



PARK BOARD AGENDA

Wednesday, November 5, 2025

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

ADVISORY BOARD MEETING, 6:30 P.M. Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: October 1, 2025
6. Action Items
7. Discussion Items
 - A. Del Webb-Pulte Homes master planned development
8. Next Scheduled Park Board Meeting, Wednesday, December 3, 2025

ADJOURNMENT

**CITY OF LINO LAKES
PARK BOARD MINUTES**

DATE:	October 1, 2025
TIME STARTED:	6:30 p.m.
TIME ENDED:	8:45 p.m.
MEMBERS PRESENT:	Clark Gooder, Patrick Huelman, Uyanga Bayandalai Kathy Ballering, Julie Ann Cutts, Kelly Schmidt
MEMBERS ABSENT:	William Kusterman
STAFF PRESENT:	Rick DeGardner, Angela Thorson

1. CALL TO ORDER AND ROLL CALL

Chair Gooder called the Lino Lakes Park Board meeting to order at 6:30 p.m. on October 1, 2025.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

There was no one present for public comment.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF MAY 7, 2025 AND JULY 7, 2025 MINUTES

Mrs. Ballering moved to approve the May 7, 2025 meeting minutes. Motion seconded by Mr. Huelman. Mrs. Cutts abstained Motion carried 5 – 0.

Mr. Huelman moved to approve the July 7, 2025 meeting minutes. Motion seconded by Mr. Gooder. Mrs. Ballering, Mrs. Schmidt, and Mrs. Bayandalai abstained Motion carried 3 – 0.

6. ACTION ITEMS

None.

7. DISCUSSION ITEMS

A. Discuss Current State and Potential Future Plans of Neighborhood Parks

DRAFT MINUTES

Mr. Gooder asked what the 2026 budget is. Mr. Huelman stated it could be \$180,000 to \$270,000.

Mr. Huelman asked Rick DeGardner, Public Service Director, about the status of the Lino Park Shelter and the park equipment for Shenandoah Park. Mr. DeGardner replied that the Lino Park shelter has been started and should be completed this fall. Shenandoah has been delayed until the summer of 2026 due to a surface water management project.

Mr. Huelman explained the Existing Park Assets Worksheets to the new members of the Park Board.

The Park Board discussed which park equipment and amenities need to be updated or added.

Park Board recommendations for 2026 are new park equipment for Shenandoah Park, Pheasant Hills Park, and Highland Meadows Park. Also recommend sandblasting the shelters at Highland Meadows Park, Behm's Park, and Clearwater Park. Update Marshan Park in 2027.

8. NEXT SCHEDULED PARK BOARD MEETING - Wednesday, November 5, 2025

9. ADJOURNMENT

Mrs. Ballering moved to adjourn the meeting. Motion seconded by Mr. Huelman. Meeting adjourned at 8:45 p.m.

Respectfully submitted,
Angela Thorson, Public Services Administrative Assistant



DATE: November 5, 2025

TO: Park Board

FROM: Rick DeGardner, Public Services Director

TOPIC: Discuss Del Webb-Pulte Homes master planned development

The applicant, Pulte Homes of MN LLC, is proposing a master planned development located on the North side of Main Street (CSAH 14), East of Sunset Ave NE (County Road 53), and South of Pine Street. The proposed development is bordered by Blaine to the west and south of Columbus. The development contains approximately 259.2 gross acres and consists of mix of residential housing and residential/commercial. Including Del Webb Brand homes (455), Pulte townhomes (106), and Pulte single-family homes (174).

The recently adopted Main Street Master Plan includes this property. Any proposed development within this area should be consistent with the master plan including parks, trails, and greenway corridors. The 2040 Comprehensive Plan also recommends parks, trails, and greenways in this general area.

In general, the 455 Del Webb lots (yellow and tan) are located in the top 2/3 of the proposed development, north of the Entry Monument depiction on the Conceptual Land Plan Exhibit. The amenity center, community garden, dog park, and trails are considered private. Therefore, park dedication will be 100% cash,

The 280 Pulte lots portion of the development includes a public trail originating from Main Street/Sunset Ave and traversing in a northeasterly direction within a greenway corridor. to the proposed 2.75 acre public park. Note that this park area is located adjacent to undeveloped parcels to the north and east so additional park land can be acquired when those parcels are developed. A small (less than 1 acre) public park, north of the townhomes is also shown.

