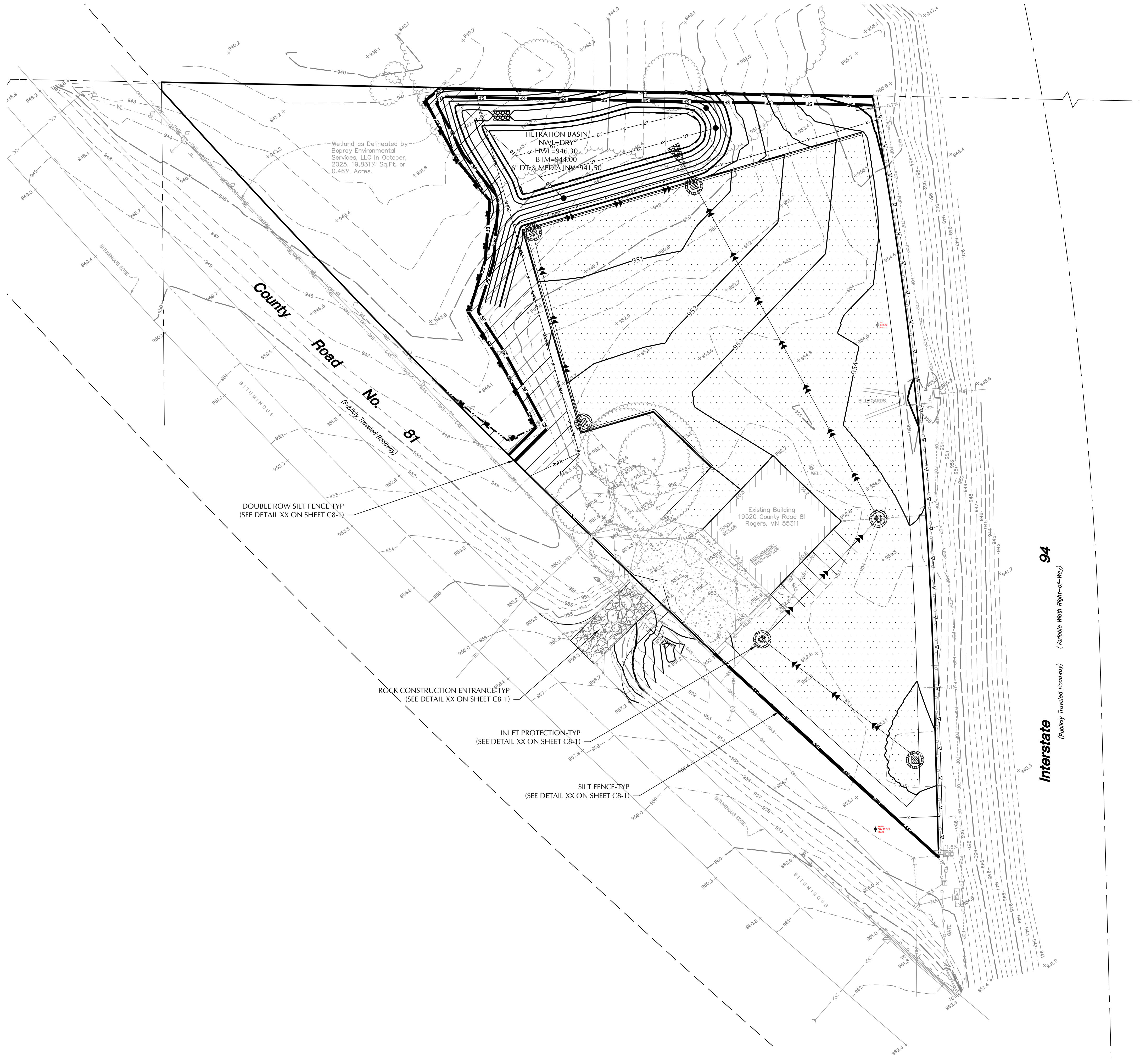


GRADING PLAN

C3-1

Plotted: 02/06/2026 2:47 PM W:\2009\09052B\CADD DATA\CIVIL.dwg Sheet: Filter\C3-1 GRADING PLAN

Plotted: 02/06/2026 2:47 PM W:\2009\090528\CADD DATA\CIVIL.dwg Sheet: Filter\C3-2 SWPPP PLAN



GENERAL NOTES

SEE SHEET C3-3 FOR SWPPP NOTES AND C8-1 FOR SWPPP DETAILS.

SWPPP LEGEND

- SILT FENCE
- BIO ROLLS
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- EROSION CONTROL BLANKET

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SUBMITTAL/REVISIONS

02/06/26 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Licensed Professional Engineer: R. Webber - PE 56092
Date: 02/06/26

QUALITY CONTROL

Locucks Project No. 0900528
Project Lead MJS
Drawn By ZHW
Checked By ZHW/MJS
Review Date 02/06/26

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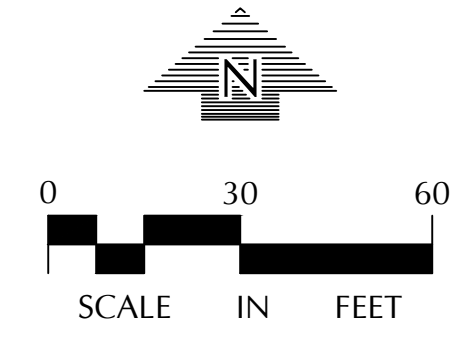


CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



SWPP PLAN C3-2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING SURFACE PAVEMENTS, UTILITIES, AND AN AT GRADE STORMWATER MANAGEMENT SYSTEMS.
 - A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED.
 - A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).
2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - A. INSTALL VEHICLE TRACKING BMP
 - B. INSTALL INLET PROTECTION
 - C. INSTALL SILT FENCE AROUND SITE
 - D. CLEAR AND GRUB SITE
 - E. STRIP AND STOCKPILE TOPSOIL
 - F. REMOVE PAVEMENTS AND UTILITIES
 - G. ROUGH GRADE SITE
 - H. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
 - I. INSTALL UTILITIES
 - J. INSTALL BUILDING FOUNDATIONS
 - K. INSTALL CURB AND GUTTER
 - L. INSTALL PAVEMENTS AND WALKS
 - M. FINAL GRADE SITE
 - N. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
 - O. SEED AND MULCH
 - P. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
3. SITE DATA:
 - DISTURBED AREA: 1.590 AC
 - PRE-CONSTRUCTION IMPERVIOUS AREA: 0.220 AC
 - POST-CONSTRUCTION IMPERVIOUS AREA: 1.249 AC

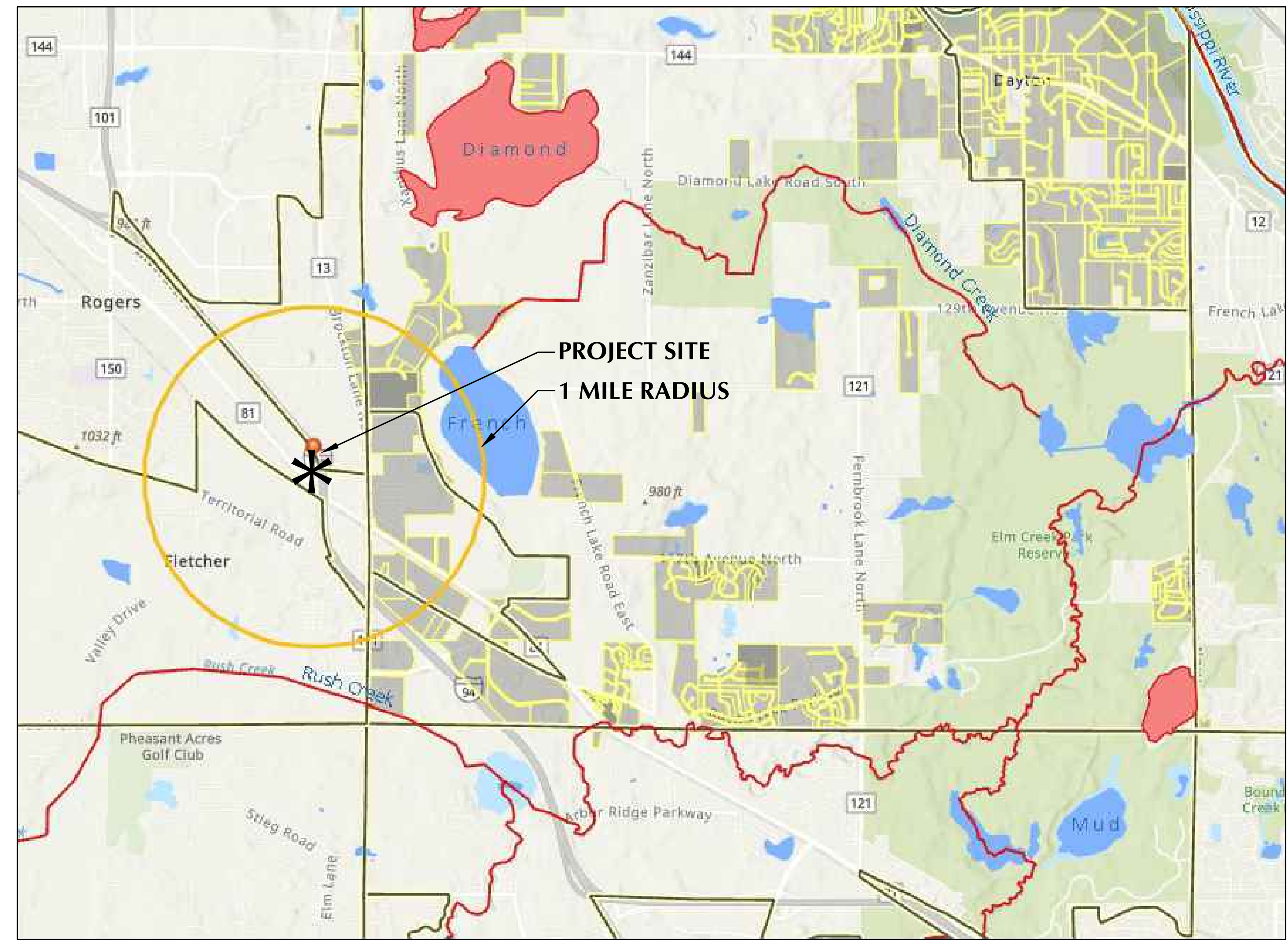
GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT BY XXX
 HYDROLOGY INFORMATION: SEE HYDROLOGY REPORT PREPARED BY LOUCKS
4. EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.
5. HENNEPIN COUNTY RECEIVES AN AVERAGE OF 30 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:
 - 2-YR 2.87 INCHES
 - 10-YR 4.27 INCHES
 - 100-YR 7.17 INCHES
6. SEE "EXHIBIT: PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.
7. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
8. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.
9. GROUNDWATER & DEWATERING
 - A. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XX DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - B. FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
 - C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
 - D. BMPs SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
 - E. DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
10. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX DATED XX, XXXX FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.
11. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.
15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADE PERIMETERS AND UPGRADE OF ANY BUFFER ZONES.
17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
19. NO VEHICLE WASHING ALLOWED ON SITE.
20. NO ENGINE DEGREASING IS ALLOWED ON SITE.
21. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.
22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
 - A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
23. INSPECTIONS
 - A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
 - C. STABILIZED AREAS: ONCE EVERY 30 DAYS
 - D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
 - E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
 - F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.
24. MINIMUM MAINTENANCE
 - A. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
 - B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
 - C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
 - D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
 - E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
 - F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS.
25. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.
26. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
27. SWPPP MUST BE AMENDED WHEN:
 - A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
28. CONCRETE WASHOUT AREA
 - A. THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
 - B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
29. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
30. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
31. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
32. RESPONSIBILITIES
 - A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:

CONTACT: XXX
 COMPANY: XXX
 PHONE: XXX
 - B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

CONTACT: XXX
 COMPANY: XXX
 PHONE: XXX
33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPs.
34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP

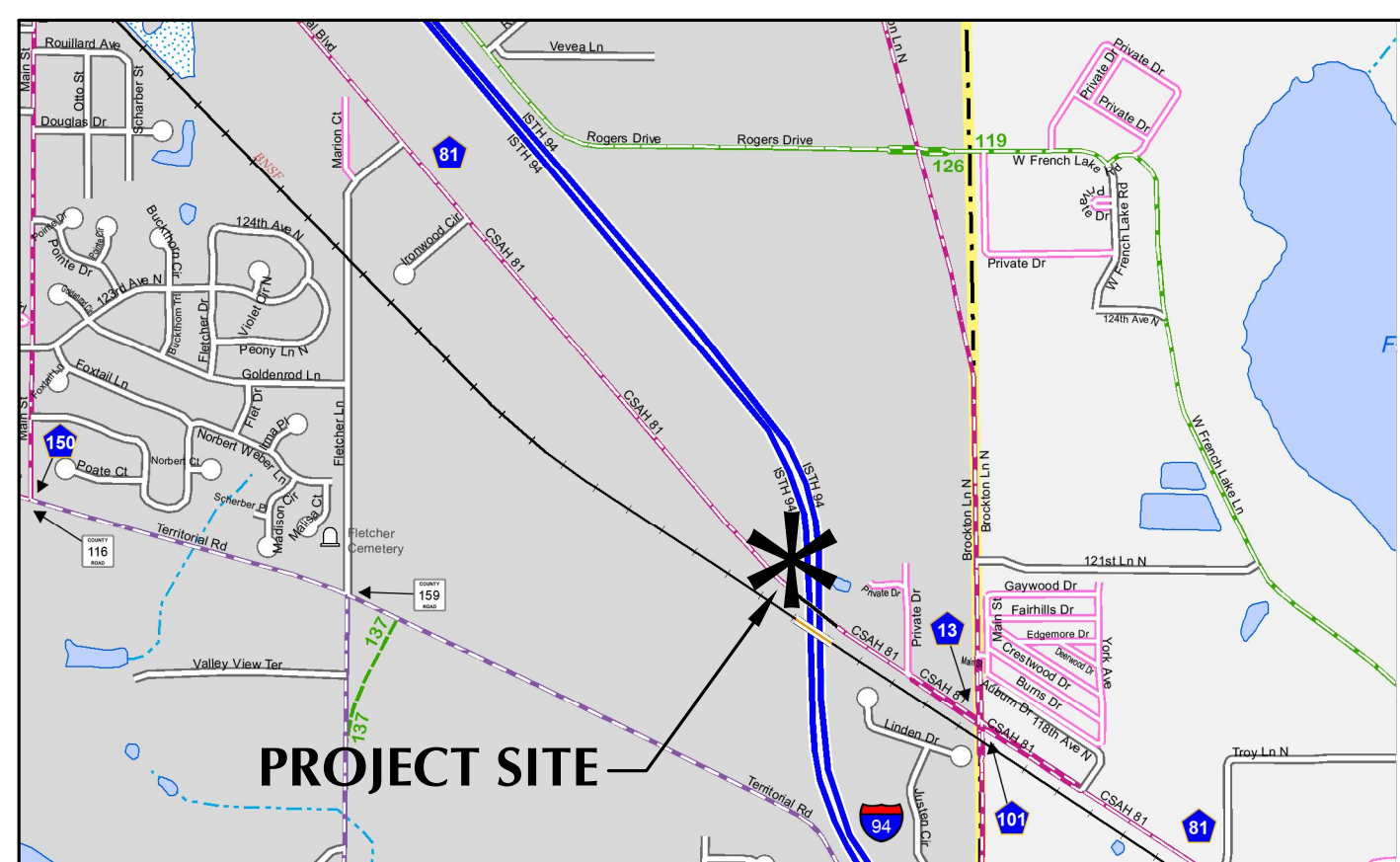


UNIVERSITY OF MINNESOTA

Zachary H. Webber

Design of Construction SWPPP (May 31 2027)

