



ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA

Thursday, October 2, 2025

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY COMMITTEE MEETING, 8:00 A.M.

Community Room (not televised)

1. Call to Order and Roll Call
2. Approval of Minutes: August 7, 2025
3. Discussion Items
 - A. Town Center Master Plan Update Scope Discussion
 - B. Project Updates

ADJOURNMENT

**CITY OF LINO LAKES
ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE
MINUTES**

DATE:	August 7, 2025
TIME STARTED:	8:01 a.m.
TIME ENDED:	9:05 a.m.
MEMBERS PRESENT:	Andrew Cravero, Blakely LaCroix, Patrick Kohler, Nathan Vojtech, Barbara White, Suzy Guthmueller, Randy Rennaker, Sam Bennett
MEMBERS ABSENT:	Chris Spenner, Chad Wagner
STAFF PRESENT:	Michael Grochala, Marissa Ertel

1. CALL TO ORDER

Mr. Vojtech called the Economic Development Advisory Committee meeting to order at 8:01 a.m. on August 7, 2025.

2. APPROVAL OF MINUTES

Mr. LaCroix made a motion to approve the July 10, 2025 meeting minutes. Motion was supported by Mr. Cravero. Motion carried 8-0.

3. DISCUSSION ITEMS

A. Amendment to Zoning Ordinance to Allow Cannabis Micro and Mezzo Businesses in the Rural Zoning Districts

Mr. Grochala presented the staff report.

Mr. Cravero wanted to know what the greater implications might be if allowed to cultivate as a micro or mezzo business in a rural zoning district. Mr. Grochala explained that the City would not want to allow all microbusinesses to operate in a rural area, but that the City would be able to limit the endorsement of the license and create a clause in the ordinance that would not allow the sale of product in a rural zoning district.

Mr. Kohler asked why the applicants did not just obtain an outdoor cultivation license. Mr. Grochala explained that the license fees are significantly different, and the lottery has been completed, with the licenses for cultivation being taken.

DRAFT MINUTES

Mr. Vojtech wanted to confirm that this would not be a restriction of cannabis, but rather limiting the sale in a rural zone. Mr. Grochala confirmed that this would only be to limit the sale of cannabis in a rural zoning district.

The Committee had concerns about future rezoning and whether that would change the ability for the licensees to sell. Mr. Grochala stated that it would depend on the number of licenses the City would have available at the time. Mr. Kohler would like there to be language included in the ordinance regarding rezoning.

B. Local Housing Trust Fund

In 2023 the Minnesota Legislature approved a new metro-wide sales and use tax for affordable housing. The purpose of the aid is to help metropolitan local governments develop and preserve affordable housing within their jurisdictions. The annual appropriation comes from a sales and use tax imposed within Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties. Cities with a population of over 10,000 within these counties are eligible to receive aid. The City of Lino Lakes will begin receiving funds in 2024.

The EDAC previously supported the idea of establishing a local housing trust fund for purposes of administering the housing aid. This would allow the City additional time to establish a program and expend funding. Staff has prepared a draft ordinance for discussion purposes. The provision includes a range of both funding sources that could go into the fund as well as potential uses of the funds. Legislatively this gives the City the most flexibility as we evaluate potential program options.

Mr. Bennett wanted to clarify if this money could only be used for affordable housing. Mr. Grochala confirmed that it can only be used for affordable housing or affordability levels.

The Committee was in favor of starting a program. Mr. Kohler wanted to ensure that there was a process in place and a report for EDAC from the City Administrator to show where the funds were being allocated. Mr. Vojtech wanted to know who would approve the allocation of funds. Mr. Vojtech also wanted to see if there was a way to track who applied and who was approved for the funds.

Mr. LaCroix wanted to know if there would be a threshold for who would be granted more funds. Ms. Guthmueller wanted to know if we could have applications accepted during certain windows of time, for example have a spring and fall application window.

Mr. LaCroix motioned to approve establishing a local housing trust fund. Mr. Rennaker seconded the motion. Motion carried 8-0.

4. PROJECT UPDATES

Mr. Grochala updated the committee on current City projects.

5. ADJOURNMENT

Mr. Cravero made a motion to adjourn the meeting at 9:05 a.m. Motion was supported by Mr. LaCroix. Motion was carried 8-0.

