



AGENDA

Rogers Planning Commission

July 6, 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 Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

3.1 Approve Minutes from June 1, 2026

4. PUBLIC HEARINGS

4.1 Consider Amendments to Section 125-84(i) related to Swimming Pools, Hot Tubs, and Spas.

5. NEW BUSINESS

5.1 Consider Site Plan Request to Convert a Single-Family Residence to an Assembly Use at 13620 Brockton Lane N.

6. CORRESPONDENCE AND REPORTS

6.1 Past Planning Commission Items Report

7. ADJOURN



STAFF REPORT
**ROGERS PLANNING
COMMISSION**

Meeting Date: July 6, 2026

Agenda Item: 3.1

Subject: Approve Minutes from June 1, 2026
Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

Approve minutes from previous meeting.

Staff Recommendation

Approve minutes from previous meeting.

Motion to approve the consent agenda requested.

Financial Impact: Not Applicable

Source Fund: Not Applicable

Budgeted? N/A

Supporting Documentation

A. June 1 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, June 1, 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, Adam Hunt, Sarah Larson, Sean McDermid, Patrick Ruppe
Commissioners absent: Todd Kussman, Nick Auman

Staff present: Brett Angell, Community Development Director; Alec Henderson, City Planner; Eric Burtness, Economic Development Specialist.

Council Liason: Amy Enga

2. APPROVE AGENDA

The agenda was approved as presented.

3. CONSENT AGENDA

3.1 Approve Minutes from May 4th, 2026 Planning Commission Meeting

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

4. OTHER BUSINESS

5. PUBLIC HEARINGS

5.1 Consideration of a Zoning Code Text Amendment Request by Sunshare, LLC to Allow for Community Solar Gardens

Staff Presentation. Community Development Director Brett Angell introduced the item. The City currently permits solar only as an accessory use, meaning large-scale and community solar gardens are not allowed anywhere in the community. Sunshare, LLC submitted a request to amend the code, with a possible location at 11315 Park Drive. The code would need to be amended before any site plan or use permit could be considered, and Angell noted this is a high-discretion legislative item. The proposed amendment adds a definition for community solar gardens and lists the use as an interim use in the R1 zoning district. Additional language sets performance

standards covering duration of use, maximum size, proximity to other solar gardens, nuisance items such as glare, screening and landscaping, stormwater, and security and access. The draft also requires a decommissioning plan governing removal and site restoration. Angell noted the draft was modeled on the City of St. Michael's ordinance rather than a League of Minnesota Cities template.

Public hearing notices were mailed to nearby properties, including Hanover residents. One neighboring owner responded and expressed no concerns with the use.

Commission Questions (Staff). Commissioner McDermid noted the draft's 15-foot maximum height should be clarified as applying to ground-mounted solar gardens, since building-integrated solar is also allowed; Angell agreed to revise the language. Chair Lohr asked about the source of the draft, and Angell confirmed it came from St. Michael. Commissioner Larson asked whether other cities permit the use in agricultural or similar rural zones; Angell explained approaches vary, and that Rogers' AG district is specifically Ag Preserve, whereas other cities may have additional agricultural districts or uses.

Applicant Presentation. Colin O'Neil of Sunshare presented on behalf of the request. Founded in 2011, the company operates 117 MW of community solar statewide serving roughly 17,600 subscribers, and would like to develop a 5 MW project on approximately 20 acres at this site. The community solar garden program is administered through the Minnesota Department of Commerce. O'Neil stated the project would support the equivalent of 800 to 1,000 homes per year, with low-to-moderate income subscribers seeing bill credits of nearly 30 percent; a state mandate requires at least 55 percent of subscribers come from lower-income households. The proposal includes screening and a decommissioning plan. Sunshare would like to partner with Heliene, and to use a portion of the site for emerging-technology testing of new products. The company works with sheep grazers for vegetation management. Alex of Emmons & Olivier Resources (EOR) provided information on low-maintenance vegetation options.

Commission Questions (Applicant). Council Liaison Enga asked about grazing; the applicant estimated 30 to 50 sheep, two to four times per year, on roughly 5 acres. Commissioner Ruppe asked how the energy is tied in; subscribers are billed by Sunshare for their subscribed panels. Chair Lohr asked how Hanover zoning would apply; Angell explained the zoning is specific to this site and Hanover's zoning would not govern. Commissioner Hunt asked whether the site would be leased or owned (leased), and whether Sunshare has similar-sized projects (seven or eight). In response to a question about Xcel-territory customers, the applicant explained subscribers in Xcel territory receive bill credits or discounts based on their subscription level. Chair Lohr asked whether the project increases grid resiliency; the applicant noted substation and line upgrades in parts of the grid provide that benefit, and confirmed the company conducts subscriber outreach. In response to Commissioner Ruppe, the applicant estimated roughly 500,000 pounds of coal avoided over 25 years, acknowledging manufacturing is not fully green but describing a net environmental benefit. On decommissioning, the applicant stated most materials are recyclable and that recycling capacity is expected to grow. Chair Lohr asked whether the decommissioning plan

must be updated; Angell confirmed changes would require the interim use permit to be updated.

Chair Lohr opened the public hearing at 7:34 PM. Hearing no comment, Chair Lohr closed the public hearing at 7:35 PM.

Commission Deliberation. The Commission discussed potential conditions, including whether to cap the number or total acreage of solar gardens citywide. Options ranged from no cap initially (revisiting later) to an acreage-based cap or a citywide project cap, with staff and Commissioner Henderson noting any cap should function as an aggregate limit and rest on a rational basis. The Commission also discussed increasing the proximity buffer and setback from neighboring residences. Consensus formed around a maximum site size, a one-half-mile buffer between solar gardens, a 15-foot height limit for ground-mounted arrays, a decommissioning plan with an inflation adjustment, and a 250-foot setback from off-site residences.

Commission Member Lohr moved, Commission Member McDermid seconded a motion to recommend approval of the ordinance amendments with the following conditions: maximum project site size of 20 acres (inclusive of landscaping inward); one-half-mile separation from other solar gardens; 15-foot maximum height for ground-mounted arrays; a decommissioning plan with an inflation adjustment applied to the decommissioning cost estimate; and a 250-foot setback from residences not located on the project site. Motion carried 7-0.

6. NEW BUSINESS

6.1 Consideration of a Site Plan Application for the Expansion of the Building at 20615 Commerce Boulevard (Twin City Hose)

Staff Presentation. Economic Development Specialist Eric Burtness summarized the site plan amendment for Twin City Hose at 20615 Commerce Boulevard. The proposal adds a 9,648-square-foot addition to the existing building, bringing the total to more than 34,000 square feet. Burtness described the project as a business-retention success, noting Twin City Hose's long history in Rogers and its standing as a global leader in industrial manufacturing. The addition expands factory, warehouse, and office space, meets all required setbacks, and includes improvements to parking, access, stormwater infrastructure, landscaping, and lighting. The stormwater plan involves expanding the regional pond and adding new filtration, subject to engineering and watershed review, with easement agreements required. Staff recommended approval subject to the conditions in the staff report.

Commission Deliberation. Commissioners clarified that no variances were being requested for the Twin City Hose site plan item, and raised questions about stormwater pond expansion and easement rights; Eric Burtness and the applicant confirmed that an easement exists and further agreements are in progress. Commissioners expressed support for Twin City Hose's growth and retention in the community, confirmed the

motion was for site plan approval (not a public hearing).

Commission Member Ruppe moved, Commission Member Hunt seconded a motion to recommend approval of the site plan application subject to the conditions in the staff report. Motion carried 7-0.

7. CORRESPONDENCE AND REPORTS

7.1 Past Planning Commission Items Report

Director Angell provided updates on the Comprehensive Plan update and upcoming events, encouraging the public to follow the City website and social media. On City facilities, Angell reported that Bid Package One for the civic campus has been awarded, and that the Boyer building is scheduled for demolition at the end of the month.

8. ADJOURN

Commission Member Ruppe moved, Commission Member Hunt seconded a motion to adjourn at 8:20 PM. Motion carried 7-0.

Respectfully Submitted,

Alec Henderson, City Planner



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: July 6, 2026

Agenda Item: 4.1

Subject: Consider Amendments to Section 125-84(i) related to Swimming Pools, Hot Tubs, and Spas.

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

City Staff is proposing amendments to Section 125-84(i) (Swimming Pools) of the Rogers Zoning Code to bring the City's standards for swimming pools, hot tubs, and spas into conformance with the Minnesota State Building Code. The proposed changes are set forth in Ordinance No. 2026-13.

The State Building Code sets safety requirements for residential pools, hot tubs, and spas. A barrier must enclose the water and may not have any opening large enough to pass a four-inch sphere, the gap between the bottom of the barrier and the ground may not exceed two inches, and the pool side of the barrier must sit at least twenty inches from the water's edge. Access gates must be self-closing and self-latching. As an alternative to a fence, an automatic cover meeting ASTM F1346 may be used. These requirements apply to hot tubs and spas as well as to pools.

The current language in Sec. 125-84(i) contains inconsistencies with present building code and speaks only to swimming pools. It does not carry several of the safety standards the State now requires, it does not extend any standard to hot tubs or spas, and it treats the pool setback as an extra five feet added on top of the other required yard setbacks, which has caused confusion in the field. The exceptions for above-ground and temporary pools are also unclear. The amendment corrects each of these and renames the section to reflect its broader scope.

Summary of Proposed Changes to Sec. 125-84(i)

Swimming pools, hot tubs, and spas. The section is retitled and its standards are extended to hot tubs and spas, which the State Building Code already regulates but the current section does not address. A hot tub or spa fitted with a lockable hard cover meeting ASTM F1346 is exempt from the fencing requirement.

State building code safety standards. The barrier and gate standards are aligned to the building code. A barrier may not pass a four-inch sphere, may not leave more than a two-inch gap at the ground, and must stand at least twenty inches back from the water on the pool side. Gates must be self-closing and self-latching, and the maximum gap beneath a gate is reduced from 2.5 inches to two inches. An automatic cover meeting ASTM F1346 is allowed in place of a safety fence.

Setbacks. The setback is restated as a single, clear standard rather than five feet layered on top of other yard setbacks. A pool, hot tub, or spa may not sit within five feet of any side or rear lot line, within the required front yard, within any wetland buffer, or within any drainage and utility easement, measured from the nearest wall or edge of the structure. Any associated deck, coping, or patio carries the same five-foot side and rear setback.

Above-ground and temporary pools; removable ladders. The exceptions are clarified. The wall of an above-ground pool at least four feet above grade may serve as the required barrier, provided the ladder or steps are surrounded by a compliant barrier or removed when the pool is not in use. A temporary pool with sides over four feet and a removable ladder needs no fence. Any pool with a removable ladder must have the ladder removed when the pool is not in use.

Conforming and clarifying changes. The maximum barrier height is reduced from eight feet to six feet to match the City’s general fence-height standard. Equipment-location language is simplified to require placement in the rear yard at least ten feet from any lot line, pool lighting must be downward-facing and full cut-off with no spillage onto adjacent property, and several provisions are renumbered as duplicative items are consolidated.

Staff Recommendation

This is a public hearing.

Discuss the proposed changes and recommend approval of the ordinance amendments to City Council.

Possible motion:

Motion to recommend approval of Ordinance 2026-13, amending Sec. 125-84(i) Swimming Pools, Hot Tubs, and Spas, to City Council.

Financial Impact: Not Applicable

Source Fund: Not Applicable

Budgeted? N/A

Supporting Documentation

A. Ord_2026-13-Amending_Sec_125-84i-Pools

CITY OF ROGERS

ORDINANCE NO. 2026-13

AN ORDINANCE AMENDING THE CITY OF ROGERS CITY CODE
SECTION 125-84(i) SWIMMING POOLS, HOT TUBS, AND SPAS

THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, HEREBY ORDAINS:

SECTION 1. Section 125-84(i) Swimming Pools is hereby amended and retitled. The ~~strickethrough~~ text indicates removal of text and the underlined text indicates added text:

Sec. 125-84(i). ~~Swimming pools.~~ Swimming Pools, Hot Tubs, and Spas.