SITE VICINITY MAP



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02/06/26 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

Licensed Professional Engineer: Zachary H. Webber - PE 56092

QUALITY CONTROL

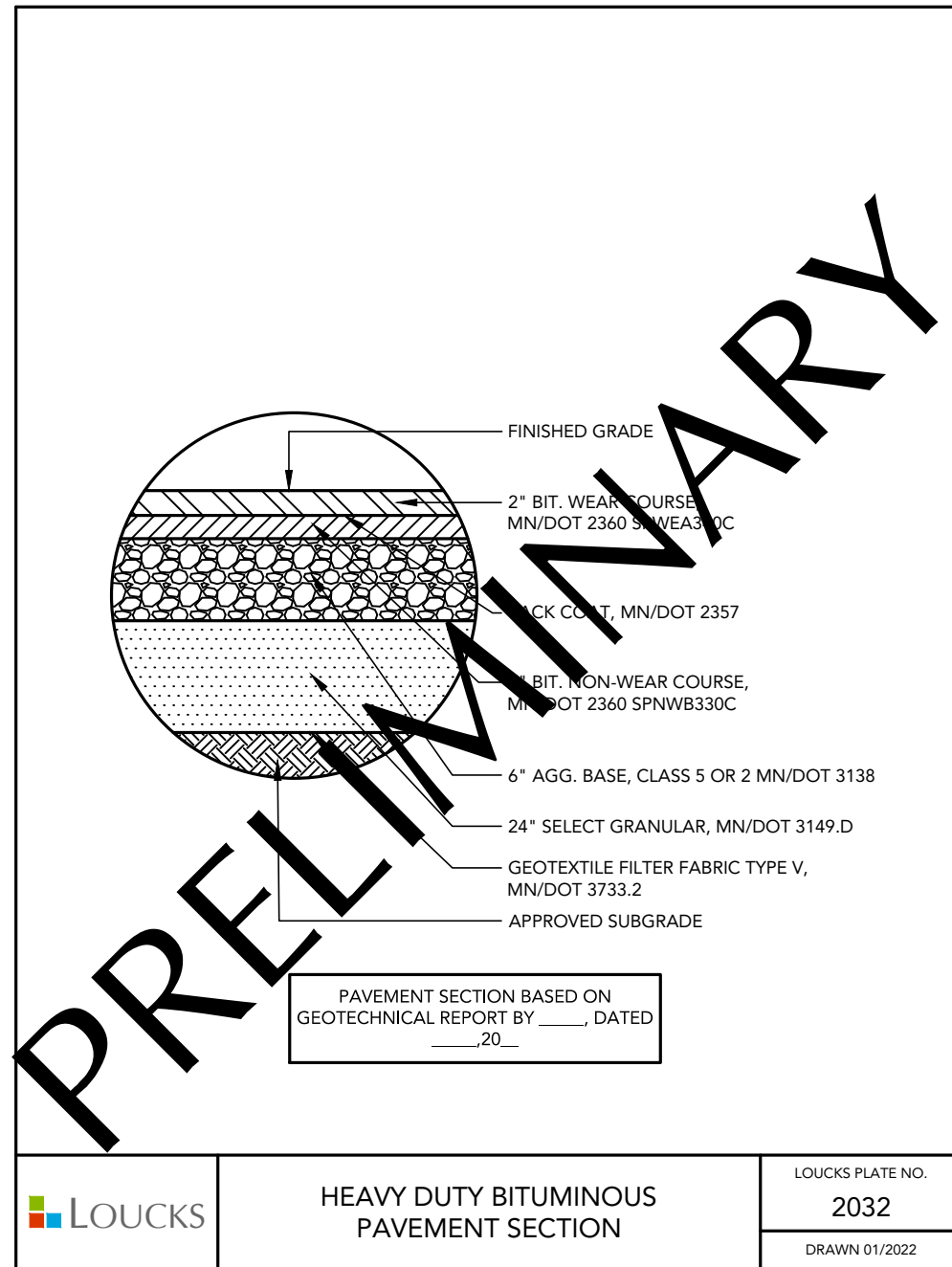
Loucks Project No. 090052B
Project Lead MJS
Drawn By ZHW
Checked By ZHW/MJS
Review Date 02/06/26

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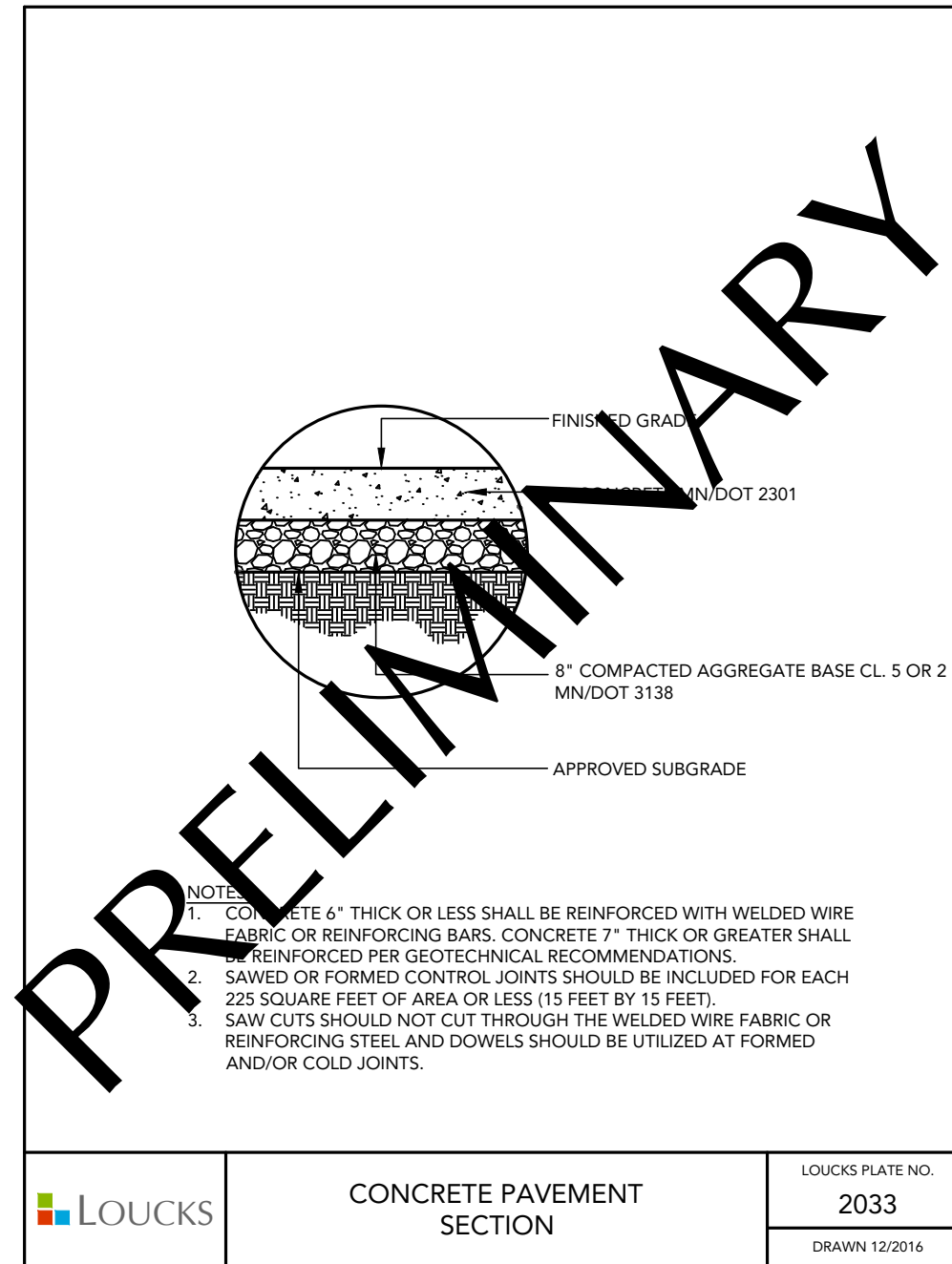
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SWPPP NOTES

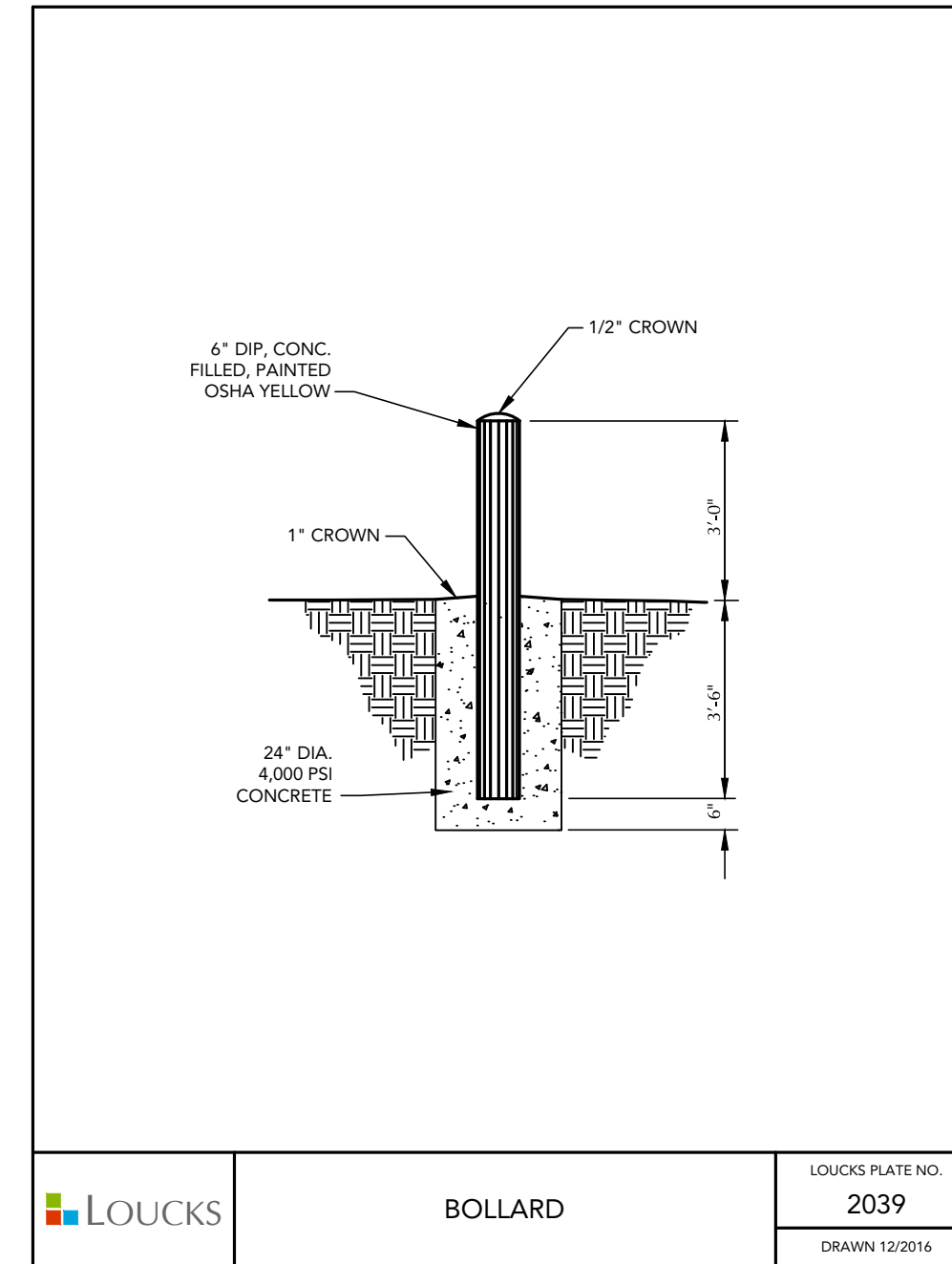
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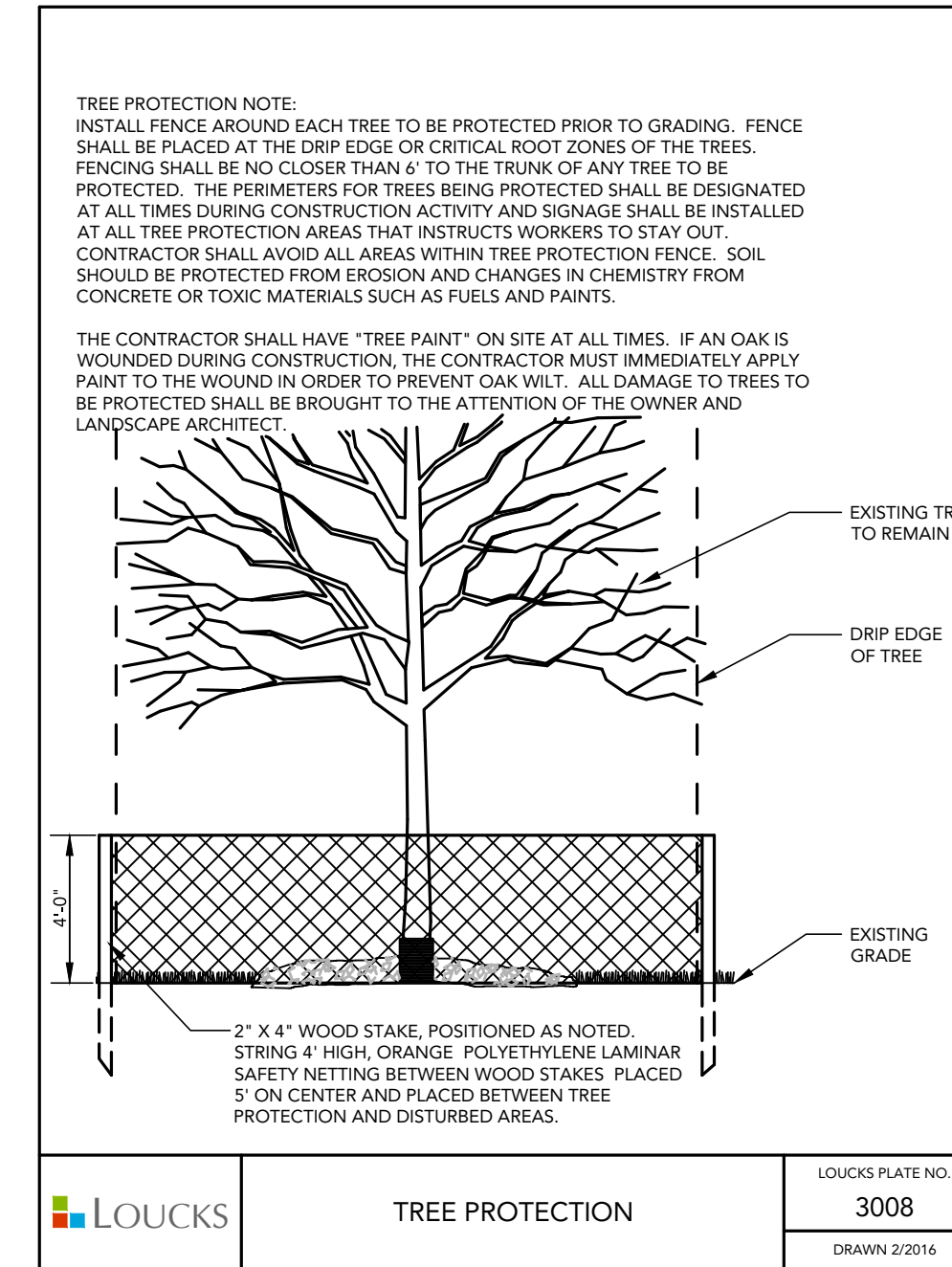
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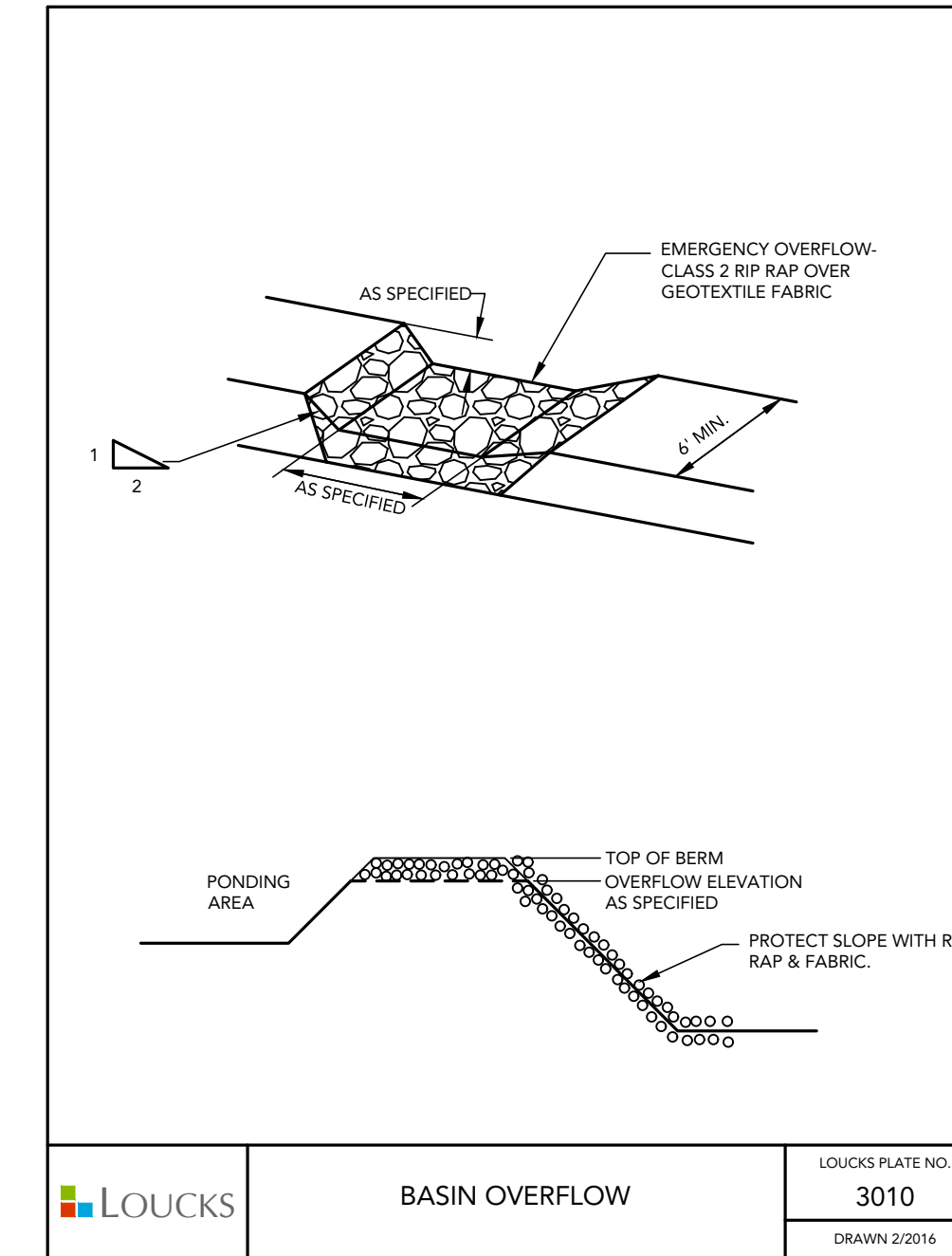
CONCRETE PAVEMENT SECTION
 LOUCKS PLATE NO. 2033
 DRAWN 12/2016