Respectfully submitted,
Marissa Ertel, Community Development Administrative Assistant

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA ITEM 3A

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: October 2, 2025

TOPIC: Town Center Master Plan Update Scoping Discussion

BACKGROUND

The EDAC has been holding a series of discussions relating to the City's Town Center Area and development of the EDA property in the Legacy at Woods Edge development (land by City Hall). The EDA owns approximately 9 acres, adjacent to City Hall. Approximately 2 acres are adjacent to the Rooker Activity Center. 6.28 acres is located immediately across from City Hall. The balance of property includes 2 small commercial pad sites adjacent to I-35W. In May the EDAC met with Mr. Peter Jesh of Summit Development and Evan Jacobsen of Tushie Montgomery Architects to discuss a potential planning process to update the Master Plan. Since that time the City Council has gone through a strategic planning process that included a short-term goal of revisiting the Town Center master plan along with campus planning for the Rookery Activity Center. Staff would like to get the EDAC's input on project scope including:

- Study limits
- Objectives
- Interest in Market Study
- Degree of community engagement
- Development of action plan i.e., Comp plan, zoning or PUD amendments to implement

For additional reference the EDAC may want to review the existing Town Center Design and Development Guide, which contains the existing goals, policies and regulatory requirements for development of the area east of Lake Drive. These can be found at:

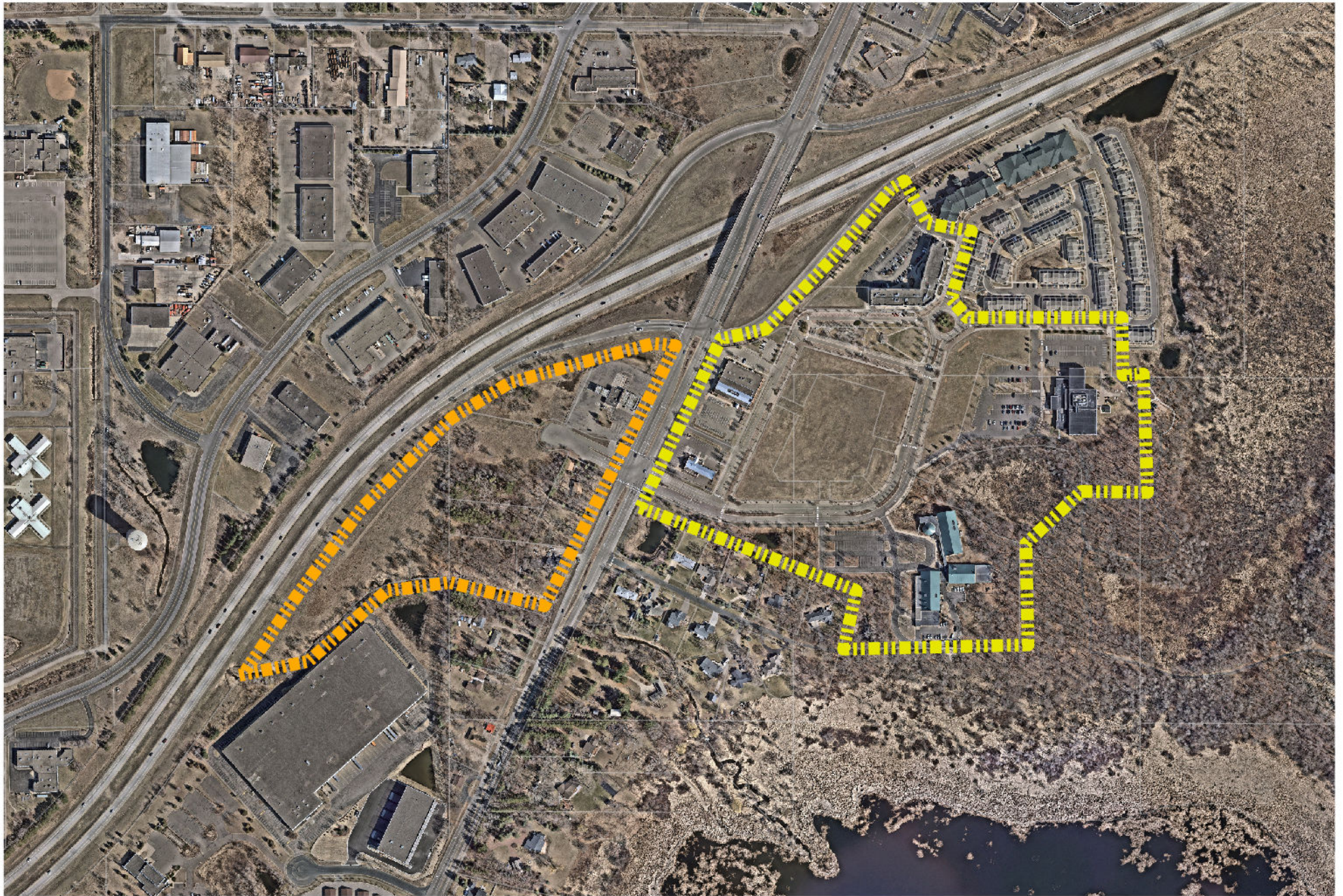
<https://mn-linolakes.civicplus.com/DocumentCenter/View/449/Lino-Lakes-Town-Center-Design-and-Development-Guide-PDF>

EDAC CONSIDERATION

Discussion only.

ATTACHMENTS

1. Town Center Study Area Map



**Town Center
Study Area**

0 500 1,000 2,000 Feet