(1) *Required permits; application.*

- a. A building permit shall be required for any ~~swimming pool~~ swimming pool, hot tub, or spa with a capacity of over 5,000 gallons or with a depth of over two feet of water, whichever is less.
- b. An application for a building permit shall include a site plan showing the type and size of ~~pool~~ swimming pool, hot tub, or spa; location of ~~pool~~ the structure; location of house, garage, fencing and other improvements on the lot; location of structures on all adjacent lots; location of filter unit, pump and writing indicating the type of such units; location of back-flush and drainage outlets; grading plan; finished elevations and final treatment (decking, landscaping, etc.) around the ~~pool~~ swimming pool, hot tub, or spa; location of existing overhead and underground wiring, utility easements, trees and similar features; and location of any water heating units.

(2) *Performance standards.*

- a. ~~Pools~~ Swimming pools, hot tubs, and spas shall not be located within 20 feet of any septic treatment or absorption area, 10 feet from any septic holding tank tank/drainfield, nor within six feet of any principal structure or frost footing.
- b. ~~Pools shall be located 5 feet at minimum from any required front side or rear yard setbacks, wetland buffer or drainage and utility easement.~~ Swimming pools, hot tubs, and spas shall not be located within five (5) feet of any side or rear lot line, within the required front yard, within any wetland buffer, or within any drainage and utility easement. The required setback shall be measured from the nearest exterior wall or edge of the pool, hot tub, or spa structure. Any deck, coping, patio, or similar surface constructed in conjunction with a pool, hot tub, or spa shall be set back no less than five (5) feet from any side or rear lot line.
- c. ~~Pools~~ Swimming pools, hot tubs, and spas shall not be located beneath overhead utility lines nor over underground utility lines of any ~~types~~ type.
- d. ~~Pools shall not be located within any private or public utility, walkway or other easement.~~
- e. d. In the case of in-ground pools, necessary precautions shall be taken during ~~the~~ construction to avoid damage, hazards, or inconvenience to adjacent or nearby property and ~~assure~~ ensure that proper care ~~shall be~~ is taken in stockpiling excavated material to avoid erosion, dust, or other infringements upon adjacent property.
- f. e. All access for construction shall be over the owner's land and due care shall be taken to avoid damage to public streets and adjacent private or public property.
- ~~g.~~ f. To the extent feasible, back-flush water or water from pool drainage shall be directed onto the owner's property or into approved public drainageways. Water shall not drain onto adjacent or nearby private land.
- ~~h.~~ g. The filter unit, pump, heating unit, and any other noise-making mechanical equipment shall be located at least 35 feet from any adjacent or nearby and not closer than 10 feet to any lot line, and located no closer than ten (10) feet to any lot line and shall be located in the rear yard.
- ~~i.~~ h. Lighting for the ~~pool~~ swimming pool, hot tub, or spa shall be directed toward the pool and not toward adjacent property. Any lighting on poles shall be downward facing and full cut-off. There shall be no light spillage onto adjacent properties.

- ~~j. i.~~ i. A structure or safety fence at least four feet in height, but not greater than ~~eight~~ six feet in height, shall completely enclose the swimming pool, hot tub, or spa. The barrier shall have no opening that allows passage of a four-inch (4") diameter sphere, and shall maintain a maximum gap of two (2) inches between the bottom of the barrier and the ground along the entire perimeter. The pool side of the barrier shall be no less than twenty (20) inches from the water's edge. As an alternative to a safety fence, an automatic pool cover may be utilized if it meets the standards of ASTM F1346-91 (Reapproved 1996) of the American Society of Testing and Materials, as such standards may be modified, superseded, or replaced by ASTM. Hot tubs and spas equipped with a lockable hard cover that meets ASTM F1346-91 shall be exempt from the fencing requirement of this subsection.
1. If the pool is temporary in nature, no fence is needed if the pool sides are greater than four (4) feet in height and the pool has a removable ladder.
 2. For above-ground pools, the pool structure wall may serve as the required barrier if it is at least four (4) feet above grade. The ladder or steps providing access to the pool shall be surrounded by a barrier meeting the requirements of this subsection or shall be removed when the pool is not in use.
- ~~k. j.~~ j. Water in the ~~pool~~ swimming pool, hot tub, or spa shall be maintained in a suitable manner to avoid health hazards of any type and shall be subject to periodic inspection by the local health officer.
- ~~l. k.~~ k. All wiring, installation of heating units, grading, installation of pipes, and all other installations and construction shall be subject to inspection.
- ~~m. l.~~ l. All access gates for pool enclosures shall contain self-closing and self-latching hardware in accordance with the adopted building code. Spacing between the bottom of the access gate and the ground shall not exceed ~~2.5~~ two (2) inches.
- ~~n. m.~~ m. ~~Pools~~ Swimming pools, hot tubs, and spas shall have required safety fencing or approved covers installed prior to filling with water.
- ~~o. n.~~ n. Any proposed deviation from these standards and requirements shall require a variance.
- ~~p. o.~~ o. Should a property have a fence in the backyard that meets the height provisions stated above, an additional fence shall not be required around the swimming pool, hot tub, or spa. Such fence shall be required to have a self-latching mechanism on the interior side ~~of the fence~~.
- ~~q. p.~~ p. All requirements of the state building code shall be met. A building permit shall be issued by the building inspector that verifies state code requirements have been met.
- ~~r. q.~~ q. All swimming pools with removable ladders shall have the ladder removed when the pool is not in use.

SECTION 2. This Ordinance shall take effect and be in force immediately after its passage and publication in accordance with applicable law.

Dated the ___ day of _____, 2026.

Mayor

ATTEST:

City Clerk



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: July 6, 2026

Agenda Item: 5.1

Subject: Consider Site Plan Request to Convert a Single-Family Residence to an Assembly Use at 13620 Brockton Lane N.

Prepared By: Alec Henderson, City Planner

Overview / Background / Analysis

MN Sikh, represented by Gurdeep Singh, has submitted a site plan application to convert the existing single-family residence at 13620 Brockton Lane to an assembly use. The 4.28-acre parcel is located in the R3 (Medium Density Residential) zoning district and is adjacent to Grass Lake, placing it within the Grass Lake Natural Environment shoreland overlay district under Sec. 125-100. The property is unplatted and is currently served by private well and septic.

The applicant proposes to remodel the interior of the existing home to accommodate a small weekly assembly (one service per week, approximately three hours on Sundays). Exterior improvements include construction of a 25-stall parking area and updated driveway connection to Brockton Lane, ADA parking and accessible ramp, and a biofiltration basin (P1) for stormwater management. The existing gravel surface area shown on the plan is proposed to remain as gravel in the interim, with paving deferred pending a Site Improvement Agreement. Municipal sanitary sewer and water services are not currently available on the east side of Brockton Lane; the applicant proposes to coordinate connection with the Hennepin County CSAH 13 reconstruction project anticipated for 2027.

The proposed site improvements total approximately 18,034 square feet, representing approximately 9.3% of the gross site area above the OHWL (195,645 SF). This figure exceeds the 10% minor site plan amendment threshold when measured on a net basis against the 2,962 SF of existing hardscape proposed for removal. Accordingly, the application is processed as a full site plan under Sec. 125-27, requiring Planning Commission review and City Council approval.

It is anticipated by the owner that should the assembly use grow, a new construction building will be brought forward with more permanent improvements to the site including parking and access. The owner is remodeling the existing home as an interim solution to space needed for their use.

ZONING AND LAND USE

The subject property is zoned R3 (Medium Density Residential). Religious assembly

uses are permitted in the R3 district subject to site plan approval. The site is located within the Grass Lake shoreland overlay district; Grass Lake is classified as a Natural Environment lake under Minn. Rules 6120. Applicable shoreland standards include a 150-foot structure setback from the OHWL, a 50-foot shore impact zone, and a 25% impervious surface limit calculated above the OHWL.

Adjacent land uses and zoning are as follows:

- North: Medium Density Residential / Grass Lake Preserve (open space)
- South: R3 (Medium Density Residential) / single-family residential
- East: Grass Lake (protected water)
- West: Brockton Lane (CSAH 13) / single-family residential

SITE PLAN ANALYSIS

Access and Parking. The existing gravel driveway access off Brockton Lane is proposed to be paved and expanded to meet the 24-foot minimum width required under Sec. 125-86(e)(1). The site plan shows 25 total parking stalls, including 3 ADA-accessible stalls. ADA parking and the accessible route to the building entrance shall be paved prior to occupancy. The remaining parking area is proposed as gravel on an interim basis, with full paving required within one year of occupancy or upon City Council approval of an extension under the Site Improvement Agreement. Interim dust control (application of dust suppressant) shall be applied to the gravel surface a minimum of twice per year until paving is complete.

Stormwater Management. The applicant proposes a biofiltration basin (P1) to manage stormwater from the new impervious surfaces. The basin has a bottom elevation of 914.50, a runout elevation of 915.50, and a 100-year water elevation of 916.41. A sodded overflow and Class II riprap outlet are shown on Sheet C4. Engineering review of the drainage calculations and basin sizing is pending based on review comments from City engineer. No substantial changes are expected.

Shoreland. The subject property is located within the Grass Lake shoreland overlay district. The site plan must be revised to include the OHWL elevation, shore impact zone boundary, and required shoreland setbacks. Impervious surface above the OHWL is limited to 25% under Sec. 125-100. The plan currently shows proposed impervious at 8.2% of site area above the OHWL (16,494 SF proposed impervious / 195,645 SF site area). No substantial changes are expected for information being placed on plans (e.g. improvements are setback sufficiently form the OHWL).

Utilities. The property is served by a private well and an existing septic system for which Hennepin County Environmental Services has no record on file. A compliance inspection of the existing septic system is required as a condition of any change of use. The inspection must be completed prior to conversion of the property to assembly use and must confirm the system is adequately sized for the proposed use and anticipated

occupancy. If the system is found to be non-compliant or undersized, the applicant must expand, replace, or connect to municipal sewer prior to commencing assembly use. Connection to municipal sanitary sewer and water is planned in conjunction with the Hennepin County CSAH 13 reconstruction project in 2027; this timeline is to be formalized in the Site Improvement Agreement.

Wetland Delineation. The parcel is unplatted and contains potential wetland areas. A wetland delineation has not been submitted. A completed delineation is required prior to issuance of the Building Permit. If the delineation identifies wetland impacts, the applicant must obtain all required wetland replacement permits and any associated mitigation plan shall be reviewed and approved prior to issuance of a grading or building permit.

Fire Review. The Fire Marshal has reviewed the proposed and the applicant will be providing fire suppression for the assembly use consistent with code requirements.

SITE IMPROVEMENT AGREEMENT

Given the phased nature of the proposed improvements, the applicant is required to enter into a Site Improvement Agreement with the City as a condition of site plan approval. The agreement will address, at minimum, the following:

1. ADA parking stalls and accessible route to the building entrance shall be paved prior to occupancy.
2. Remaining parking area shall be paved within one year of the date of the certificate of occupancy. The City Council may grant an extension of this deadline upon written request. Interim dust control (application of dust suppressant) shall be applied to the gravel parking surface a minimum of twice per calendar year until paving is complete.
3. Connection to municipal sanitary sewer and water services shall be completed in conjunction with the Hennepin County CSAH 13 (Brockton Lane) reconstruction project, anticipated for 2027. The applicant shall provide the City with written confirmation of coordination with Hennepin County prior to issuance of a building permit.
4. Wetland delineation and, if applicable, all required wetland replacement permits and mitigation plans shall be submitted and approved prior to issuance of a grading permit.
5. Financial security shall be provided in an amount and form acceptable to the City Engineer to guarantee completion of required improvements or waiver of assessment.