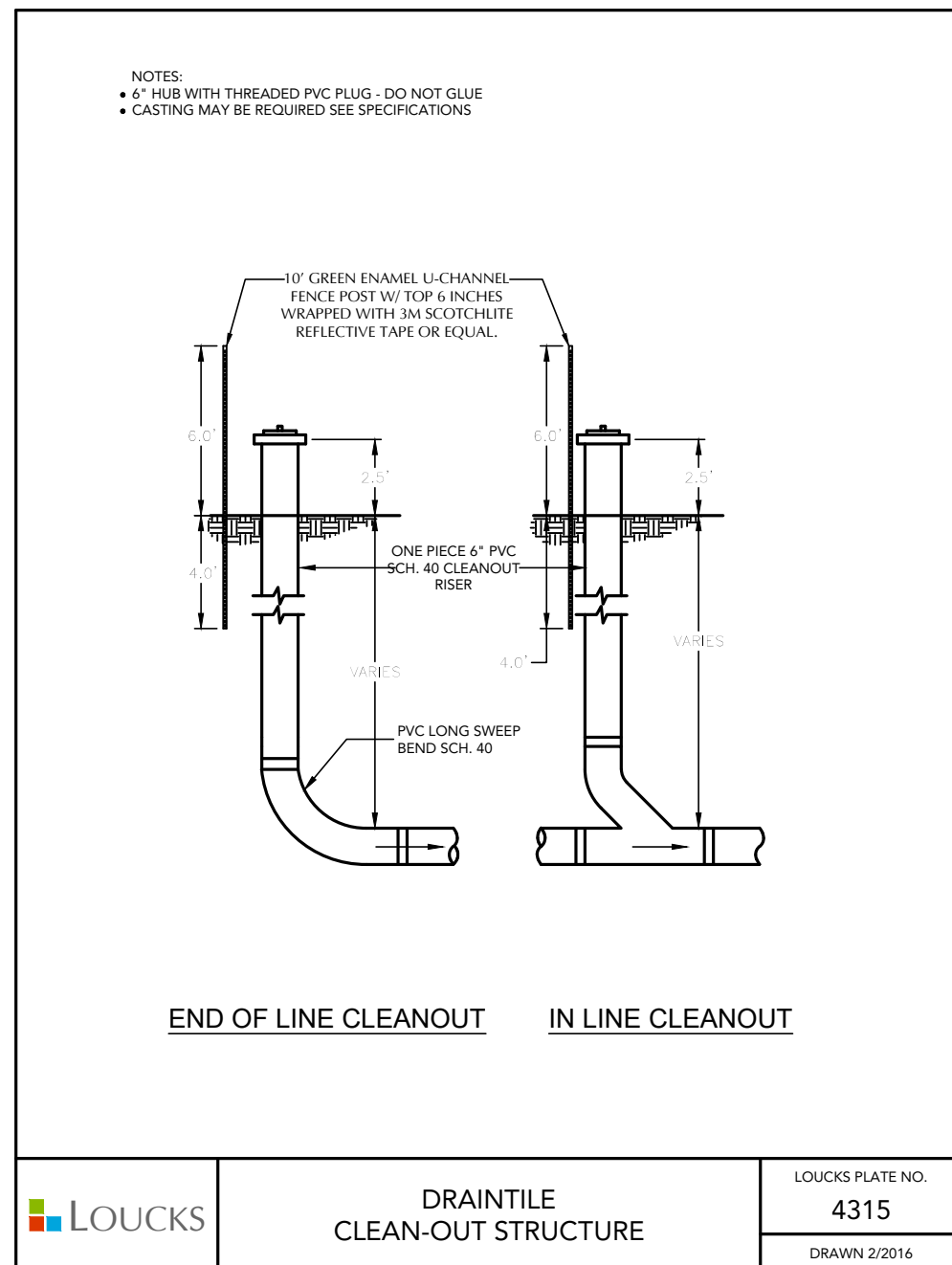
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 LOUCKS PLATE NO. 2039
 DRAWN 12/2016



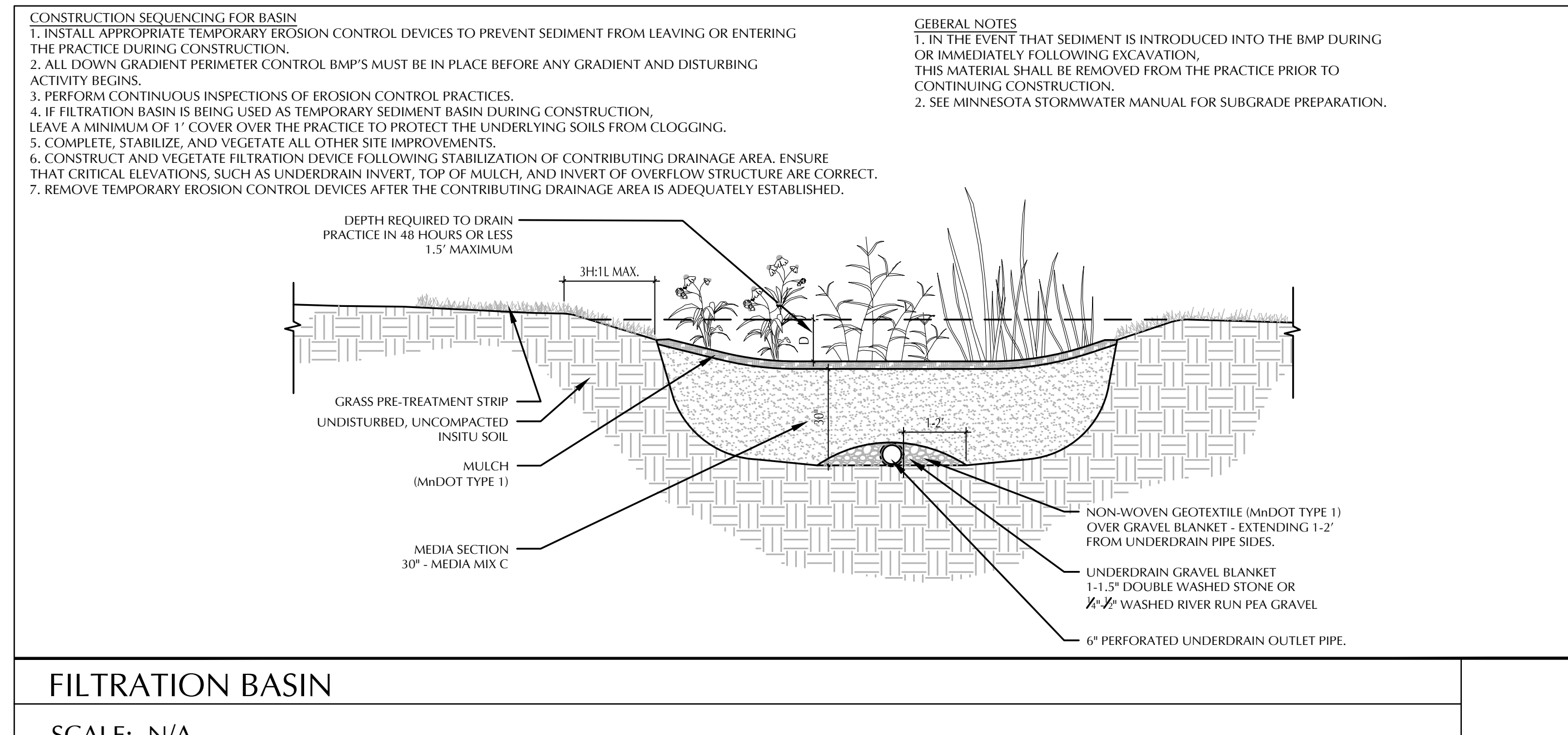
TREE PROTECTION
 LOUCKS PLATE NO. 3008
 DRAWN 2/2016