The future Anoka County Regional Trail will run along the south side of Main Street. Staff recommends including a trail along the north side of Main Street.

ATTACHMENTS

1. Conceptual Land Plan - Robinson Property
2. Open Space Exhibit - Robinson Concept
3. Main Street Master Plan

LOT SUMMARY

DEL WEBB LOTS

	172	44' WIDE LOTS (37.8%)
	183	50' WIDE LOTS (40.2%)
	100	64' WIDE LOTS (22.0%)
455 TOTAL DEL WEBB LOTS		

PULTE LOTS

	89	60' WIDE LOTS
	85	65' WIDE LOTS
174 TOTAL PULTE LOTS		

	106	TOWNHOMES
---	-----	-----------

735 TOTAL NUMBER OF UNITS

 PRIVATE TRAILS

 PUBLIC TRAILS

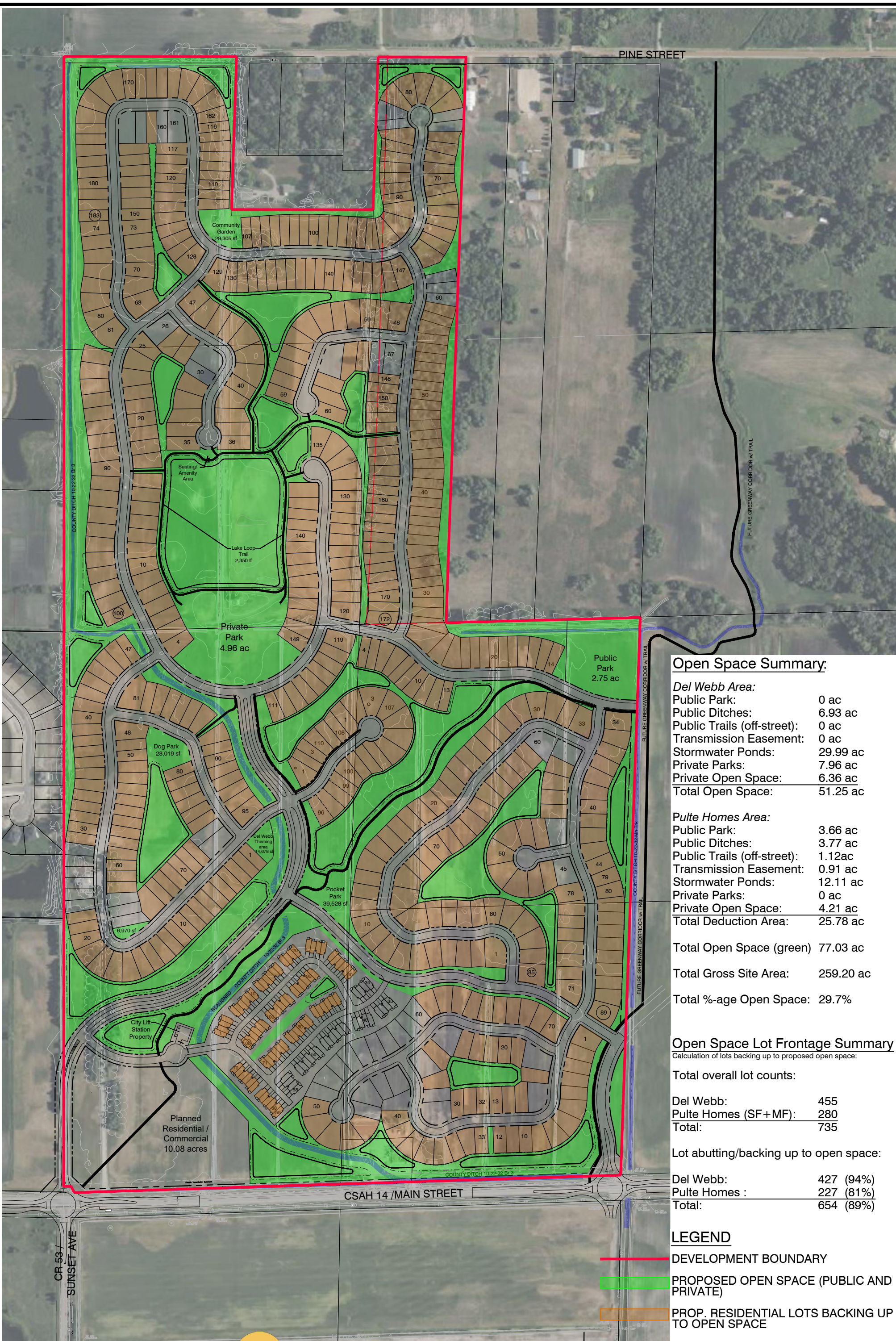


CONCEPTUAL LAND PLAN

ROBINSON PROPERTY

LINO LAKES, MN

Drawing name: X:\2023\230083 - Robinson North - Pulte Homes\concepts\Robinson Property_Redux_Concept_D.dwg Oct 09, 2025 - 1:50pm



Open Space Summary:

<i>Del Webb Area:</i>	
Public Park:	0 ac
Public Ditches:	6.93 ac
Public Trails (off-street):	0 ac