Staff Recommendation

Staff recommends the Planning Commission recommend approval, subject to the following conditions:

- Approval is subject to the plans dated May 28, 2026, as prepared by Plowe Engineering, Inc., as may be revised to address the outstanding items identified herein.
- The applicant shall submit a completed wetland delineation prior to City Council action. If wetland impacts are identified, required mitigation shall be approved prior to issuance of any grading.
- The applicant shall submit results of a septic compliance inspection completed by a licensed inspector prior to construction. If the system is found non-compliant or undersized for the proposed use, corrective action shall be completed prior to conversion of the property to assembly use to the satisfaction of Hennepin County.
- The applicant shall enter into a Site Improvement Agreement with the City, in a form approved by the City Attorney, prior to issuance of the building permit.
- ADA parking and accessible route shall be paved prior to issuance of a certificate of occupancy.
- The remaining parking area shall be paved within one year of the certificate of occupancy. Interim dust control shall be applied to the gravel surface a minimum of twice per calendar year.
- Connection to municipal sanitary sewer and water shall be completed in conjunction with the 2027 Hennepin County CSAH 13 reconstruction project. Written confirmation of coordination with Hennepin County shall be provided to the City prior to issuance of a building permit.
- All outstanding engineering comments per the June 4, 2026 staff review shall be addressed in a revised plan set prior to permit issuance.
- The site shall comply with all applicable shoreland standards under Sec. 125-100, including the OHWL setback, shore impact zone, and 25% impervious surface limit.

Possible motion:

Motion to recommend approval of the site plan for MN Sikh at 13620 Brockton Lane, subject to the conditions identified in the draft Resolution 2026-65.

Financial Impact: Not Applicable

Source Fund: Not Applicable

Budgeted? N/A

Supporting Documentation

- A. MN_Sikh_Resolution_2026-65
- B. 13620 Brockton Lane - Civil Plans (5-28-26) MARKUP CD
- C. MN_Sikh_Preliminary Comments_6-16-26

**CITY OF ROGERS
RESOLUTION NO. 2026-65**

**A RESOLUTION APPROVING A SITE PLAN FOR CONVERSION OF AN EXISTING
SINGLE-FAMILY RESIDENCE TO AN ASSEMBLY USE AT 13620 BROCKTON
LANE**

WHEREAS, MN Sikh, represented by Gurdeep Singh (“Applicant”), has submitted a request for Site Plan approval to convert the existing single-family residence at 13620 Brockton Lane, Rogers, Minnesota (“Subject Property”) to a religious assembly use, together with associated exterior site improvements, as legally described in Exhibit A; and,

WHEREAS, the Subject Property is approximately 4.28 acres in area, is guided Medium Density Residential per the Rogers 2040 Comprehensive Plan, and is zoned R3 (Medium Density Residential); and,

WHEREAS, the Subject Property is located within the Grass Lake shoreland overlay district, as Grass Lake is classified as a Natural Environment lake; and,

WHEREAS, the Applicant proposes to remodel the interior of the existing residential structure for use as a small religious assembly (one weekly service of approximately three hours), and to construct exterior improvements including a 25-stall parking area, paved driveway connection to Brockton Lane, ADA-accessible parking and ramp, and a biofiltration basin for stormwater management, as shown in Exhibit B; and,

WHEREAS, the Applicant proposes to connect to municipal sanitary sewer and water services in conjunction with the Hennepin County CSAH 13 (Brockton Lane) reconstruction project anticipated for 2027, and to operate on existing private well and septic in the interim, subject to a septic compliance inspection and Hennepin County Environmental Services approval; and,

WHEREAS, the proposed site improvements total approximately 18,034 square feet, which exceeds the 10% minor site plan amendment threshold, requiring full site plan review and approval under Sec. 125-27 of the Rogers Zoning Ordinance; and,

WHEREAS, the Planning Commission (“Commission”) considered the Site Plan request based on the current zoning regulations and the Comprehensive Plan designation at their regular meeting on June 6th, 2026; and,

WHEREAS, following the meeting the Commission recommended approval of the Site Plan based on the following findings:

- A. The Site Plan is consistent with the requirements of Sec. 125-27.
- B. Assembly is a permitted use in the R3 zoning district, subject to site plan approval.

- C. The proposed improvements are consistent with the Medium Density Residential land use designation in the Rogers 2040 Comprehensive Plan.
- D. The proposed site improvements, as conditioned, are consistent with the applicable shoreland standards under Sec. 125-100.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, the Site Plan request from MN Sikh for property at 13620 Brockton Lane is hereby approved, subject to the following conditions:

1. Approval is subject to the plans dated May 28, 2026, as prepared by Plowe Engineering, Inc. (Project No. 26-2239), as may be revised to address all outstanding staff comments. Revisions shall be submitted and approved by the City prior to issuance of any building or grading permit.
2. The Applicant shall enter into a Site Improvement Agreement with the City, in a form approved by the City Attorney, prior to issuance of any building permit, and shall post financial security or waiver of assessment in an amount acceptable to the City Engineer to guarantee completion of required improvements.
3. ADA-accessible parking stalls and the accessible route from those stalls to the building entrance shall be paved prior to issuance of a certificate of occupancy.
4. The remaining parking area shall be paved with a durable and dustless surface within one (1) year of the date of the certificate of occupancy. The City Council may grant a written extension of this deadline upon written request. During any interim period, dust suppressant shall be applied to the gravel surface a minimum of twice per calendar year and as requested by the City of Rogers.
5. Connection to municipal sanitary sewer and water services shall be completed in conjunction with the Hennepin County CSAH 13 (Brockton Lane) reconstruction project, no later than December 31, 2027. Written confirmation of coordination with Hennepin County shall be provided to the City prior to issuance of a building permit.
6. Prior to issuance of a building permit, the Applicant shall provide results of a septic compliance inspection completed by a licensed inspector and accepted by Hennepin County Environmental Services confirming the existing septic system is adequately sized for the proposed assembly use. If the system is found non-compliant or undersized, the Applicant shall remediate or replace the system prior to the satisfaction of Hennepin County.
7. A completed wetland delineation shall be submitted prior to issuance of any grading permit. If wetland impacts are identified, all required wetland replacement permits and any mitigation measures shall be obtained and approved prior to initiation of grading or site work.
8. The site shall comply with all applicable shoreland standards under Sec. 125-100, including the 150-foot structure setback from the OHWL, shore impact zone standards, and the 25% impervious surface limit.
9. Elm Creek Watershed Management Commission permitting shall be obtained prior to construction if disturbance is one acre or greater.
10. All exterior light shall be downcast and/or cutoff lighting.

11. All plan revisions shall be completed to the satisfaction of the City Engineer, City Planner, and Fire Marshal prior to issuance of any permit.

[Balance of this page was left intentionally blank]

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 Clerk dated ____ day of _____, 2026.

Shannon Klick, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

That part of Government Lots 1 and 2, Section 13, Township 120, Range 23, Hennepin County, Minnesota, described as follows: Commencing at the Southwest corner of the East 1 /2 of the Southeast 1 /4 of said Section 13; thence North along the West line of said East 1/2 a distance of 1060.0 feet to the actual point of beginning; thence continuing North along said West line 348.5 feet; thence East parallel with the South line of said Government Lot 2 a distance of 625.0 feet; thence South parallel with said West Line 348.5 feet; thence West parallel with said South line 625.0 feet to the point of beginning, according to the United States Government Survey thereof, and situate in Hennepin County, Minnesota.

PID: 1312023440002

EXHIBIT B

SITE PLAN

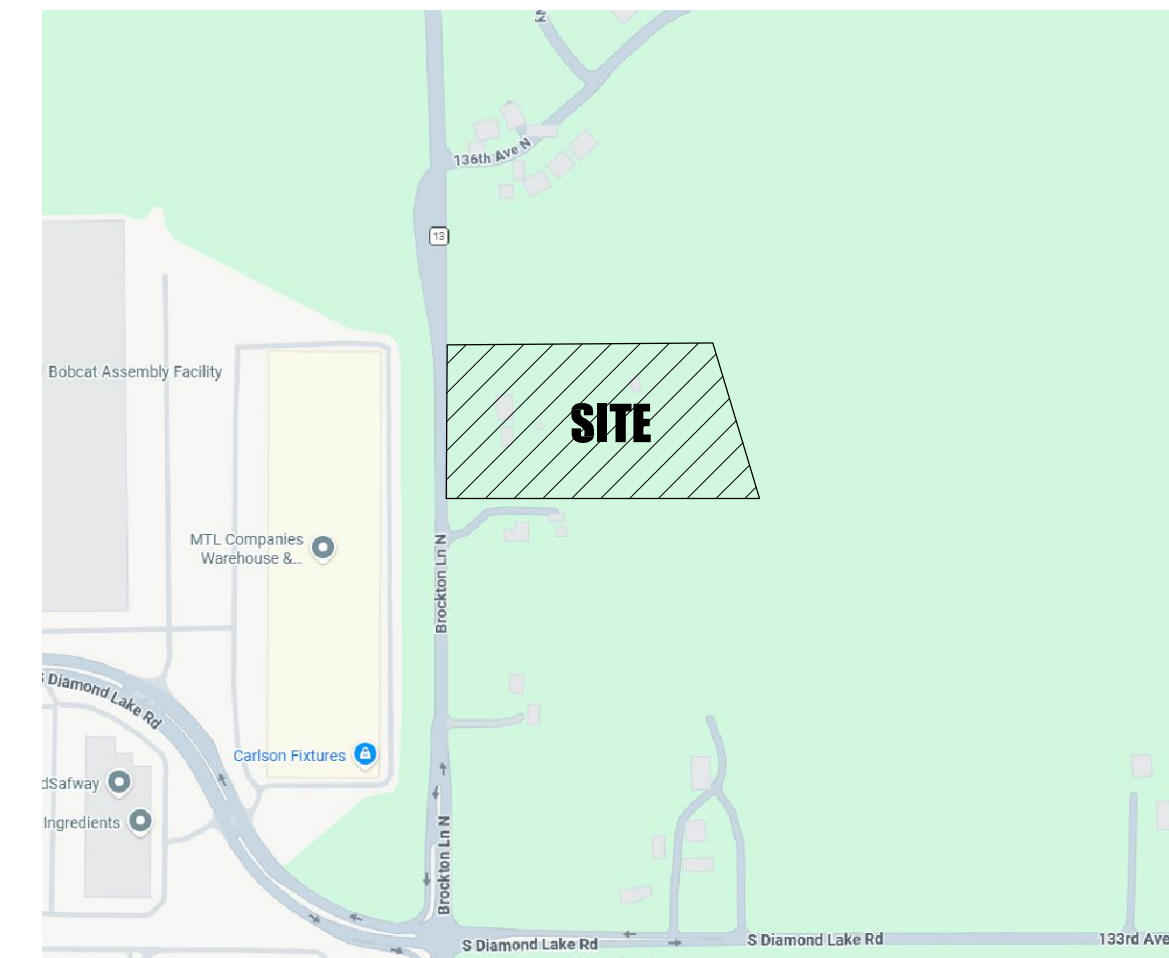
Civil plans prepared by Plowe Engineering, Inc., dated May 28, 2026 (Project No. 26-2239), on file in the office of the Community Development Department at Rogers City Hall.