BASIN OVERFLOW
 LOUCKS PLATE NO. 3010
 DRAWN 2/2016



DRAINTILE CLEAN-OUT STRUCTURE
 LOUCKS PLATE NO. 4315
 DRAWN 2/2016



FILTRATION BASIN
 SCALE: N/A

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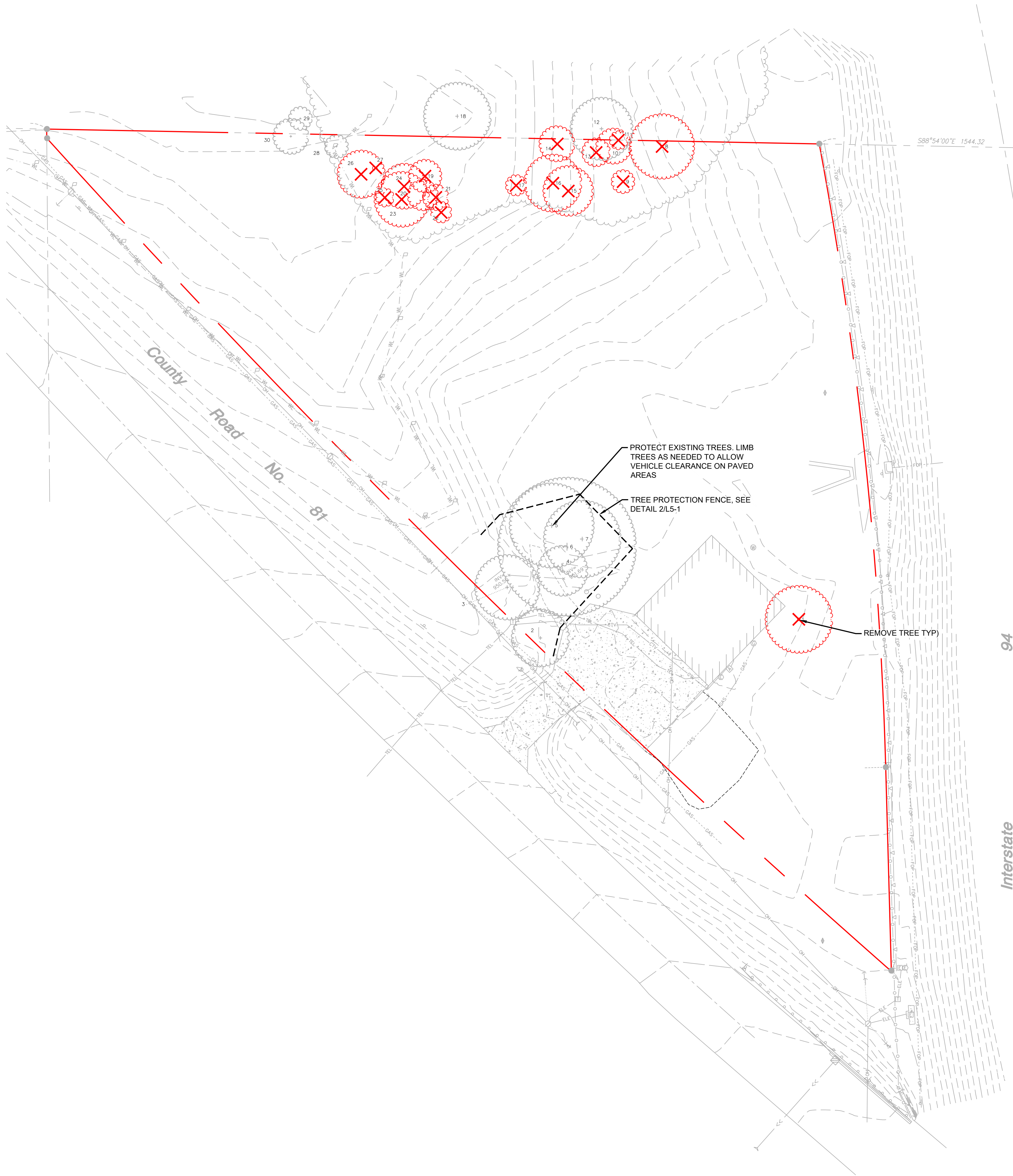
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 Loucks Project No. 090052B
 Project Lead JMS
 Drawn By ZHG
 Checked By ZHW/JMS
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CIVIL DETAILS
C8-2



Tree ID	Species	DBH	Condition	Significant	Status
1	Boxelder	26	Fair	Y	Remove
2	Elm; Siberian	22	Poor	N	Save
3	Elm; Siberian	25	Fair	N	Save
4	Elm; Siberian	19	Fair	N	Save
5	Cottonwood	33	Fair	Y	Save
6	Cottonwood	55	Fair	Y	Save
7	Cottonwood	30	Fair	Y	Save
8	Elm; Siberian	25	Poor	N	Remove
9	Elm; American	8	Good	Y	Remove
10	Boxelder	13	Fair	Y	Remove
11	Boxelder	6	Poor	N	Remove
12	Located outside of property	N/A	N/A	N/A	N/A
13	Boxelder	10	Fair	Y	Remove
14	Boxelder	13	Poor	N	Remove
15	Boxelder	19	Poor	N	Remove
16	Boxelder	22	Fair	Y	Remove
17	Ash; Green	7	Poor	N	Remove
18	Located outside of property	N/A	N/A	N/A	N/A
19	Boxelder	12	Poor	N	Remove
20	Elm; American	11	Fair	Y	Remove
21	Boxelder	9	Poor	N	Remove
22	Boxelder	7	Poor	N	Remove
23	Boxelder	21	Poor	N	Remove
24	Boxelder	17	Fair	Y	Remove
25	Elm; American	6	Good	Y	Remove
26	Boxelder	18	Poor	N	Remove
27	Boxelder	9	Fair	Y	Remove
28	Boxelder	8	Fair	Y	Save
29	Located outside of property	N/A	N/A	N/A	N/A
30	Elm; American	13	Good	Y	Save

LANDSCAPE REQUIREMENTS

TOTAL SIGNIFICANT TREES REMOVED: 9 TREES
 TOTAL PROVIDED TREES: 9 TREES

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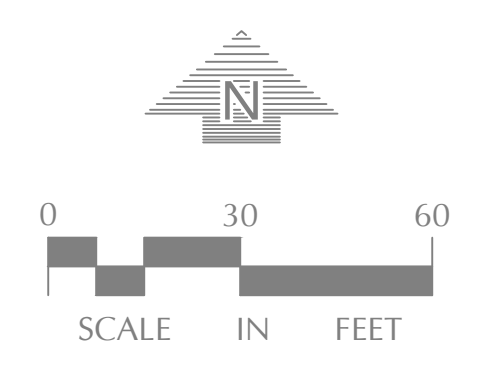
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TREE PRESERVATION PLAN LO-1

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUND COVER

WHERE SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER

IRRIGATION/WATERING NOTES:

IRRIGATION IS NOT PLANNED FOR THIS SITE. FOR THE HEALTH AND SURVIVAL OF ALL PROPOSED PLANTINGS, REGULAR WATERING OF THE PLANTINGS IS RECOMMENDED.

FOR ESTABLISHMENT OF PLANTINGS, THE CONTRACTOR IS TO REGULARLY WATER NEWLY INSTALLED PLANTINGS DURING PROJECT CONSTRUCTION. CONTRACTOR TO PROVIDE OWNER WITH WATERING RECOMMENDATIONS OR WATERING CONTRACT FOR THE ONE (1) YEAR WARRANTY PERIOD.

GENERAL NOTES

THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD / ROCK MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
DECIDUOUS TREES					
	AC-R	2	ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	B&B
	GI-B	2	GINKGO BILOBA	GINKGO TREE	B&B
	GY-D	2	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B&B
	QU-B	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B
	TI-A	2	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	B&B
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	
GROUND COVERS					
	BB-M		BASIN BOTTOM MIX	MNDOT WET DITCH SEED MIX	
	SM-2		BASIN SIDE SLOPE MIX	MNDOT SOUTHERN TALLGRASS ROADSIDE MIX	
	TS-2		TURF SEED	MNDOT SOTHERN BOULEVARD SEED MIX	

TRAILERS PLUS ROGERS
19520 COUNTY ROAD 81
ROGERS, MN 55311

INTERSTATE GROUP, LLC
3800 AIRPORT ROAD
NAMPA, ID 83687

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

02/06/26 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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 in the State of Minnesota.

Licensed Professional Engineer - EIT 58292

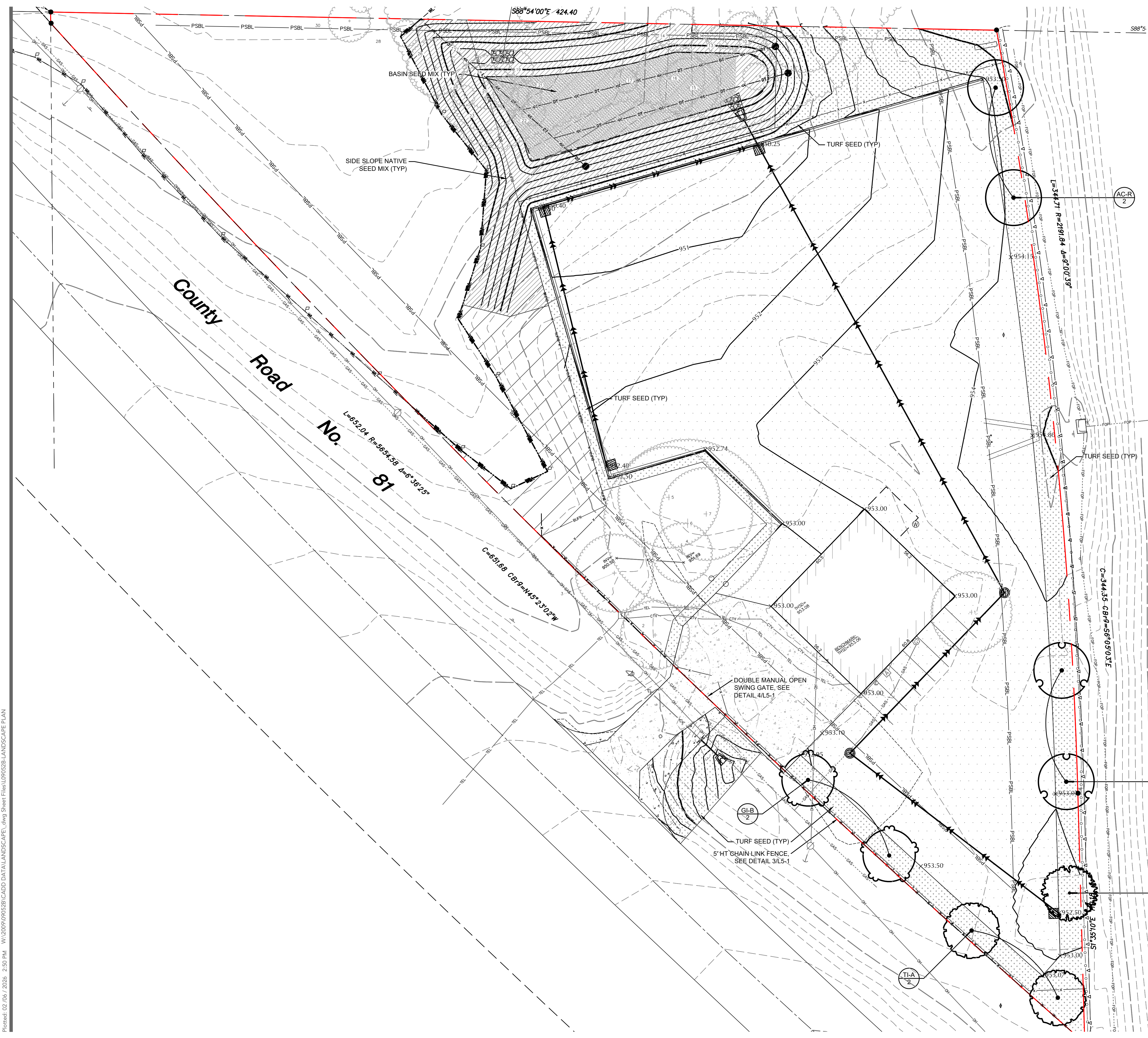
QUALITY CONTROL

Locucks Project No. 090052B
Project Lead JMS
Drawn By ZHG
Checked By ZHW/JMS
Review Date 02/06/26

SHEET INDEX

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS
C1-2	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2 - C3-3	SWPPP & NOTES
C4-1	UTILITY PLAN
C8-1 - C8-2	DETAILS
L0-1	TREE PRESERVATION PLAN
L1-1	LANDSCAPE NOTES
L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

LANDSCAPE NOTES
L1-1



PLANT SCHEDULE		
SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	AC-R	RED SUNSET MAPLE
	GI-B	GINKGO TREE
	GY-D	KENTUCKY COFFEETREE
	QU-B	SWAMP WHITE OAK
	TI-A	BOULEVARD LINDEN
GROUND COVERS		
	BB-M	MNDOT WET DITCH SEED MIX
	SM-2	MNDOT SOUTHERN TALLGRASS ROADSIDE MIX
	TS-2	MNDOT SOUTHERN BOULEVARD SEED MIX

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SUBMITTAL/REVISIONS

02/06/26 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, and detail 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.

License No. 0900528
Date: 02/06/26

QUALITY CONTROL

Locks Project No. 0900528
Project Lead JMD/S
Drawn By ZHMG
Checked By ZHVV/JMS
Review Date 02/06/26

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L5-1	LANDSCAPE DETAILS

CALL BEFORE YOU DIG

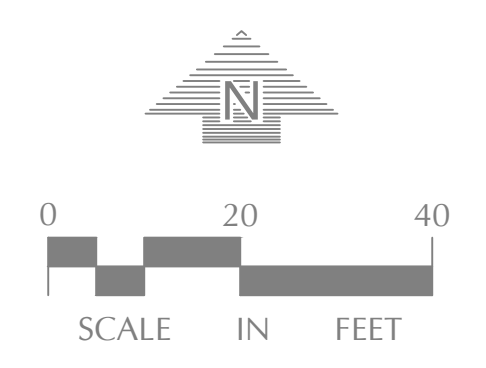
Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