Transmission Easement:	0 ac
Stormwater Ponds:	29.99 ac
Private Parks:	7.96 ac
Private Open Space:	6.36 ac
Total Open Space:	51.25 ac
<i>Pulte Homes Area:</i>	
Public Park:	3.66 ac
Public Ditches:	3.77 ac
Public Trails (off-street):	1.12 ac
Transmission Easement:	0.91 ac
Stormwater Ponds:	12.11 ac
Private Parks:	0 ac
Private Open Space:	4.21 ac
Total Deduction Area:	25.78 ac
Total Open Space (green)	77.03 ac
Total Gross Site Area:	259.20 ac
Total %-age Open Space:	29.7%

Open Space Lot Frontage Summary
Calculation of lots backing up to proposed open space:

Total overall lot counts:

Del Webb:	455
Pulte Homes (SF+MF):	280
Total:	735

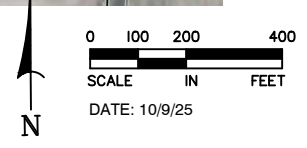
Lot abutting/backing up to open space:

Del Webb:	427 (94%)
Pulte Homes :	227 (81%)
Total:	654 (89%)

- LEGEND**
- DEVELOPMENT BOUNDARY
 - PROPOSED OPEN SPACE (PUBLIC AND PRIVATE)
 - PROP. RESIDENTIAL LOTS BACKING UP TO OPEN SPACE