13620 BROCKTON LANE

TITLE SHEET, NOTES & LEGEND

ROGERS, MINNESOTA

VICINITY MAP (NOT TO SCALE)



ENGINEER

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
QASEM ABUGHAZLEH, P.E.
651-361-8237
QASEM@PLOWE.COM

SURVEYOR

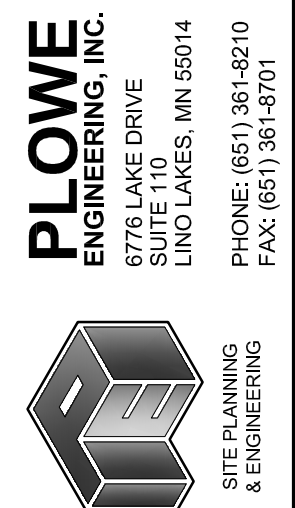
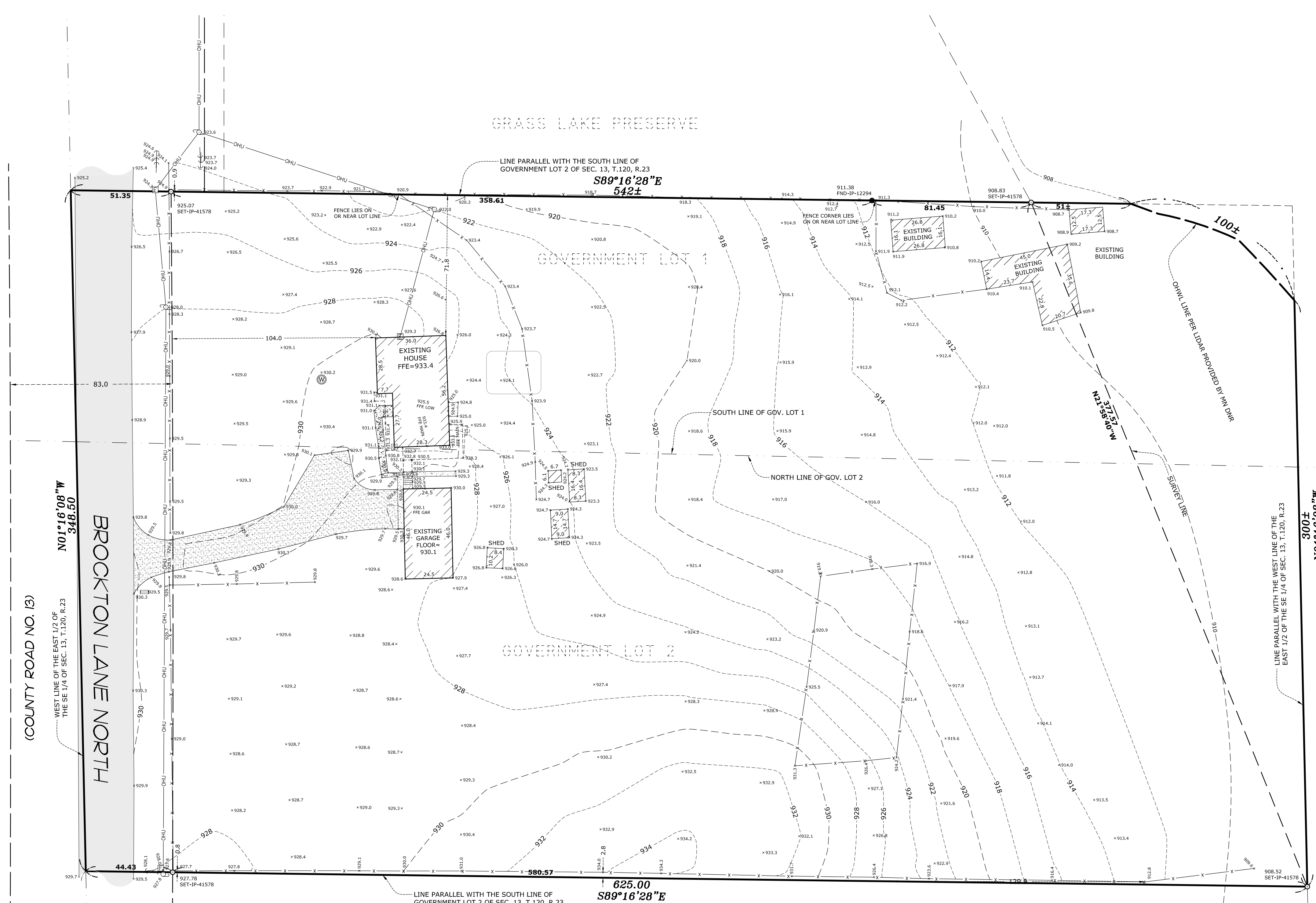
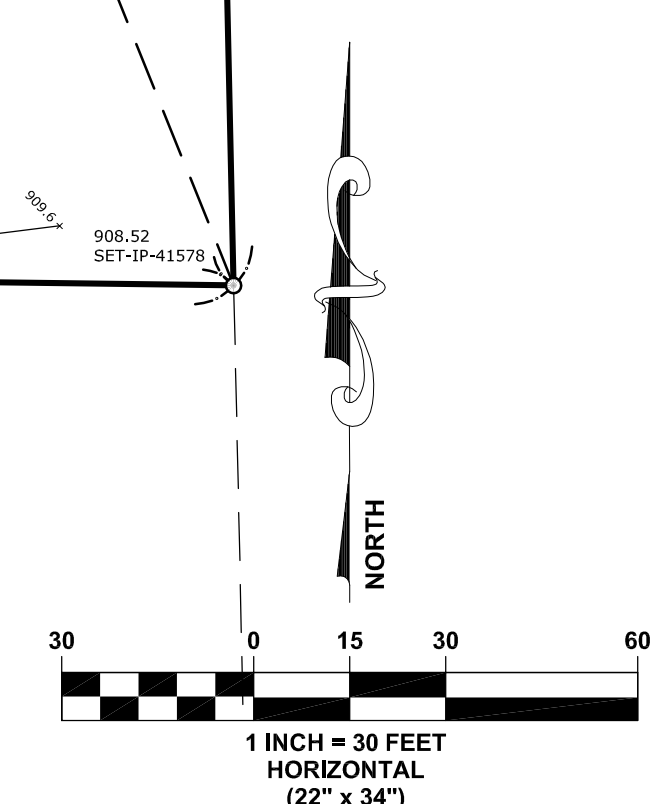
E.G. RUD & SONS LAND SURVEYING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
JASON RUD
651-361-8225
JRUD@EGRUD.COM

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF ROGERS, ELM CREEK WATERSHED, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY (IF APPLICABLE), SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

SHEET INDEX

CO	TITLE SHEET, NOTES & LEGEND
C1.1	CIVIL SITE PLAN
C1.2	REMOVALS PLAN
C2.1	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C2.2	HC & BLDG ENTRANCE DETAILS
C3	UTILITY PLAN
C4	DETAILS & NOTES



PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY:	MOA
JOB NO.:	25-2239
CHECK BY:	QMA
DATE:	05/28/26

I hereby certify that this plan 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.

PREPARED BY:
QASEM M. ABUGHAZLEH
Date: 05/28/2026 License No. 56299

13620 BROCKTON LANE
ROGERS, MN

TITLE SHEET, NOTES & LEGEND

PREPARED FOR: GURDEEN SINGH

SHEET
CO

GENERAL NOTES

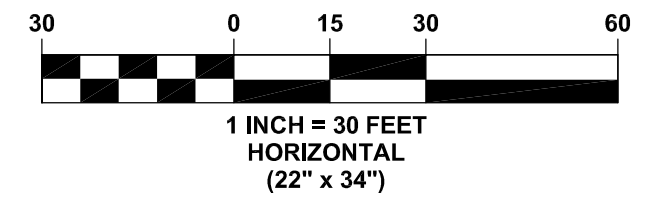
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SITE DATA

SITE AREA (ABOVE OHWL)	= 199,645 SF = 4.583 ACRES
EXISTING IMPERVIOUS AREA	= 8,291 SF = 0.190 ACRES
EXISTING IMPERVIOUS %	= 4.2%
PROPOSED IMPERVIOUS AREA	= 16,494 SF = 0.379 ACRES
	= 8.3%

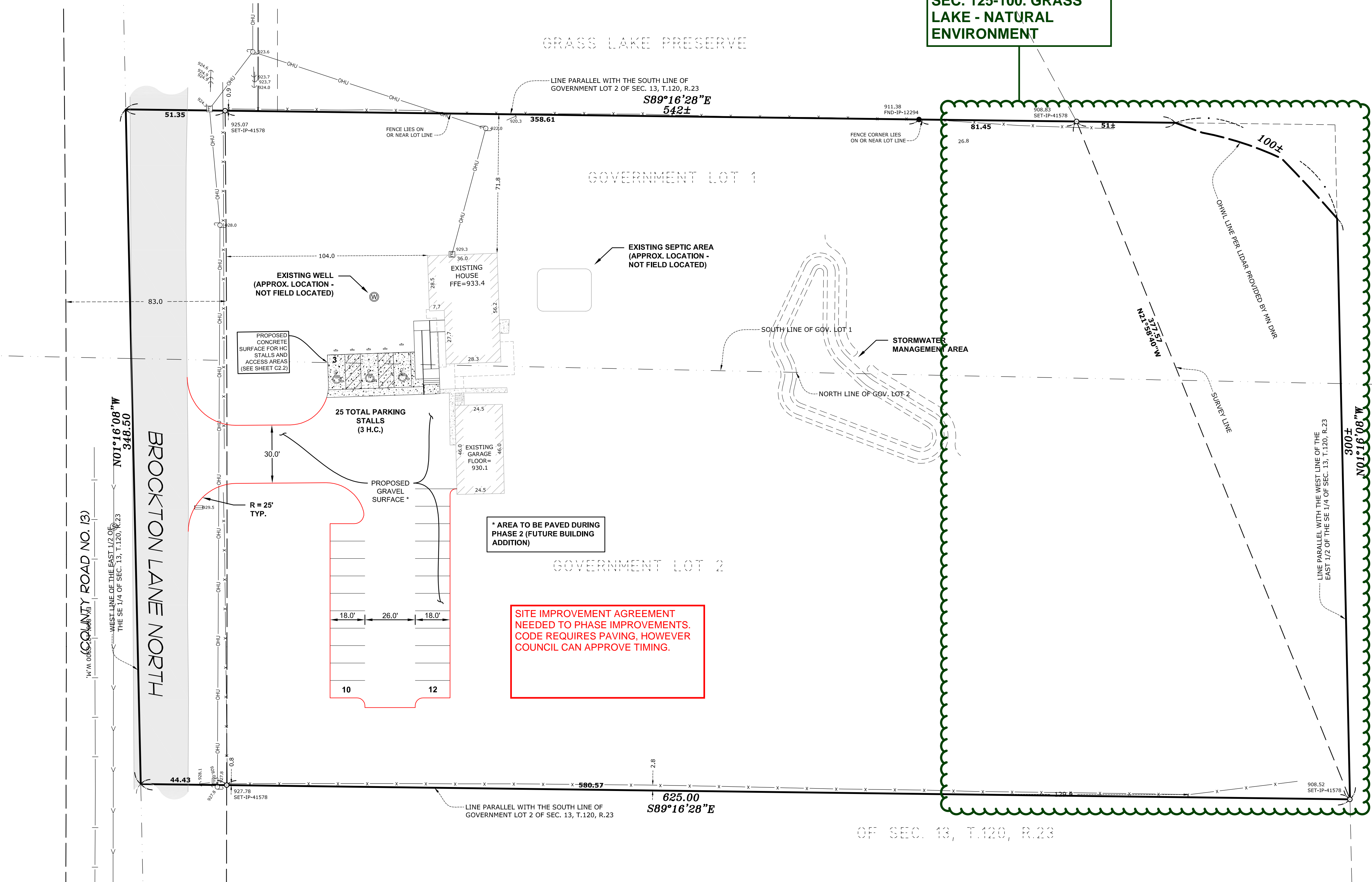
LEGEND

	EXISTING ELECTRICAL BOX		PROPOSED STORM SEWER PIPE
	EXISTING SPOT ELEVATION		PROPOSED DRAINTILE AND CLEAN-OUT
	EXISTING FIBER OPTIC BOX		PROPOSED STORM MANHOLE
	EXISTING GAS METER		PROPOSED FLARED-END SECTION
	EXISTING GUY WIRE		PROPOSED CONTOUR
	EXISTING MAILBOX		PROPOSED SPOT ELEVATION
	EXISTING POWER POLE		(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	EXISTING FENCE		PROPOSED DIRECTION OF DRAINAGE
	EXISTING CONTOURS		PROPOSED SILT FENCE
	EXISTING OVERHEAD UTILITY		PROPOSED BIOROLLS
	EXISTING BITUMINOUS SURFACE		PROPOSED RIP-RAP
	EXISTING CONCRETE SURFACE		
	EXISTING GRAVEL SURFACE		



1. WETLAND DELINEATION MISSING

2. INCLUDE SHORELAND OVERLAY INFORMATION, OHWL, SETBACKS, ETC. SEE SEC. 125-100. GRASS LAKE - NATURAL ENVIRONMENT



* AREA TO BE PAVED DURING PHASE 2 (FUTURE BUILDING ADDITION)

SITE IMPROVEMENT AGREEMENT NEEDED TO PHASE IMPROVEMENTS. CODE REQUIRES PAVING, HOWEVER COUNCIL CAN APPROVE TIMING.