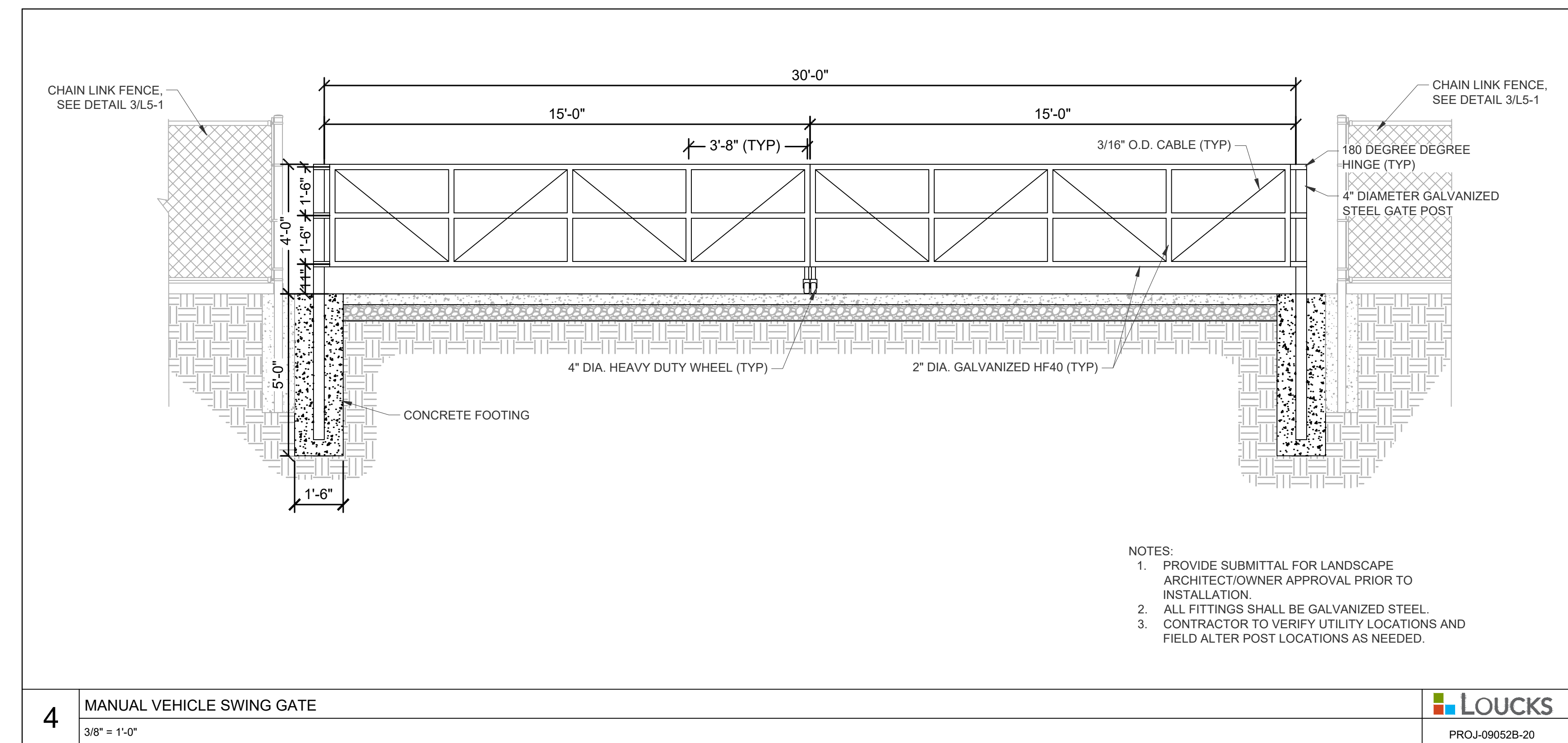
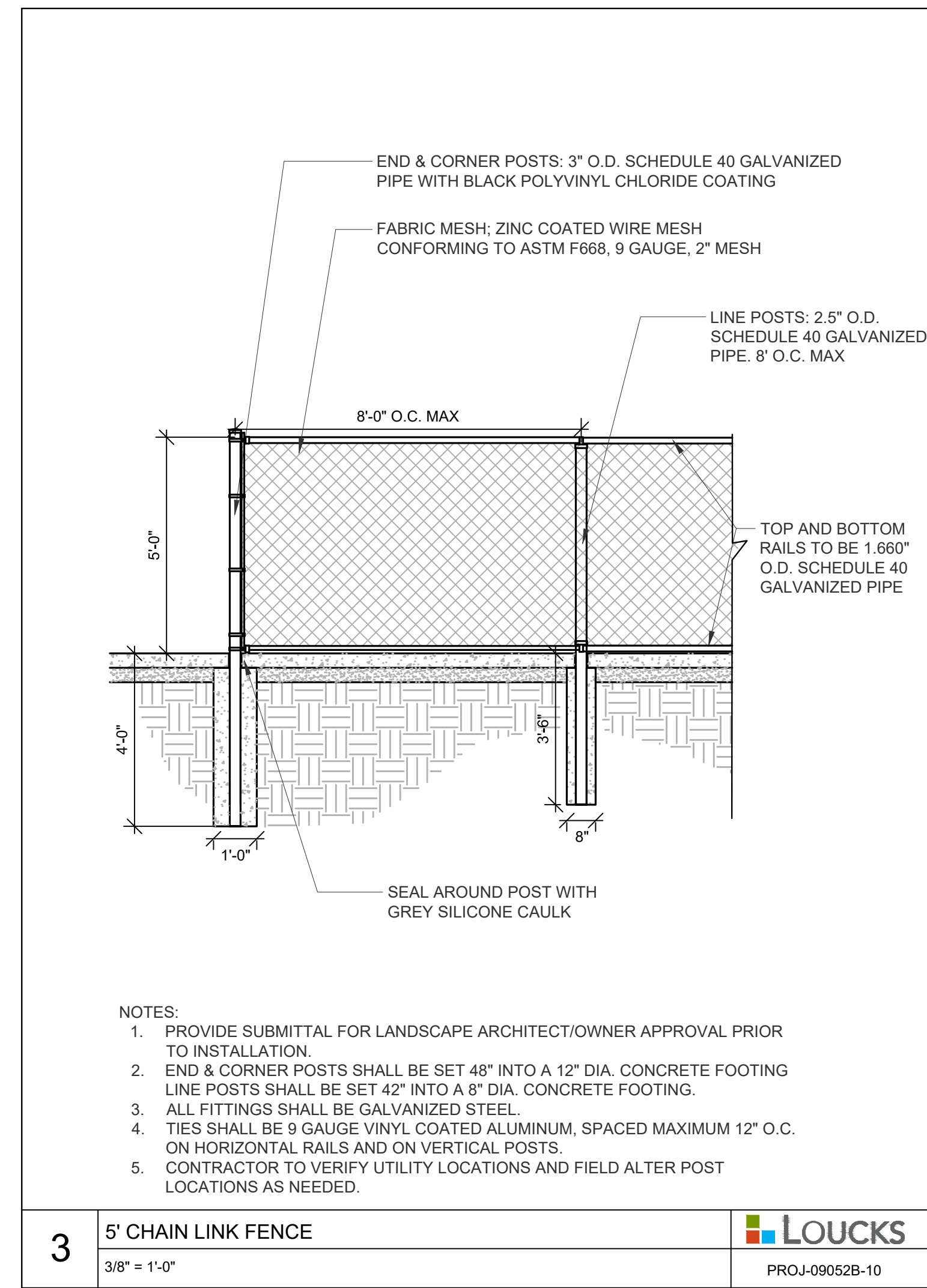
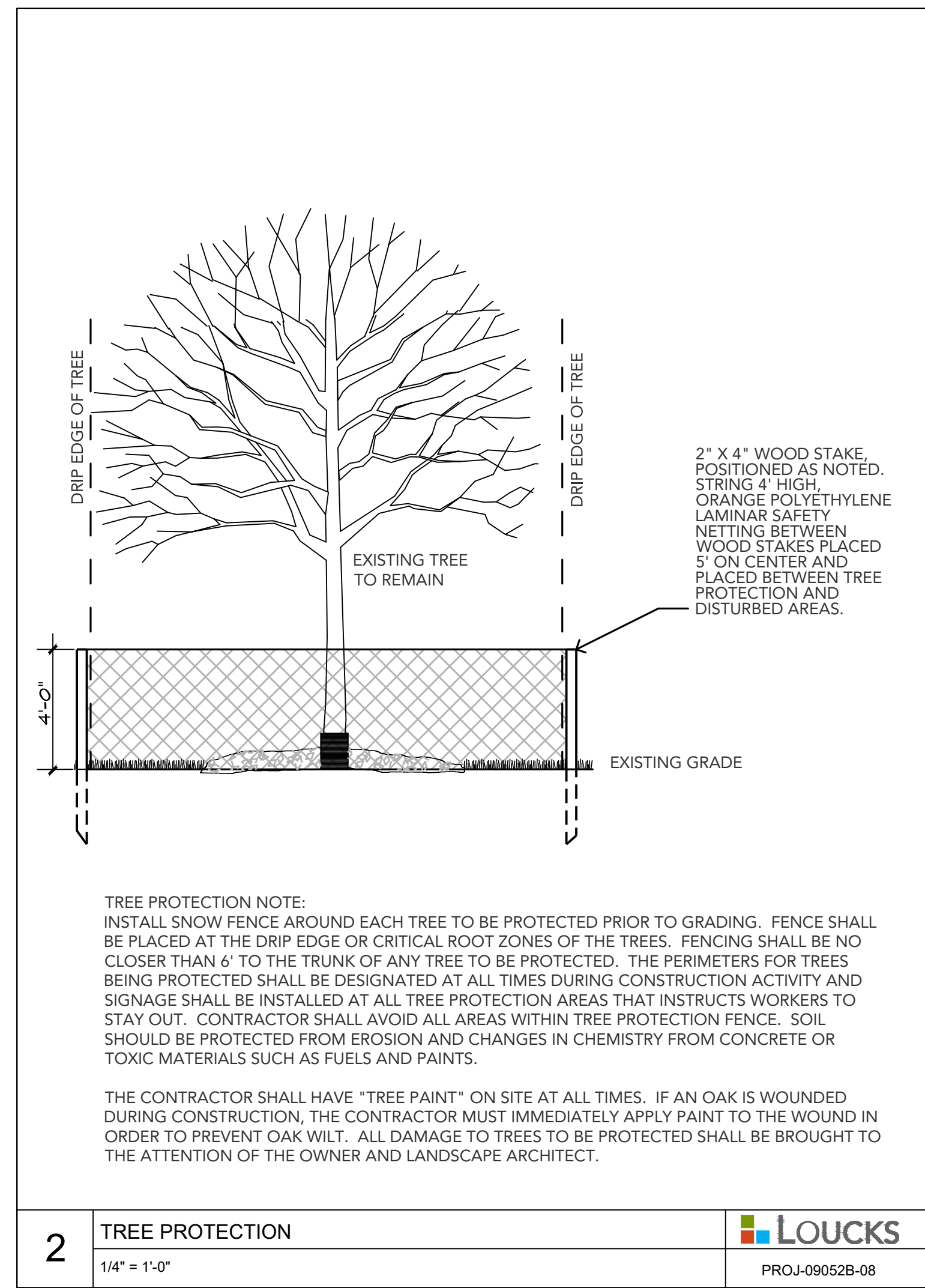
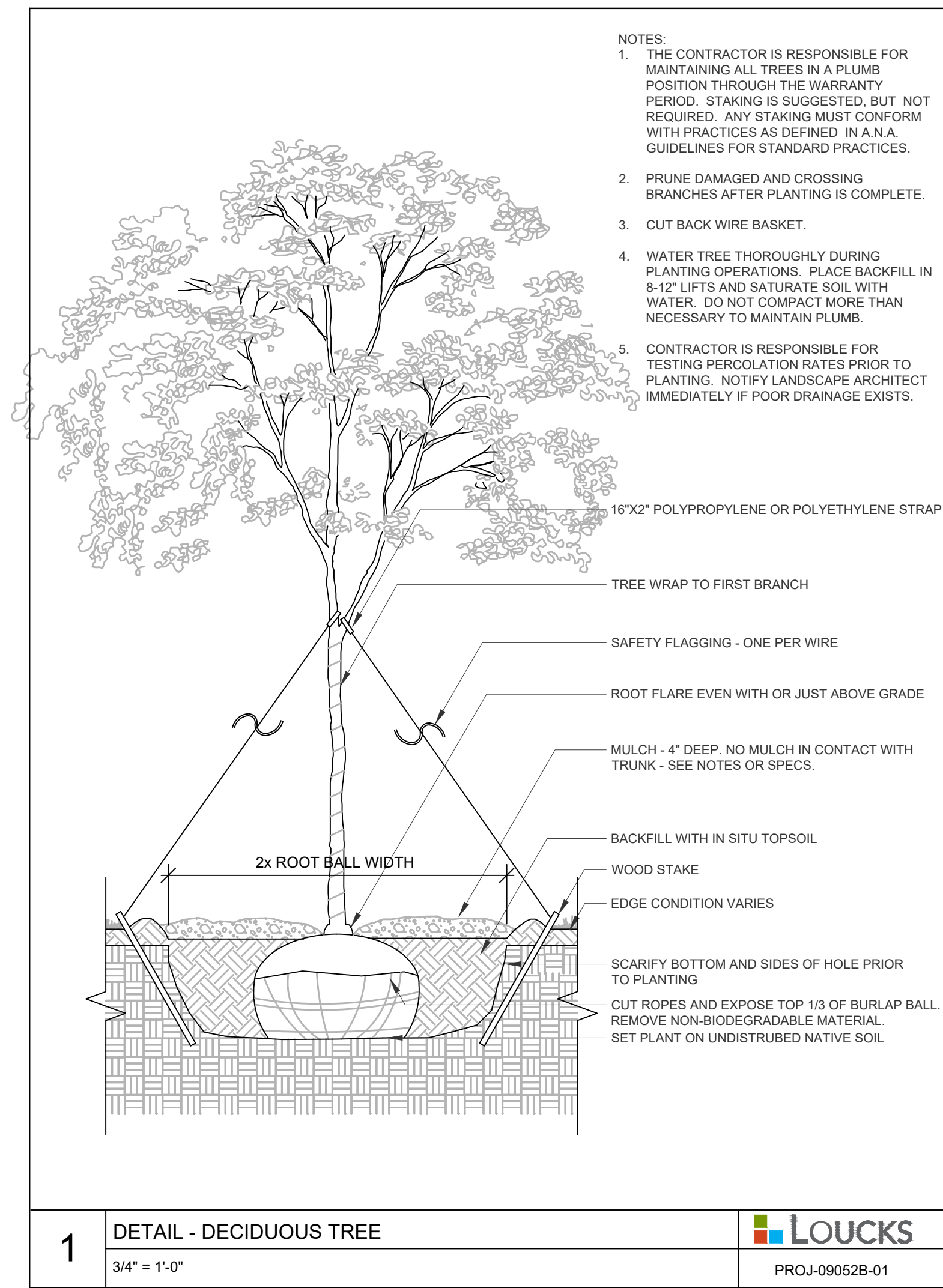
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



LANDSCAPE PLAN

L2-1



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawings for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

02/06/26 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or schedule 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.

Licensed Professional Engineer 56292

Date: 02/06/26

QUALITY CONTROL

Loucks Project No. 090052B
Project Lead JMS
Drawn By ZHG
Checked By ZHW/JMS
Review Date 02/06/26

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STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: March 2, 2026

Agenda Item: 4.2

Subject: Consideration of a Variance Request for Pylon Sign at 20045 Co. Rd. 81 (Malmborg's Garden Center)

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Troy Lucht of Malmborgs Garden Center (Applicant) submitted a variance application for the property at 20045 Co Rd 81 (Subject Property). The request is to replace a static sign face on a freestanding sign which a portion static and EMC. The existing sign is approximately 78 square feet and currently a little over 20 feet tall. The existing sign is nonconforming in height. EMCs are permitted in the GI district, however, they are limited to 8 ft in height and overall sign height for static signs are limited to 12 ft for pylon signs and nonconforming signs may not be upgraded to EMC. A variance is needed for overall sign height, EMC sign height and to the nonconforming EMC upgrade clause. The proposed total sign face (static plus EMC) is under the City's 120-square-foot limit for sign faces in the GI district. The location of the sign is unchanged. The reason for the variance is due to the visibility issues from vegetation in the County Right of Way which would create challenges for customers to view the sign.

Variations are to be processed and considered based on section 125-42 and Minnesota Statute § 462.357. The applicant must adequately demonstrate "practical difficulties" in order to get relief from the code.