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

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

DRAWN BY:	MOA
JOB NO.:	25-239
CHECK BY:	OMA
DATE:	05/28/26

I hereby certify that this plan 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.

PREHARJAN
CASEMIR M. ABUGHAZLEH
License No. 56299
Date: 05-28-2026

13620 BOCKTON LANE
ROGERS, MN
SITE PLAN
PREPARED FOR: GURDEEN SINGH

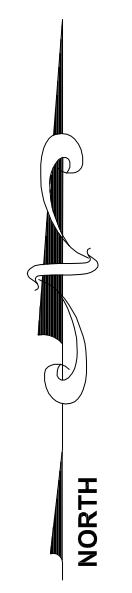
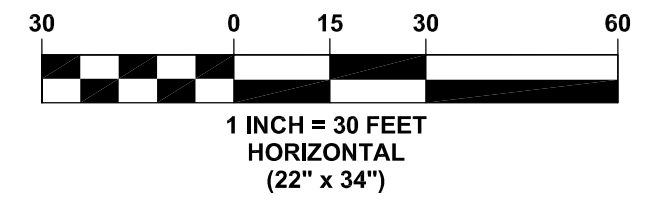
SHEET **C1.1**

GENERAL NOTES

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LEGEND

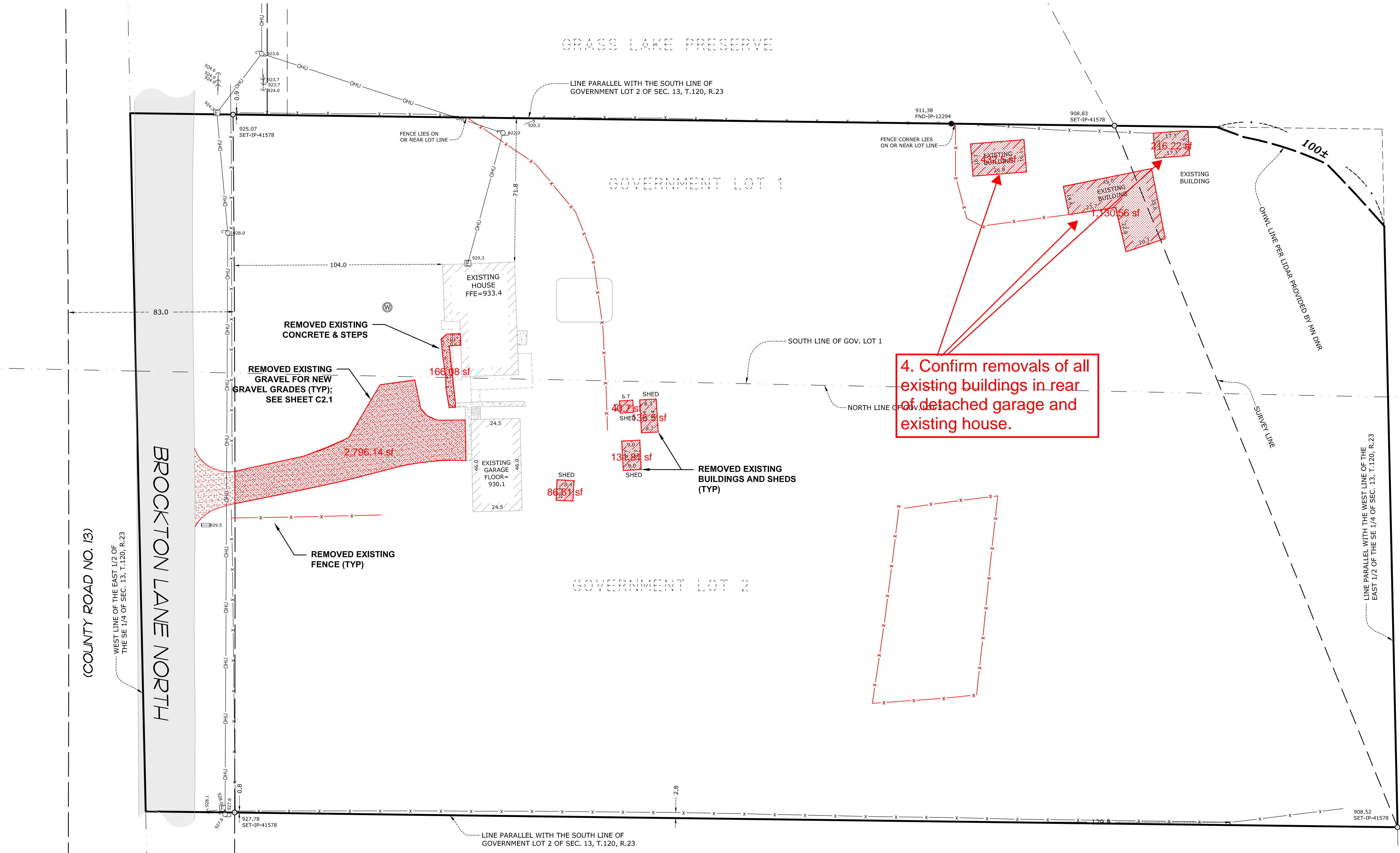
- | | | | |
|--|-----------------------------|--|--|
| | EXISTING ELECTRICAL BOX | | PROPOSED STORM SEWER PIPE |
| | EXISTING SPOT ELEVATION | | PROPOSED DRAINTILE AND CLEAN-OUT |
| | EXISTING FIBER OPTIC BOX | | PROPOSED STORM MANHOLE |
| | EXISTING GAS METER | | PROPOSED FLARED-END SECTION |
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| | EXISTING BITUMINOUS SURFACE | | PROPOSED RIP-RAP |
| | EXISTING CONCRETE SURFACE | | |
| | EXISTING GRAVEL SURFACE | | |



Know what's below.
Call before you dig.

**3. ASSUMING ALL BUILDING DEMOED
-DEMOLITION SQUARE FOOTAGE 5,139**

4. Confirm removals of all existing buildings in rear of detached garage and existing house.



PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

STATE OF MINNESOTA
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY:	MOA
JOB NO.:	25-2239
CHECK BY:	OMA
DATE:	05/28/26

NO.	DATE	DESCRIPTION
1		
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I hereby certify that this plan 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.

PREET SINGH
CASSIN M. ABUGHAZLEH
License No. 56299
Date: 05-28-2026

13620 BOCKTON LANE
ROGERS, MN
REMOVALS PLAN
PREPARED FOR: GURDEEN SINGH

SHEET
C1.2

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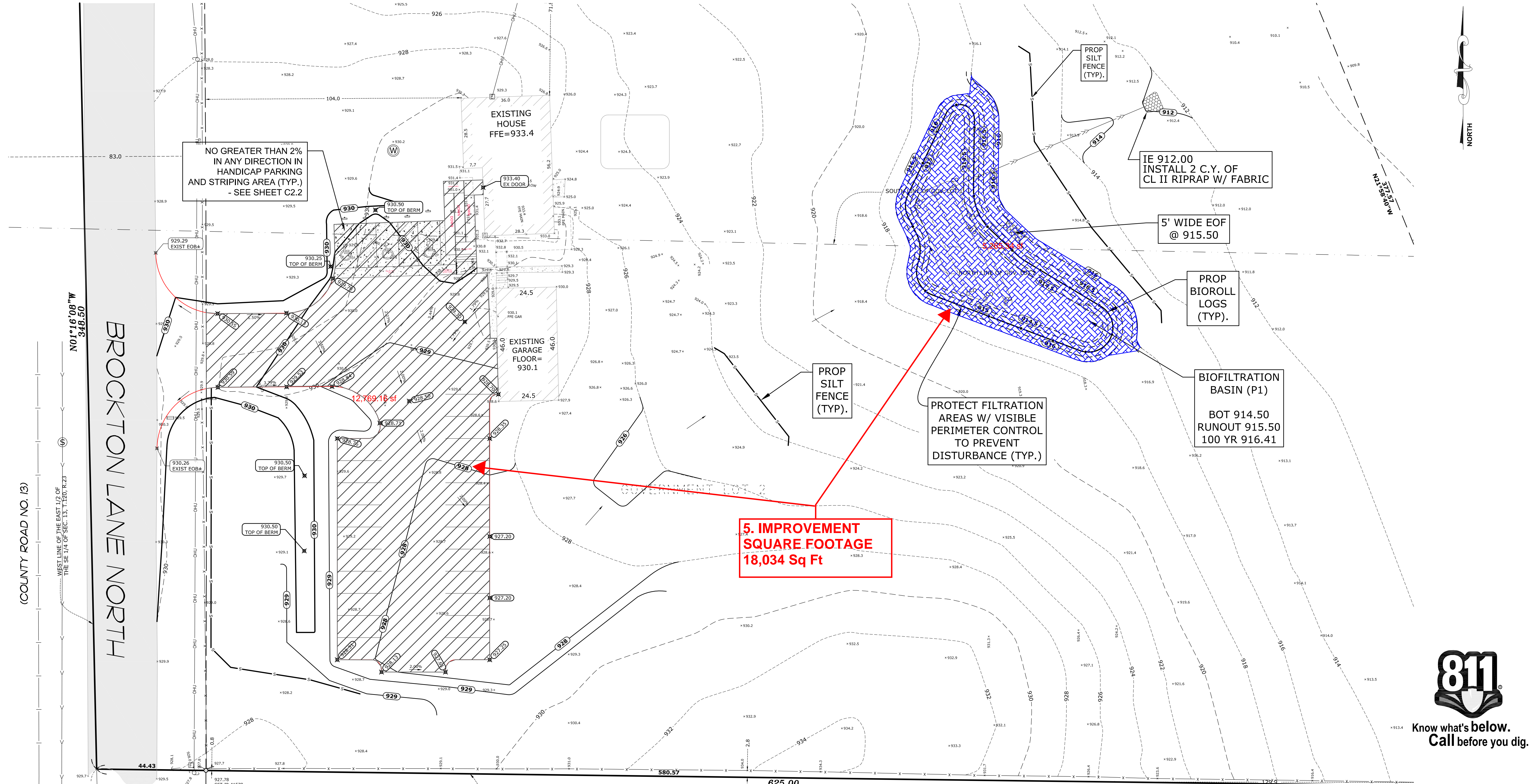
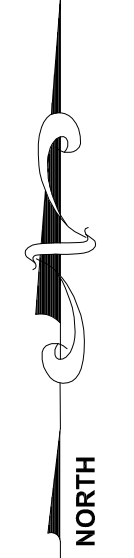
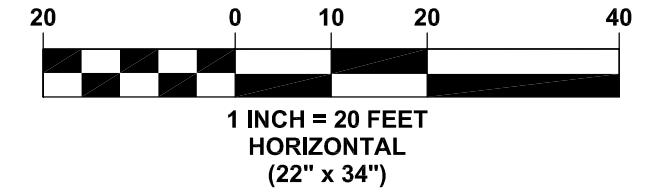
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- PROPOSED BIOROLLS
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TIMING FOR EROSION & SEDIMENT CONTROL

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.
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DISTURBED AREA = 0.93 ACRES



PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

DRAWN BY:	MOA
JOB NO.:	25-2239
CHECK BY:	OMA
DATE:	05/28/26

NO.	DATE	DESCRIPTION
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2		
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I hereby certify that this plan 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.

PREHARJANY
 CASE# 161-ABUGHAZLEH
 License No. 56299
 Date: 05.28.2026

13620 BOCKTON LANE
 ROGERS, MN
GRADING, DRAINAGE & ESC PLAN
 PREPARED FOR: GURDEEN SINGH



Know what's below.
 Call before you dig.

SHEET
C2.1

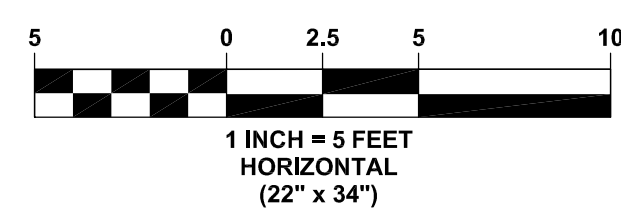
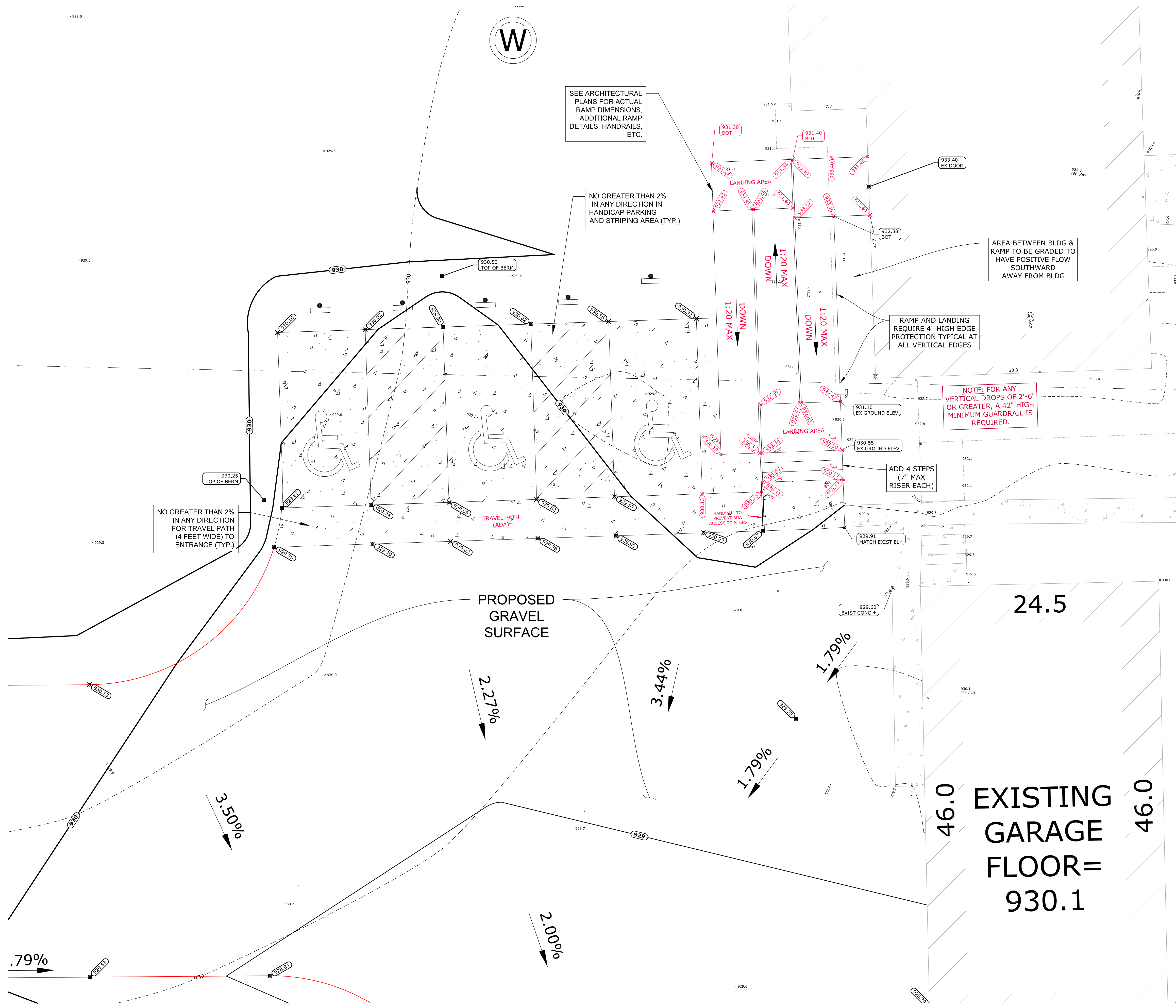
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Know what's below.
Call before you dig.

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

STATE OF MINNESOTA
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

I hereby certify that this plan 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.

PREPARED BY: GURDEEN SINGH
Date: 05.28.2026 License No. 56299

13620 BOCKTON LANE
ROGERS, MN

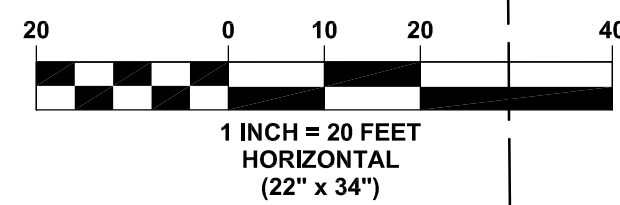
HC & BLDG ENTRANCE DETAILS

PREPARED FOR: GURDEEN SINGH

SHEET

C2.2

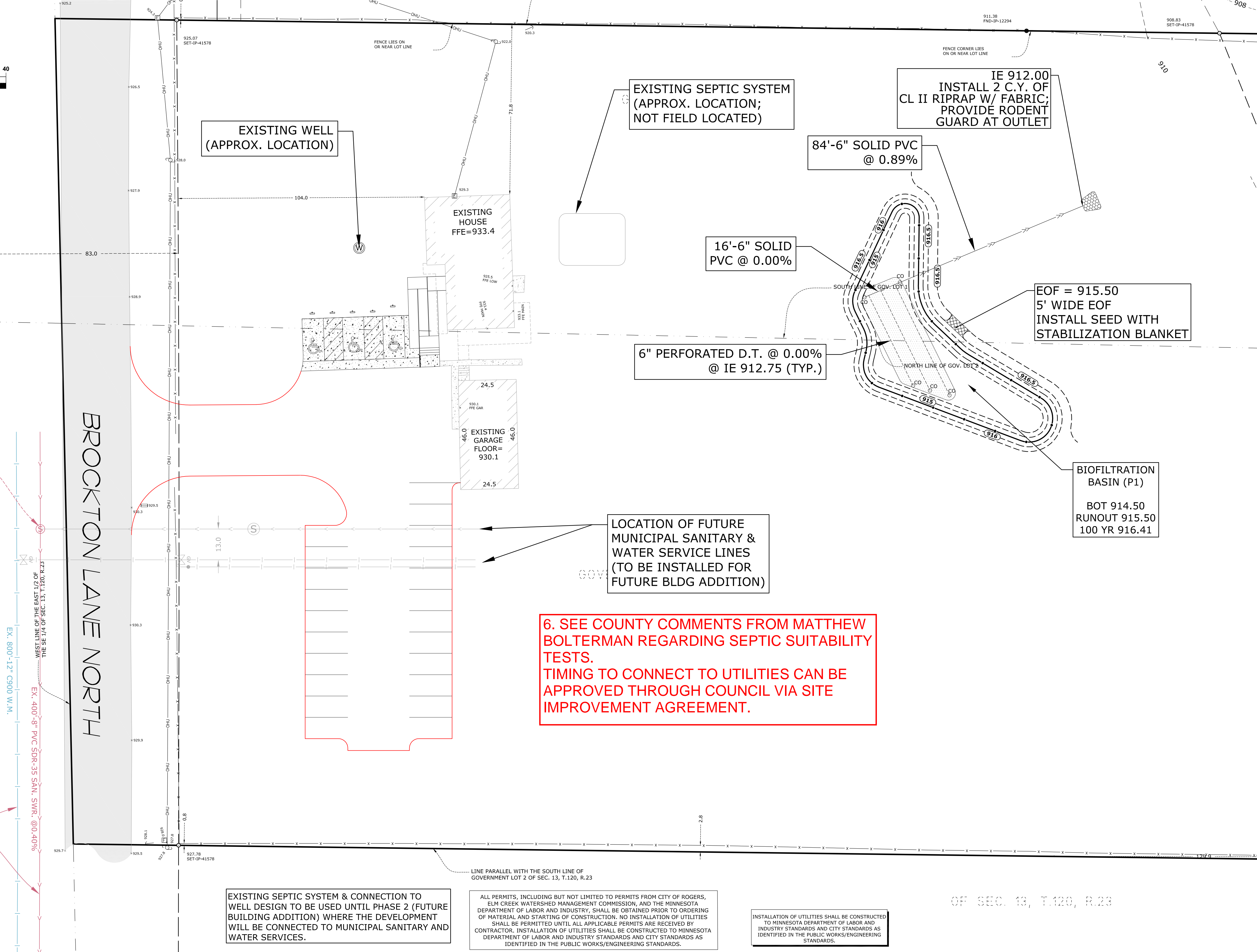
26-2239
Page 26 of 32



Know what's below.
Call before you dig.

EX. MH 04
TC 929.72
IE 914.48± N
IE 914.38± S
(NEEDS FIELD
VERIFICATION)

APPROX. LOCATION
PER PLANS BY
OTHERS
(NEEDS FIELD
VERIFICATION)

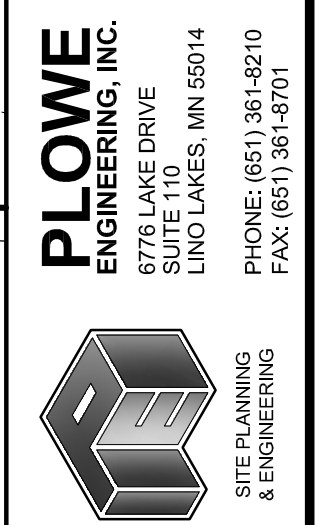


EXISTING SEPTIC SYSTEM & CONNECTION TO WELL DESIGN TO BE USED UNTIL PHASE 2 (FUTURE BUILDING ADDITION) WHERE THE DEVELOPMENT WILL BE CONNECTED TO MUNICIPAL SANITARY AND WATER SERVICES.

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF ROGERS, ELM CREEK WATERSHED MANAGEMENT COMMISSION, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

6. SEE COUNTY COMMENTS FROM MATTHEW BOLTERMAN REGARDING SEPTIC SUITABILITY TESTS.
TIMING TO CONNECT TO UTILITIES CAN BE APPROVED THROUGH COUNCIL VIA SITE IMPROVEMENT AGREEMENT.