Primary Issues

1. Land Use and Zoning
2. Accessory Structure Standards
3. Criteria for Granting Approval

Analysis of Primary Issues

1. Land Use and Zoning

The Subject Property is the site of an Garden Center. The property is zoned General Industry (GI). The 2040 Comprehensive Plan land use designation is Industrial. Signage is a typical improvement.

The type of use is allowed by both the Comprehensive Plan and Zoning.

2. Applicable Standards.

Chapter 113 (Signs) regulates size and height of freestanding and electronic message center signs. Section 113 permits freestanding pylon signs on parcels to a maximum of 12 feet in height and limits EMCs to 8 ft in height and total sign face is limited to 120 square feet in area. Section 125-42 (Variances) and Minnesota Statutes §462.357 establish variance criteria requiring harmony with the ordinance and Comprehensive Plan, the presence of practical difficulties, and protection of the area's essential character. The sign is currently considered legal non-conforming in height per section 125-41 and requires a variance in order for the sign face to be upgraded to EMC (as well as continue to exceed height requirements).

3. Criteria for Granting Variances

The Planning Commission shall make findings of fact that the proposed variance is pursuant, but not limited to the following considerations [§125-42(c)]:

- (1) Variances shall only be permitted when they are in harmony with the general purpose and intent of city code and consistent with the comprehensive plan.
- (2) Variances may only be permitted when the applicant establishes that there are non-economic practical difficulties in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.
- (3) The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.
- (4) The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.
Rogers code also includes the following variance standards (beyond state statute):
- (5) Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and
- (6) The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

The requests are dealt with on its own merits. The Planning Commission should consider if the requests meet the variance criteria listed above. The following should be considered with determining the request. The key factors for approving a variance really come down to: 1. Does the proposal put property to use in a *reasonable manner*? 2. Are there *unique circumstances* to the property not created by the landowner? 3. Will the variance, if granted, alter the *essential character* of the locality? State statute

specifically notes that economic considerations alone cannot create practical difficulties.

Applicants Proposal/Reasoning:

Proposed Signage:

- Sign Face (static plus EMC) is 105 square feet. (Meets code, no variance)
- Total Sign Height remains the same at 20'-4" (8'-4" above 12' pylon height requirement)
- EMC height is 17'-8" (9'-8" above 8' EMC height requirement)
- Nonconforming sign request to upgrade to EMC (Variance required).

The applicant provides details to his reasoning for the need of the variance in the attached application. Staff will summarize the applicants reasoning.

1. The request is consistent with City Code and the Comprehensive plan. Signage is a typical commercial improvement, especially in a highway corridor that relies on visual advertisements and the sign is related to the existing use on site. The renovation refreshes and improves appearance of existing sign structure and is not inconsistent with purpose and intent of zoning. Additionally, ensures business can remain economically competitive (2040 comp plan chapter)
2. Reasonableness. The request is reasonable due to sign face being below the 120 sq ft limit and seeks to vary from height (no major changes to existing height).
3. Unique Circumstances. The ROW between the sign and road has drainage ditches and tall vegetation including cattails which restricts visibility for the majority of the year is unique to the property and not created by the owner.
4. Essential Character. The sign refresh improves the appearance, platform which is used to change manual copy will be removed and the height and sign size is generally the same.
5. Public Interest. Taller signage may enhance driver safety by improving readability at higher speeds of Co Rd 81. With a sign face meeting the requirements of code, impacts to surrounding property will be minimal.

Staff Recommendation

Open Public Hearing and make a recommendation to council.

Possible motion:

Motion to Approve Resolution 2026-22, A Resolution Granting Approval of Variances to Allow a Nonconforming Sign Upgrade to EMC and Increase in Sign Height at 20045 Co. Rd. 81 (Malmborg's Garden Center)

Staff recommends the following conditions:

1. Scope. This approval authorizes the replacement of the existing sign face to a total digital display area of 105 square feet and an overall freestanding sign height not to exceed 20 feet, 4 inches.
2. Nonconforming Height. The existing sign is legally nonconforming; this variance authorizes the nonconforming sign to upgrade the sign face to EMC and a portion static. Any future expansion or structural modification shall require separate review and approval.
3. Brightness and dimming. The sign shall include automatic brightness adjustment to comply with Chapter 113 brightness limits and shall not cause glare or visual distraction to motorists.
4. Display Behavior. Each digital message shall remain static for a minimum dwell time of ten (10) seconds, with transitions occurring instantaneously. Flashing, scrolling, or full-motion video shall be prohibited.
5. Malfunction Default. In the event of malfunction, the EMC shall default to a blank display.
6. Maintenance. The sign structure and display components shall be maintained in good repair, consistent with applicable codes.
7. Permits. A sign and electrical permit shall be obtained prior to installation, and the sign shall meet all applicable building and electrical codes.
8. Future Modifications. Any future increase in sign area, height, or additional sign cabinet components shall require City review and possible variance amendment.

Financial Impact: NA

Source Fund: NA

Budgeted? N/A

Supporting Documentation

- A. Resolution No. 2026-22 Malmborgs Garden Center - Sign Variance
- B. Malmborg's Variance Submittal

RESOLUTION NO. 2026-22

**A RESOLUTION GRANTING APPROVAL OF VARIANCES
TO ALLOW A NONCONFORMING SIGN UPGRADE TO EMC AND INCREASE IN
SIGN HEIGHT AT 20045 CO. RD 81 (MALMBORG’S GARDEN CENTER)**

WHEREAS, George Lucht & Associates LP (“Applicant”) submitted an application to the City of Rogers (“City”), requesting approval of variances for the purpose replacing a nonconforming pylon sign face with a sign consisting of static signage and electronic message center with (EMC) (“Structure”) exceeding sign height; and,

WHEREAS, the property is zoned General Industry (“GI”), located at 20045 Co. Rd. 81 (“Subject Property”) (PID: 2512023210008) on 19.46 acres of land; and,

WHEREAS, Rogers City Code Chapter 113 regulates sign area and height, providing that sign faces shall not exceed 120 square feet in display area, and pylon signs be constructed to a maximum height of 12 feet, with the EMC sign limited to 8 feet in height, and EMCs may not be placed on nonconforming signs; and,

WHEREAS, the existing pylon sign on the subject parcel is nonconforming with a current height of approximately 21 feet and a total sign ace of 78 square feet, which is legally non-conforming; and,

WHEREAS, the applicant proposes to replace the static sign face with both EMC and static sign face. The sign face would be 105 square feet, total sign height would remain 20 feet and 4 inches, and the proposed EMC sign face would be at a height of 17 feet and 8 inches; and,

WHEREAS, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on March 2, 2026 to consider and receive public comment on said request; and,

WHEREAS, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

WHEREAS, public comment was received and taken into consideration by the Commission; and,

WHEREAS, following the Hearing the Commission recommending approval of the said request for the located of the Structure was based on the following findings of fact:

FACTS

1. George Lucht & Associates LP (Malmorg’s Garden Center) is the owner of the subject property and business operating on the parcel of land located at 20045 Co. Rd. 81, Rogers MN 55374; and,
2. The subject property where the sign is located is legally described as found on Exhibit A; and,

3. The Applicant has applied to the City for a variances to replace the existing sign face and modify the existing support structure with EMC face of approximately 80 sq ft and static sign cabinet of approximately 25 sq ft. The overall sign height would remain nonconforming at 20 feet and 4 inches; and the EMC sign height would be 17 feet and 8 inches as shown in Exhibit B.
4. The proposal would variance from Chapter 113 Signs for the GI district in that overall sign height is limited to 12 feet and EMC sign height is limited to 8 feet; and nonconforming signs are not permitted by right to upgrade to EMC sign faces.
5. Following a public hearing on the application, the Rogers Planning Commission has recommended approval of the variance on March 2, 2026.
6. The City Council of the City of Rogers reviewed the requested variance at its March 24, 2026 meeting.

APPLICABLE LAW

7. Minnesota Statute Section 462.357, subd. 6 provides:
 - a. Variances shall only be permitted (a) when they are in harmony with the general purposes and intent of the ordinance and (b) when the variances are consistent with the comprehensive plan.
 - b. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying 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.
8. City Ordinance Section 125-42(c) allows variances if:
 - a. Variances shall only be permitted when they are in harmony with the general purpose and intent of City code and consistent with the comprehensive plan.
 - b. Variances may only be permitted when the applicant establishes that there are non-economic undue hardship in complying with the zoning ordinance, meaning the property owner proposes to use the lot or parcel in a reasonable manner not permitted by the zoning code.
 - c. The plight of the property owner must be due to circumstances that are unique to the lot or parcel and is not created by the property owner.
 - d. The variances must not alter the essential character of the locality including all zoning district and overlay district provisions.
 - e. Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted; and
 - f. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

CONCLUSIONS OF LAW

9. The request is consistent with City Code and the Comprehensive plan. Signage is a typical commercial improvement, especially in a highway corridor that relies on visual advertisements and the sign is related to the existing use on site. The renovation refreshes and improves appearance of existing sign structure and is not inconsistent with purpose

and intent of zoning. Additionally, ensures business can remain economically competitive (2040 comp plan chapter).

10. Reasonableness. The request is reasonable due to sign face being below the 120 sq ft limit and seeks to vary from height (no major changes to existing height).
11. Unique Circumstances. The ROW between the sign and road has drainage ditches and tall vegetation including cattails which restricts visibility for the majority of the year is unique to the property and not created by the owner.
12. Essential Character. The sign refresh improves the appearance, platform which is used to change manual copy will be removed and the height and sign size is generally the same.
13. Public Interest. Taller signage may enhance driver safety by improving readability at higher speeds of Co Rd 81. With a sign face meeting the requirements of code, impacts to surrounding property will be minimal.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, that the variance request by George Lucht & Associates LP to allow an increase in overall sign height, EMC sign height, and upgrade of sign face to EMC for a nonconforming sign, is hereby APPROVED subject to the following conditions:

1. Scope. This approval authorizes the replacement of the existing sign face to a total digital display area of 105 square feet and an overall freestanding sign height not to exceed 20 feet, 4 inches.
2. Nonconforming Height. The existing sign is legally nonconforming; this variance authorizes the nonconforming sign to upgrade the sign face to EMC and a portion static. Any future expansion or structural modification shall require separate review and approval.
3. Brightness and dimming. The sign shall include automatic brightness adjustment to comply with Chapter 113 brightness limits and shall not cause glare or visual distraction to motorists.
4. Display Behavior. Each digital message shall remain static for a minimum dwell time of ten (10) seconds, with transitions occurring instantaneously. Flashing, scrolling, or full-motion video shall be prohibited.
5. Malfunction Default. In the event of malfunction, the EMC shall default to a blank display.
6. Maintenance. The sign structure and display components shall be maintained in good repair, consistent with applicable codes.
7. Permits. A sign and electrical permit shall be obtained prior to installation, and the sign shall meet all applicable building and electrical codes.
8. Future Modifications. Any future increase in sign area, height, or additional sign cabinet components shall require City review and possible variance amendment.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 24th day of March, 2026.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Block 1, Malmborg Addition, Hennepin County, Minnesota.

Abstract Property.

PID # 2512023210008

EXHIBIT B

VARIANCE REQUEST



ZONING & LAND USE APPLICATION VARIANCE

PROPERTY INFORMATION	
Property Address	20045 County Rd 81, Rogers, MN 55374-7504
Parcel ID Number	2512023210008

APPLICANT INFORMATION	
Name	Mike Kasbohm
Address	12918 Cardinal Creek Rd, Eden Prairie, MN 55346
Phone	(612) 719-1990
Email	mike@mnledsigns.com

OWNER INFORMATION	
Name	Troy Lucht
Address	16522 72nd St NE, Otsego, MN 55330
Phone	763-242-4342
Email	Troy@malmborgsinc.com

VARIANCE REQUEST

Please provide specific detail regarding the specific deviations and requested variances on the worksheet below. If there is not enough room, please provide a separate narrative. Staff may request additional information.

FEES			
Application	\$400	Escrow	\$0

ACKNOWLEDGEMENT

APPLICANT STATEMENT

This application should be processed in my name, and I am the party whom the City of Rogers should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

Michael Kasbohm Digitally signed by Michael Kasbohm
Date: 2026.01.15 13:32:25 -06'00' 1/15/26
Applicant Signature *Date*

OWNER STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City of Rogers by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other city approvals that have been granted to me for any matter. (If the owner is a corporation or partnership, a resolution authorizing this action on behalf of the board or partnership must be attached.)

1/20/26
Owner Signature *Date*

VARIANCE WORKSHEET

1. Detail specifically the deviation(s) from code proposed (e.g. code requires X ft setback, requesting X ft setback).

For refurbishing existing sign and incorporating an Electronic Message Center (EMC) code requires freestanding sign to be a maximum of 12' high over all, and we are requesting a variance for overall height to 20'-4" (a variance of 8'-4"). Additionally, code requires the EMC to be no higher than 8' high, and we are requesting variance for the EMC height of 17'-8" (a variance of 9'-8").

2. Describe how the request is in harmony with the general purpose and intent of zoning for the property.

The sign renovations would refresh and improve the appearance while keeping approximately the same overall size and height of the existing sign structure and is not inconsistent with the general purpose and intent of zoning for this property.

3. Describe how the request is consistent with the Comprehensive Plan.

The proposal is consistent with the Comprehensive Plan and further advances the Economic Competitive Plan objectives.

4. Describe why the proposed use is reasonable.

We believe the proposed use is reasonable as the overall square footage of the sign renovations proposed (105sf) would be less than the allowed (120sf), and would meet all other code requirements other than the requested variance for height(s).

5. Describe the following: *circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.*

Circumstances unique to the property not created by the property owner that lead to the need for a variance are the drainage ditches that run parallel between the sign location and the road. Tall vegetation, primarily Cattails, grow in and around the drainage area blocking view of the sign. The need is not solely based on economic considerations, it is a matter providing safe & impactful messaging that would be largely obstructed (if not entirely) without additional allowance for height (s). See attached supporting documents with visual perspectives illustrating the issue.

6. Describe why the variance would not alter the essential character of the neighborhood.

The variance would not alter the essential character of the neighborhood as the overall height and size would be similar to the existing structure but with a fresh new look. Additionally, the metal framing/platform that is currently being used to manually change messages will be removed providing a cleaner look overall.