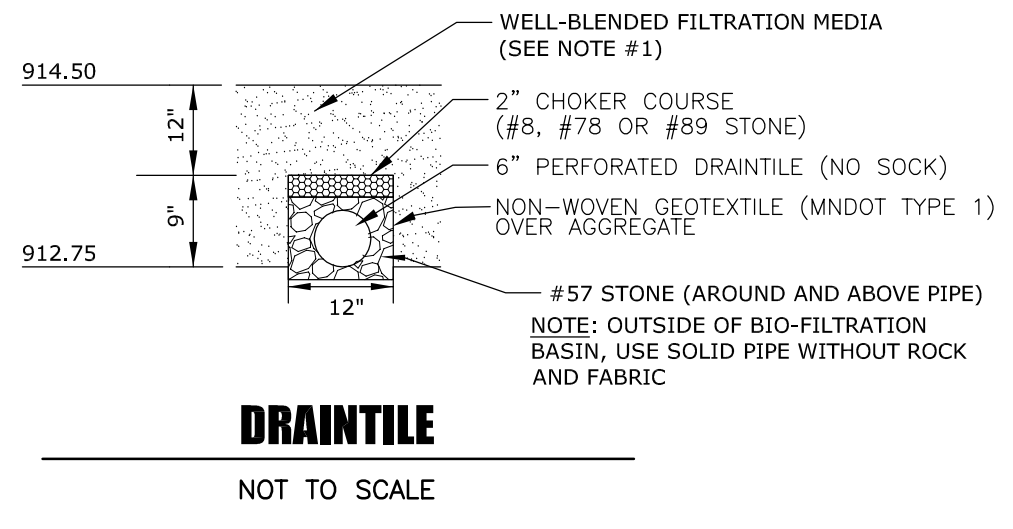
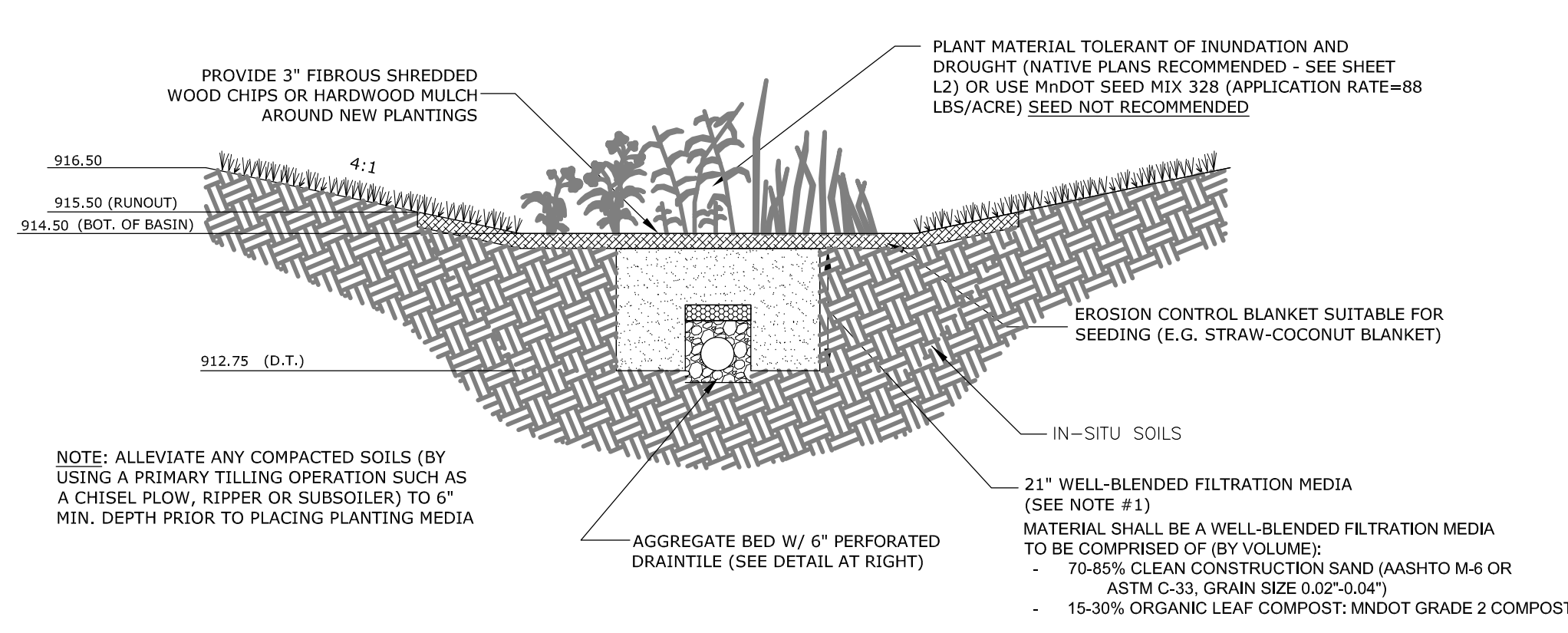
DRAWN BY: MOA
JOB NO.: 26-2239
CHECK BY: OMA
DATE: 05/28/26

NO.	DATE	DESCRIPTION
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I hereby certify that this plan 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.
PREMATHY
CASE# 161, ABUGHAZLEH
Date: 05.28.2026 License No. 56299

13620 BOCKTON LANE
ROGERS, MN
UTILITY PLAN
PREPARED FOR: GURDEEN SINGH

SHEET
C3

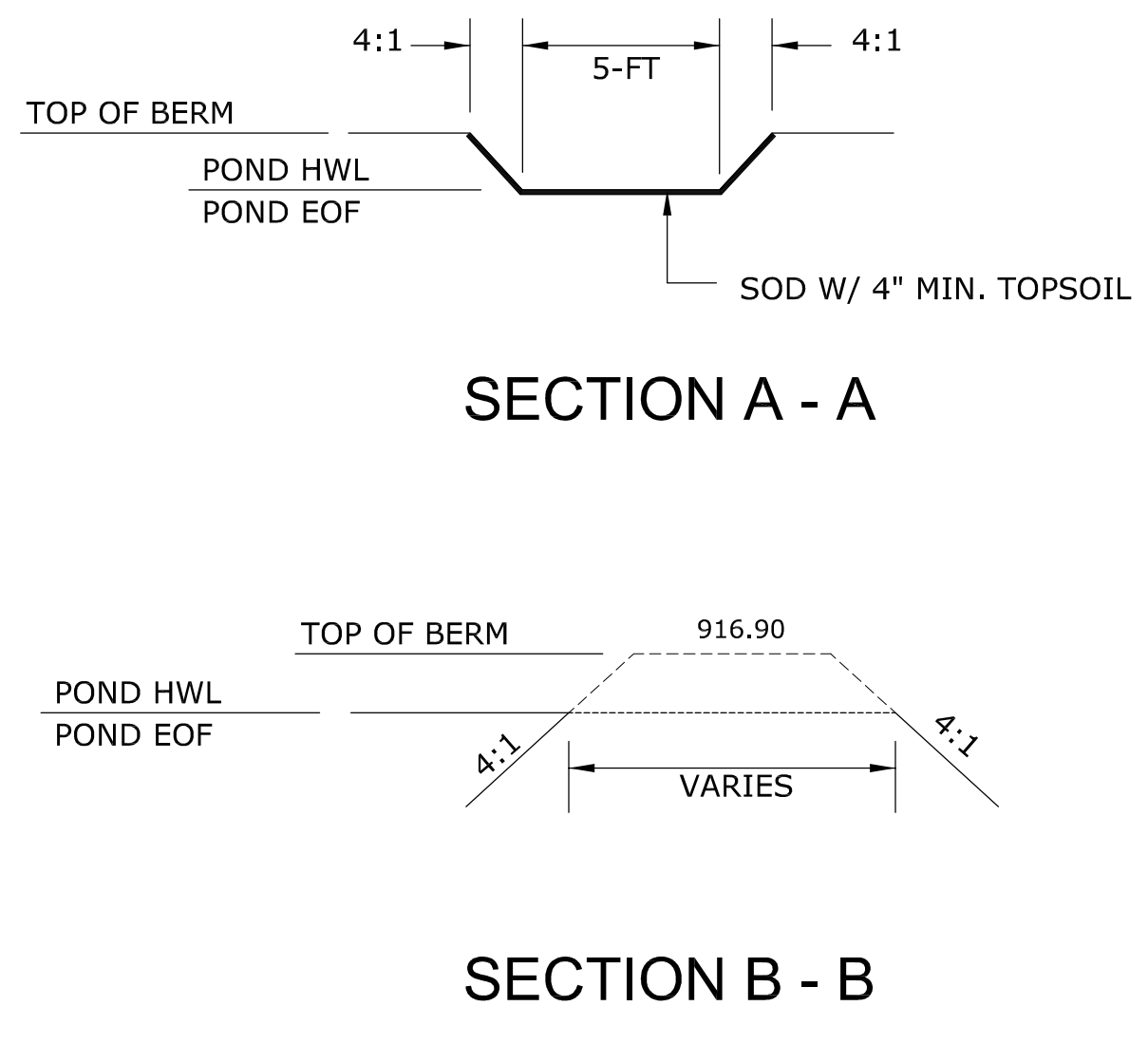
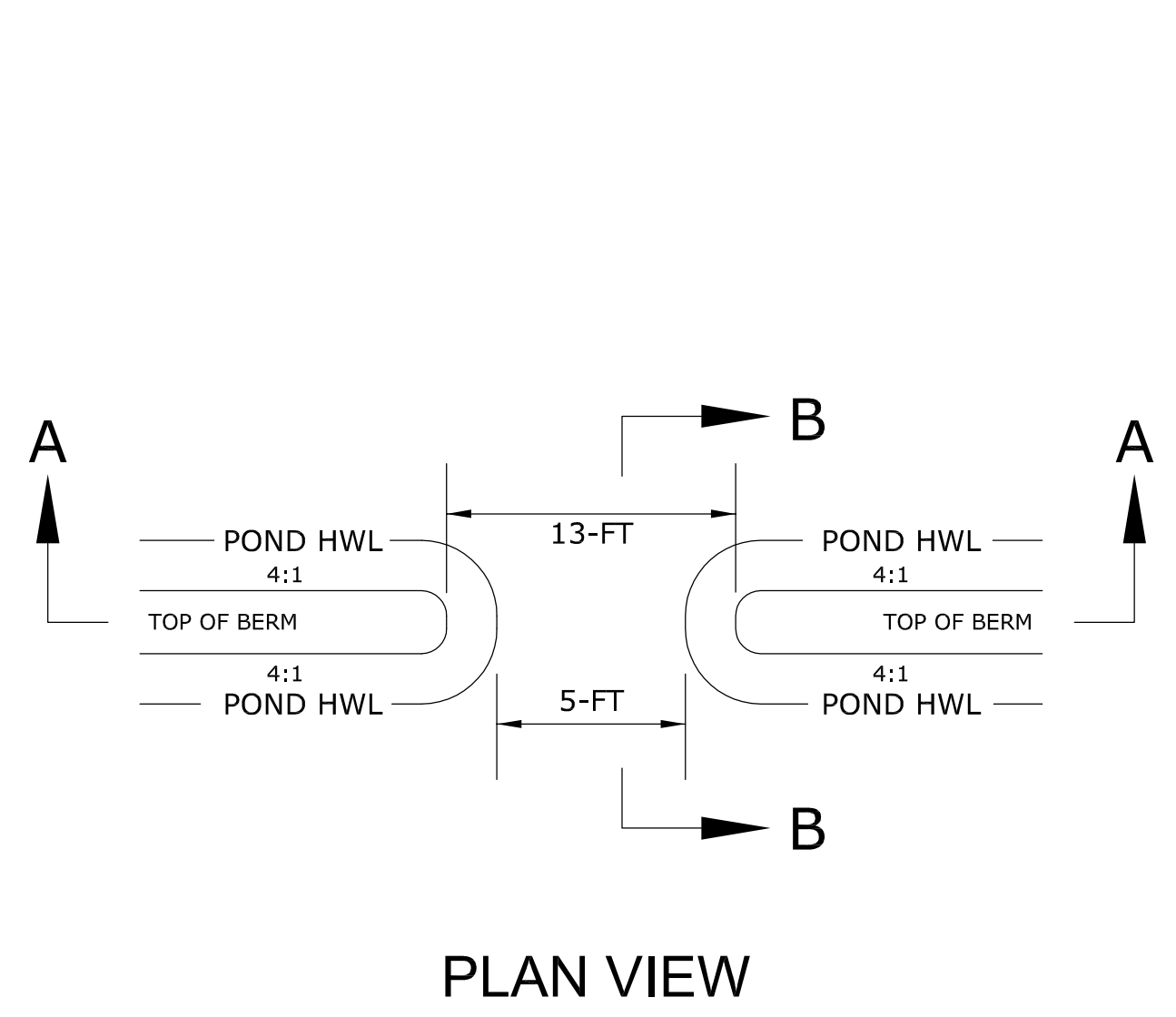


AFTER INFILTRATION BASIN AREA HAS BEEN EXCAVATED TO FINAL GRADE, PERFORM A DOUBLE-RING INFILTRMETER TEST TO VERIFY INFILTRATION CAPACITY OF IN-SITU SOILS.

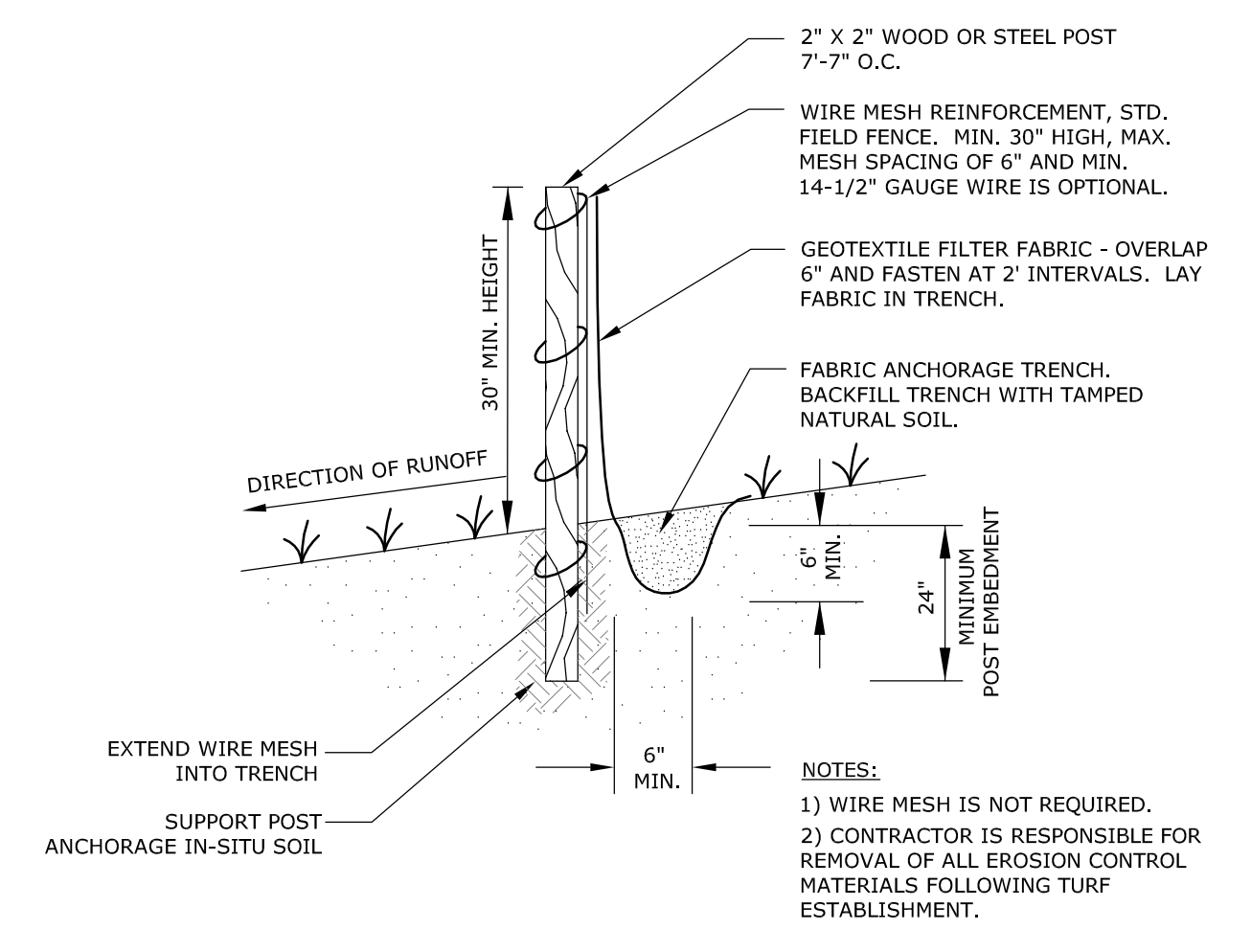
BIO-FILTRATION BASIN 1 (P1)
N.T.S.

X
CY H.C. PARKING SIGNS
N.T.S.

X
CY NO PARKING SIGNS
N.T.S.

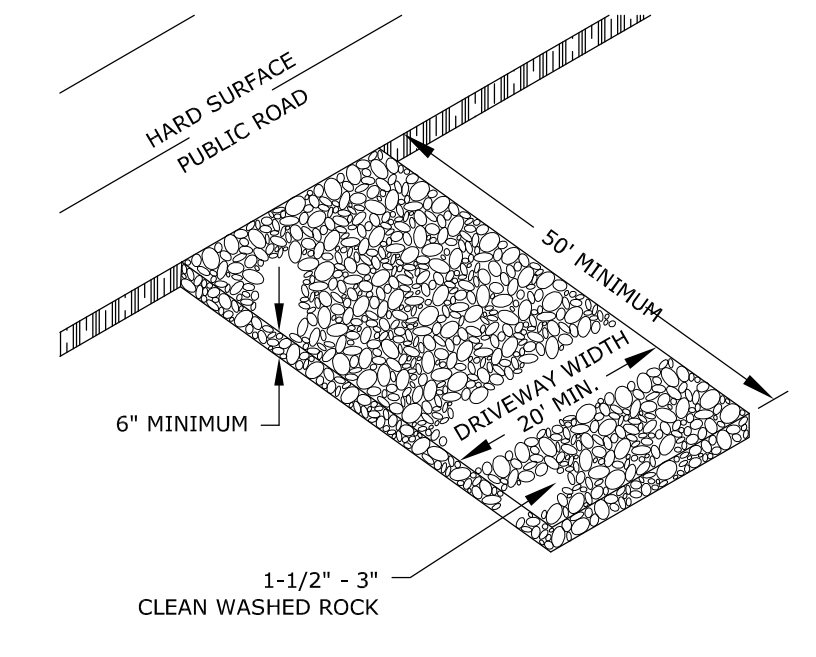


SODDED OVERFLOW - BIOFILTRATION BASIN 1 (P1)
N.T.S.



X
CY SILT FENCE
N.T.S.

X
CY ROCK CONSTRUCTION ENTRANCE
N.T.S.



NO.	DATE	DESCRIPTION
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I hereby certify that this plan 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.

PREPARED BY:
GURDEEN SINGH
CASEIN M. ABUGHAZLEH
Date: 05.28.2026 License No. 56299

13620 BOCKTON LANE
ROGERS, MN
DETAILS & NOTES
PREPARED FOR: GURDEEN SINGH

OMN Sikh (attn: Gurdeep Singh and Pinda Singh)
19315 Sorrel Ct, Corcoran, MN 55340
gurdeep18@gmail.com; spmgholding@yahoo.com

RE: Site Plan Application - 13620 Brockton Lane (MN Sikh) – Preliminary Review
June 16, 2026

Dear Gurdeep Singh,

On June 3, 2026, the City of Rogers received a preliminary civil engineering submittal from Plowe Engineering, Inc. on behalf of MN Sikh for proposed site improvements at 13620 Brockton Lane. Your request has been reviewed by Fire, Public Works, and Planning staff. This memo should be considered a preliminary review memo. Revised plans are required prior to additional review by engineering. Additional plans will need approval prior to construction.

Staff has reviewed the proposed scope of work and has determined that this project requires full Site Plan approval under Sec. 125-27 of the Rogers Zoning Ordinance. The proposed site improvements exceed 10% of the total existing site area, which requires Planning Commission review and City Council approval rather than administrative review.

The City can schedule Planning Commission review for July 6, 2026 and City Council consideration for July 14, 2026. However, the plans will require revisions and approval prior to construction and any approvals from the City Council will be conditioned on plans meeting the requirements of code and engineering.

Given the phased nature of the proposed improvements, the City will require a Site Improvement Agreement as a condition of site plan approval. At minimum, the agreement will address: (1) a timeline and trigger event for connection to municipal sanitary sewer and water services, including coordination with the Hennepin County Brockton Lane reconstruction project anticipated for 2027; (2) a timeline and performance standard for paving of the gravel parking area, including interim dust control measures required prior to paving; and (3) financial security or waiver of assessment in an amount acceptable to the City Engineer to guarantee completion of required improvements.

1. **Missing Items**

a. **Wetland Delineation needed.**

- i. A wetland delineation must be provided to confirm no wetland impacts result from the proposed improvements or demo work. This has been a consistent outstanding item. Please coordinate with Engineering.

b. **Septic System Compliance**

- i. Hennepin County Environmental Services has no record of the existing septic system on file for this property. A compliance inspection is required as a condition of any change of use and must be completed prior to conversion of the property to assembly use. The inspection will determine whether the existing system is code-compliant and adequately sized for the proposed use and expected occupancy. If the system is found to be non-compliant, the applicant will have up to three years to replace the system or connect to municipal sewer while operating under the existing

system, provided the system is not surfacing. If the system is undersized for the proposed use, the applicant must expand, replace, or connect to municipal sewer before the change of use may occur. The City notes that the applicant's plans already contemplate connection to municipal sanitary sewer in coordination with the 2027 Hennepin County CSAH 13 reconstruction project, which may satisfy this requirement if the compliance inspection is completed and connection occurs within the required timeframe. Contact Matt Bolterman, Hennepin County Senior Health Inspector (Matthew.Bolterman@hennepin.us, 612-919-9221) to coordinate the compliance inspection.

2. High Level Comments

a. Civil Plan Set

- i. Removal Plan: Show tree removals associated with the project.
- ii. Site Plan: Show building and parking setbacks. Provide information on pavement typical sections.
- iii. Grading and Drainage Plan: Show construction limits. Label the OHWL elevation. Show spot elevations along the county ditch.
- iv. Update all details to current City of Rogers standard plates. Contact Mike Albers (malbers@rogersmn.gov) with questions regarding civil standards.
- v. Ensure plan contains information related to shoreland impacts and shoreland requirements. Please see Sec. 125-100. Shoreline OHWL needs to be shown, shore impact zone needs to be shown, shoreland setbacks need to be shown. Impervious surface is limited to 25% and calculations need to be shown.

b. **Fire Department**– Fire suppression via well-fed storage tanks in the basement has been approved by the Fire Marshal. No municipal water connection is required for fire suppression at this time. Continue coordination with Jason Albers, jalbers@rogersmn.gov.

c. The resubmittal must address all comments contained in the City's prior incomplete notice dated December 23, 2025, as well as all comments discussed at the February 2026 meeting with City staff. These comments remain in effect and are not restated in full here. The resubmittal must demonstrate compliance with code, engineering standards and review.

3. County Coordination

- a. Continue coordination regarding change in use with Hennepin County and identify County comments or permits that may be required for driveway changes. Contact Christina Neel (christina.neel@hennepin.us), Development Review Coordinator.
- b. Continue coordination with Hennepin County Septic Inspector for change in use compliance for existing septic system. Contact Matt Bolterman (Matthew.Bolterman@hennepin.us), Hennepin County Senior Health Inspector.

Please submit the above information for a complete application.

Sincerely,



Alec Henderson, AICP

City Planner

CC: Brett Angell, Mike Albers, Patrick Farrens, Jason Albers, Caleb Hansen



STAFF REPORT

ROGERS PLANNING COMMISSION

Meeting Date: July 6, 2026

Agenda Item: 6.1

Subject: Past Planning Commission Items Report

Prepared By: Brett Angell, Community Development Director

Overview / Background / Analysis

The Planning Commission last met on Monday, June 1st with a few items on the agenda. The listed items below detail the current status of the items which the Planning Commission acted upon.

Twin City Hose Expansion

The Planning Commission reviewed a site plan request from Twin City Hose, located at 20615 Commerce Blvd, to allow for an approximately 10,000 square foot expansion to their building. The Planning Commission unanimously recommended approval of the site plan application. This item went to the City Council on June 9th, where the site plan was approved. It is expected that construction will begin within the coming months.

Community Solar Gardens Text Amendment

The Planning Commission held a public hearing and reviewed a zoning code text amendment request by SunShare, LLC to amend multiple sections of the City Code to allow for community solar gardens in the R1 zoning district. Through the discussion, there were multiple areas of the drafted ordinance that were amended, including buffering distances, setbacks, sizing, and financial sureties. Following the amendments, the item was recommended for approval. This item went to the City Council on June 9th where it was discussed and concerns were shared, and the Council tabled the item for discussion at a future work session. At the June 23rd work session, the city council further discussed this item. At the work session, the city council provided feedback that they are not in favor of amending the code at this time due to concerns on aesthetics, loss of agricultural production land, screening, and other impacts. A resolution denying the code amendment request is anticipated to be on the July 14th council agenda.

Other Items of Note

Daves Hot Chicken - Opening

The new Daves Hot Chicken location next to Take 5 Oil Change is planning on opening to the public on Friday, July 17th. There will be a ribbon cutting in the morning with the opening of the restaurant following that event. The other tenant of the building is Crisp and Green which expect to open in late summer/early fall.

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