Malmborgs Garden Center – Proposed Variance(s) for Free Standing Sign Supporting Documents

GIS Property Map

Search by Address or PID search help ⓘ

20045 County Rd 81, Rogers, MN 55311

Results Property Links

PID	2512023210008
Address	20045 Co Rd No 81, Rogers, MN 55311
Owner/Taxpayer	
Owner	George Lucht & Associates Lp
Taxpayer	GEORGE LUCHT & ASSOCIATES LP 20045 CO RD NO 81 MAPLE GROVE MN 55311
Tax Parcel	
Parcel Area	19.46 acres 847,500 sq ft
Torrens/Abstract	Abstract
Addition	Malmborg Addn
Lot	001
Block	001
Metes & Bounds	

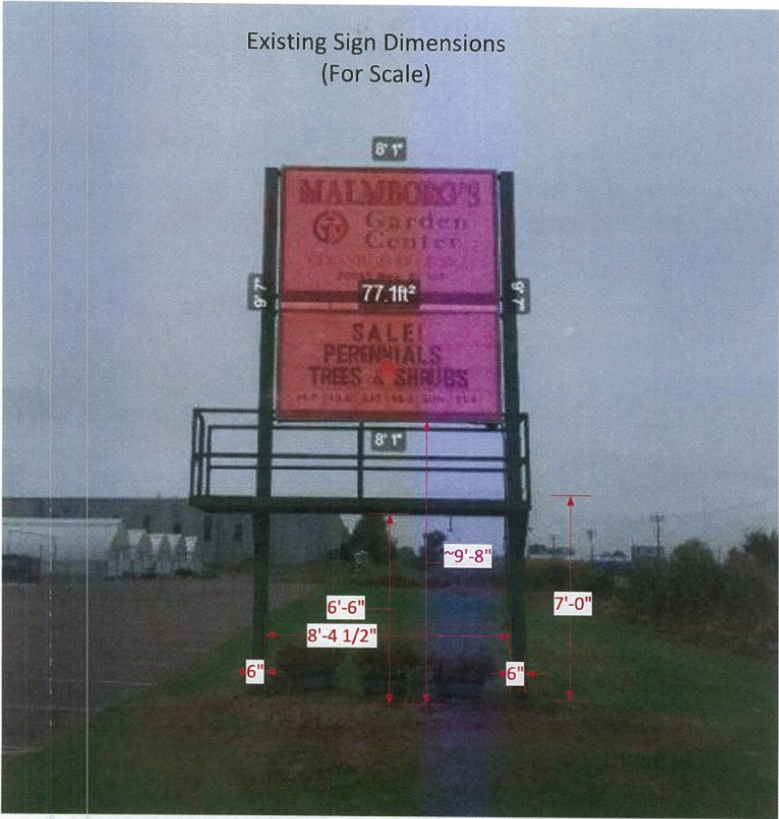
1

MNLEDSigns.com

Minnesota LED Signs - Dynamic Display Solutions | Mike Kasbohm | 612-719-1990

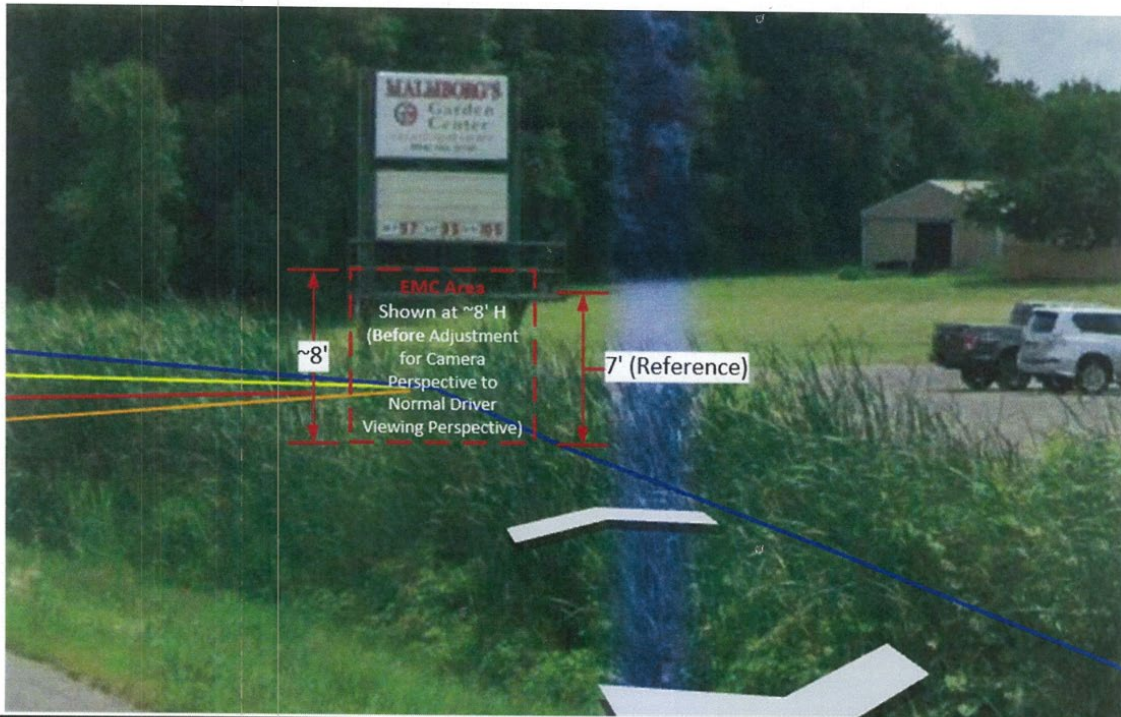
MN LED SIGNS
Dynamic Display Solutions

Existing Sign Dimensions
(For Scale)



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- Camera Perspective: Google Camera Height is typically 8'-9' above road grade and used for the image below.
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3

MNLEDSigns.com

Minnesota LED Signs - Dynamic Display Solutions | Mike Kasbohm | 612-719-1990

MN LED SIGNS
Dynamic Display Solutions

Proposed Sign Renovations - Rendering



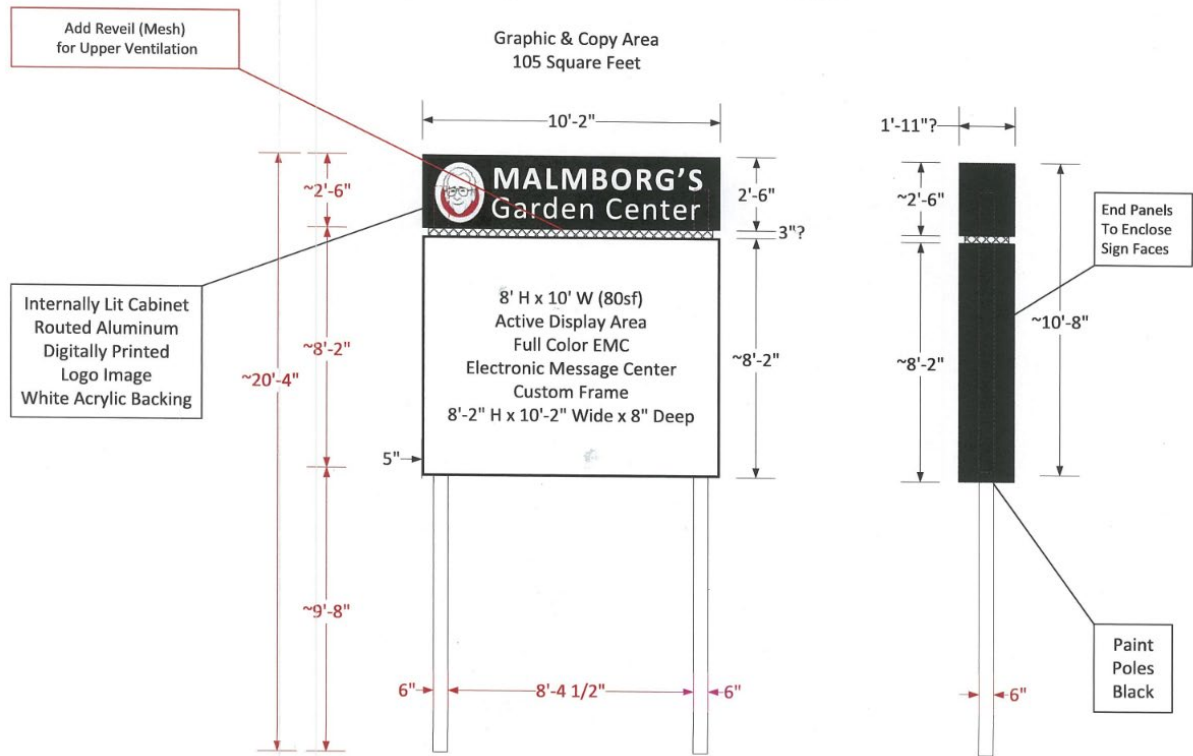
4

MNLEDSigns.com

Minnesota LED Signs - Dynamic Display Solutions | Mike Kasbohm | 612-719-1990

MN LED SIGNS
Dynamic Display Solutions

Proposed Sign Renovations - Dimensions





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Michael Kasbohm

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Owner Signature

1/20/26
Date

VARIANCE CONSIDERATION

State law enables variances from City zoning ordinance standards if the request meets these requirements:

1. The proposed variance is in harmony with the general purpose and intent of zoning ordinances.
2. The proposed variance is consistent with the Comprehensive Plan.
3. An applicant establishes practical difficulties exist where compliance with current zoning ordinance standards is not possible, resulting in the variance request. Practical difficulties means:
 - the proposed use is reasonable
 - the need is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic conditions
 - the proposed use would not alter the essential character of the surrounding area(s).
 - Roger's Zoning Code provides additional criteria as detailed in section 125-42.

As part of the required Written Statement, applicants requesting a Variance from City zoning standards shall respond to each question individually, analyzing and describing in detail the purpose and reasonableness of the request and associated practical difficulties to be considered. Questions must be included with each response.

1. Describe how the request is in harmony with the general purpose and intent of zoning for the property.
2. Describe how the request is consistent with the Comprehensive Plan.
3. Describe why the proposed use is reasonable.
4. Describe the following: *circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.*
5. Describe why the variance would not alter the essential character of the neighborhood.

SUBMITTAL REQUIREMENTS

Application Fee(s)	Non-refundable application fee and escrow to cover expenses related to the review.
Legal Description	A full legal description, as documented on property deed or certificate of title.
Boundary Survey	A Certificate of Survey prepared by a Registered Land Surveyor must be submitted. The survey must include: lot dimensions, platted and recorded easements and rights of way, existing and proposed structures or additions or other site improvements with dimensions to show size and location, structure setbacks from property lines, natural features, driveways and utilities.
Written Statement	This narrative shall describe the requested Variance approval and the intended use of the property, compatibility to the surrounding land uses, and a detailed justification as to why the City should consider and approve the request.
Grading & Drainage Plan	This Plan must include the following: erosion and sediment control plan, proposed building pads, existing and proposed two (2) foot contours, location and size of existing and proposed pipes and treatment areas, floodplain information and stormwater engineering calculations.
Building Plans	Scaled floor plans and four (4) sided architectural elevations and color renderings for each and legend showing the type and location of materials to be used.
Variance Worksheet	The attached worksheet analyzing and detailing the practical difficulties related to the variance request must be submitted with the application.
Other Items	City staff reserve the right to require additional items be submitted for a full review of the application if deemed necessary to consider the request.
Submittal Format	Electronic Application & Plans

All documents are public information and may be used in written reports and distributed to the public.

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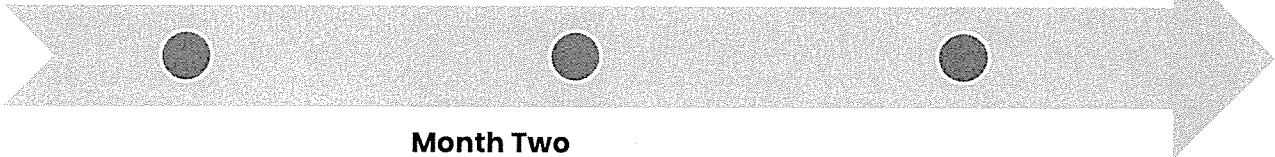
PROCESS

Month One

- Application in on first of the month
- 15-business day completeness review
- Send public notice to paper
- Send public notice to affected properties

Month Three

- Applications can be extended an additional 60-days for review
- Commission or Council could table applications for further review



Month Two

- Planning Commission Review and Public hearing
- City Council Review and Action

NOTICE TO APPLICANT

All Variance application requests are reviewed individually and are evaluated based on their own merit(s). Variances are only considered based on the practical difficulties associated with the property irrespective of previous variance approvals or past city practices or precedence. Variances are generally approved subject to several conditions, which must be satisfied before the resolution is released by the City for recording with Hennepin County and/or the City issues building permits.

Applicants are encouraged to meet with City staff prior to formally submitting their application to discuss the request and concept ideas for the proposed project in an effort to reduce delays. Participation in the pre-submittal meeting does not provide or guarantee approval of the request or project.

The City has 15 business days from the date of submittal to determine whether the application is complete. If complete, the City has 60 days up to 120 days to approve or deny the request. If not complete, the applicant may be required to submit additional information to include with the application. The City reserves the right to reject incomplete applications.

Public hearings, if required, are conducted by the Planning Commission. Notices are sent to the newspaper for publication and to all property owners within 350 feet of the property for which the request is made or project is located. Any person has the option of providing comment in writing or in person at the public hearing. Applicants are encouraged to discuss their request or project at public hearing.

All expenses pertaining to application reviews are the responsibility of the applicant. Application fees help cover the costs incurred by the City to review, which may include, but is not limited to: City staff and consultant time, legal review, notice publication and mailing, etc. Unspent escrow fees paid at the time of application are returned six (6) months after City Council action. The City may require additional escrow to be paid to cover any expense(s) in excess of escrow fees paid at the time of application.

Malmborgs Garden Center – Proposed Variance(s) for Free Standing Sign Supporting Documents

GIS Property Map

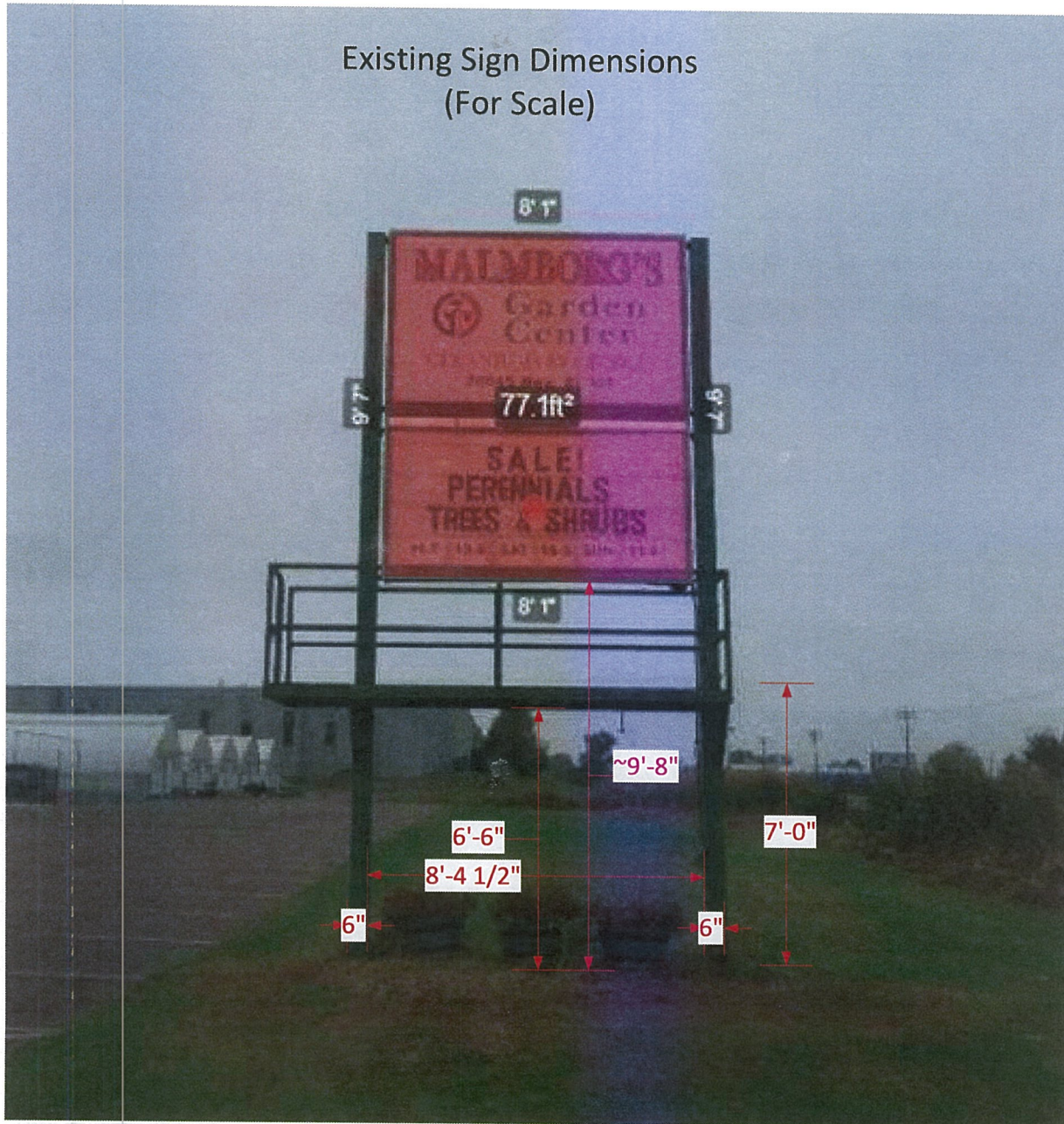
Search by Address or PID search help

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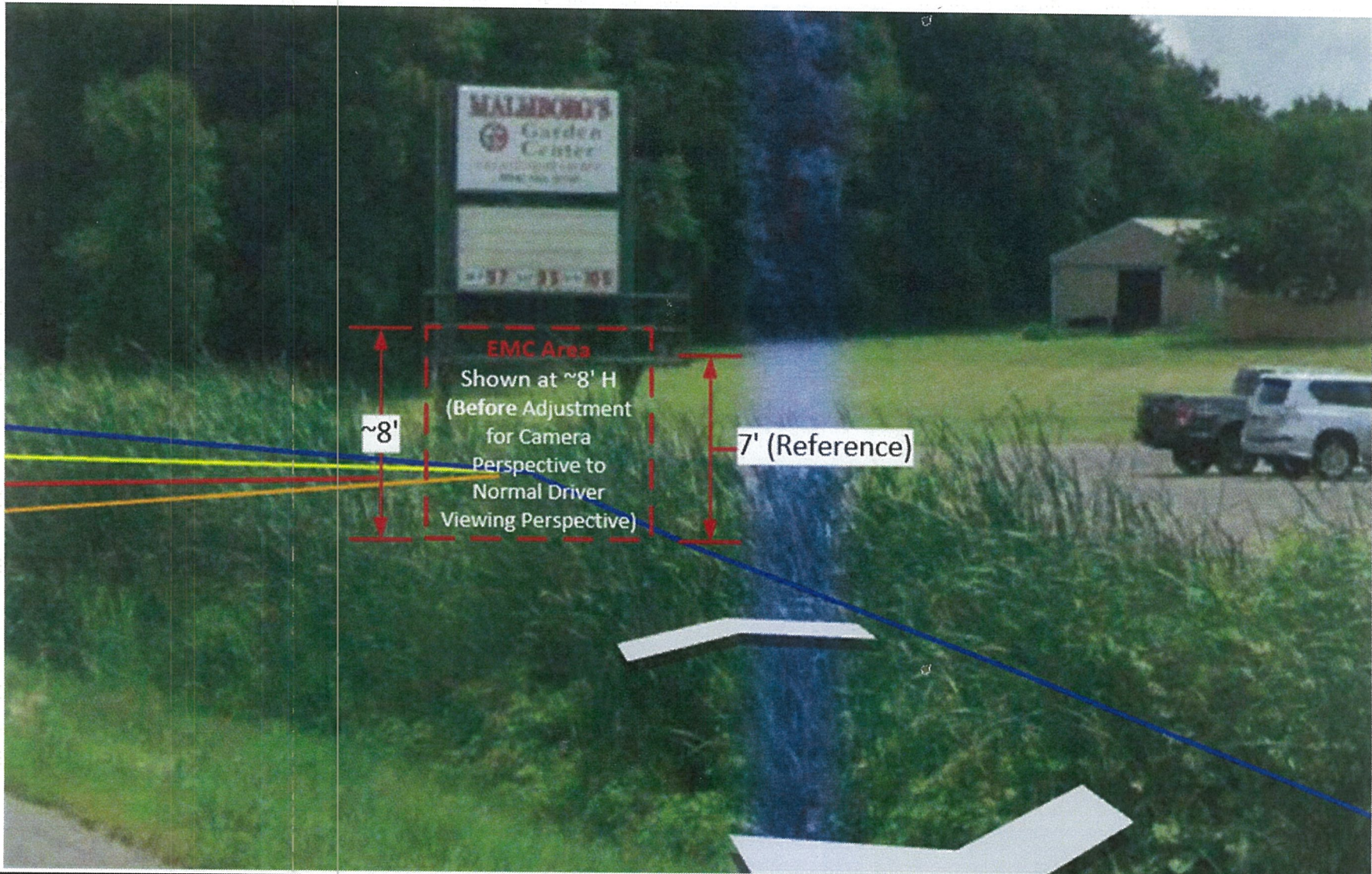
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Tax Parcel	
Parcel Area	19.46 acres 847,500 sq ft
Torrens/Abstract	Abstract
Addition	Malmborg Addn
Lot	001
Block	001
Metes & Bounds	

Existing Sign Dimensions
(For Scale)



Illustrating Practical Difficulties - Heights and Google Camera Perspective of Existing Sign & EMC (at Restricted Height)

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Proposed Sign Renovations - Rendering

MALMBORG'S
Garden Center

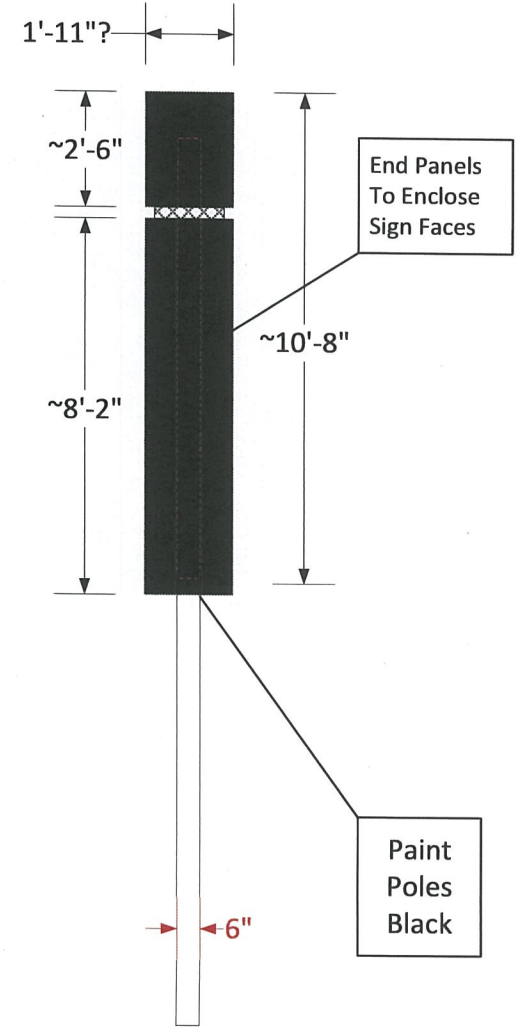
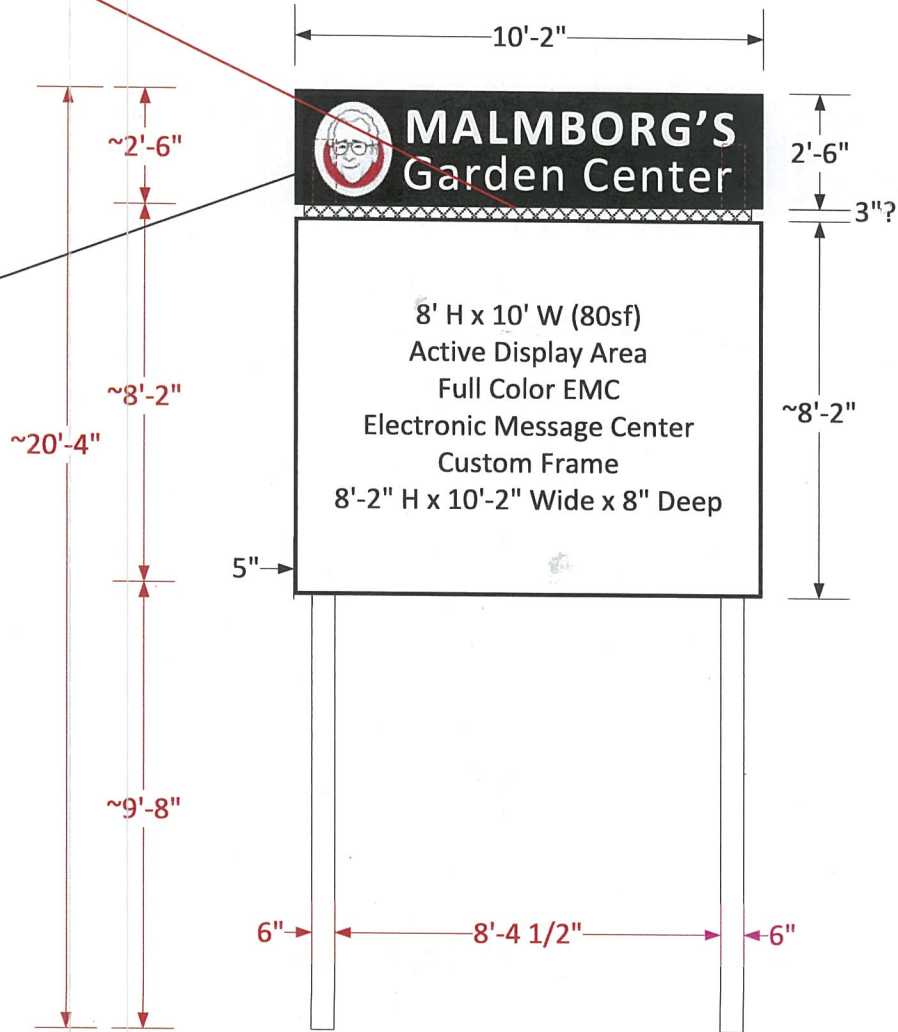
POINSETTIA
FUNDRAISERS
NO RISK!
STOP IN or
GeraniumsByGeorge.com

Proposed Sign Renovations - Dimentions

Graphic & Copy Area
105 Square Feet

Add Reveil (Mesh)
for Upper Ventilation

Internally Lit Cabinet
Routed Aluminum
Digitally Printed
Logo Image
White Acrylic Backing



End Panels
To Enclose
Sign Faces

Paint
Poles
Black



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: March 2, 2026

Agenda Item: 6.1

Subject: Past Planning Commission Report

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

The Planning Commission last met on February 2nd with multiple items on the agenda for consideration. The list below corresponds to the items which the Planning Commission reviewed and their current review status.

1. **Oppidan Light Industrial Development** — the Commission unanimously recommended approval of a site plan, plat, rezoning and comprehensive plan amendment corresponding to the proposed 117,000 square foot industrial building near Cabelas. This item was reviewed by the City Council at the February 24th meeting. The council unanimously recommended approval of the development. It is anticipated this will have a spring 2026 construction start.
2. **Shoreland Code Amendment** — the Commission reviewed and unanimously recommended approval of a minor amendment to the shoreland ordinance clarifying the name and legal description of the Crow River. This item was approved by the City Council at the February 10th meeting and was subsequently submitted to the DNR for approval.
3. **Accessory Structures and Fences** — the Commission reviewed and commented on proposed amendments to the city code corresponding to fences and accessory structures. This item was reviewed by the Council at the February 24th meeting. The council had additional comments and changes to the proposed ordinance, and it will go back before the Planning Commission and City Council in the near future for re-review. It is anticipated it will be on the April Planning Commission agenda.
4. **Civic Campus** — the Commission reviewed and unanimously recommended approval of the plat and site plan corresponding to the proposed civic campus on the former Boyer Trucking property. The City Council reviewed and unanimously recommended approval of these items at the February 10th meeting. The plat will be recorded in early March, and it is anticipated the project will go to bid soon. Assuming no delays, the project would likely break ground in August.
5. **Willis Trucking Multifamily Redevelopment** — the Commission reviewed and unanimously recommended approval of the proposed redevelopment of the existing Willis Trucking site into 181 units of market-rate apartments. The Commission also made a recommendation to explore potential reductions to the built surface parking. This item was reviewed at the February 10th council meeting and was tabled. The site plan was brought back to the Council on

February 24th, where it was approved on a 4-1 vote.

Additional items of relevance for the Planning Commission corresponding to past actions or community development related items.

1. **2nd Sheet of Ice — the** City Council awarded bids for the construction of a second sheet of ice at the February 24th meeting date. The 2nd sheet of ice will be an addition to the existing ice arena and will connect to the newly constructed turf facility.
2. **Duffy** - Duffy has begun construction on their 40-unit affordable senior apartment and senior center on Main Street. Demolition began in early February. The developer purchased the property from the city, and it moved forward after years of planning.
3. **2050 Comprehensive Plan Update** — the City released an RFP seeking consultant proposals for the 2050 Comprehensive Plan update. The deadline to submit proposals was Feb 20th. Following the deadline, staff and CM Enga reviewed and scored the proposals. A consultant (TC2, SRF, and Landform combined) was selected and the contract for the project will go before the council in March for approval. Kick-off will likely occur in late March or early April with the entire process taking about 1.5–2 years.

Staff Recommendation

No action required. This item is for informational purposes.

Financial Impact: Not applicable.

Source Fund: Not applicable.

Budgeted? N/A

Supporting Documentation

None