**ROBINSON CONCEPT
OPEN SPACE EXHIBIT
LINO LAKES, MINNESOTA**



ALLIANT ENGINEERING
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

SCENARIO 2

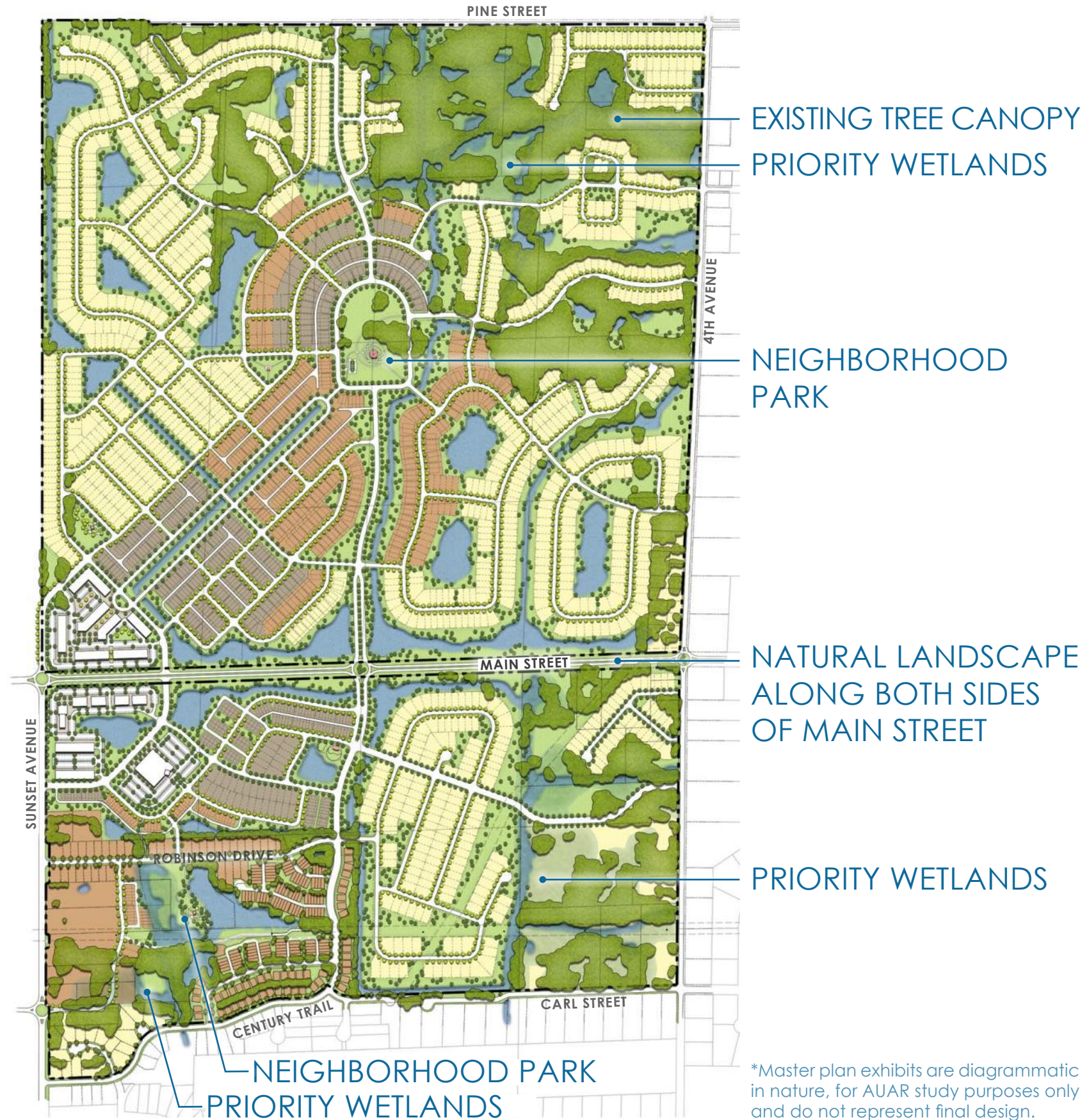
THE PREFERRED SCENARIO - OVERVIEW

Maximizing walk-ability with an interconnected approach, scenario 2 centralizes higher and medium density housing and commercial development near the Lino Lakes/Blaine border around Main Street and Sunset Avenue, with low-density prioritized on the eastern side of the study area, backing up to existing Lino Lakes housing.

Outside of the Planned Residential / Commercial zone, additional consideration was given to keeping a rural feel along both sides of Main Street with an approximate 100 feet of natural landscape zone separating development.

POTENTIAL DEVELOPMENT YIELD

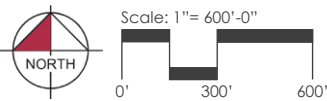
Land Use	City Comprehensive Plan Full Build Out Scenario					Scenario 2				
	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial
NORTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	516	423	677	1269		453	356	570	1068	
Medium Density Resi (R2/R3)	36	35	138	207		92	92	368	552	
High Density Resi (R4)	63	62	370	494		71	71	426	568	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	11	90	112		11	11	90	112	
Commerical (20%)	3	3			30,492	3	3			30,492
Sub-Total (approximate acres)	630	533				630	533			
SOUTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	134	97	155	291		161	112	179	336	
Medium Density Resi (R2/R3)	76	64	254	381		75	63	252	378	
High Density Resi (R4)	64	53	317	423		38	38	228	304	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	10	83	104		11	11	90	112	
Commerical (20%)	3	3			28,314	3	3			30,492
Park & Open Space	16	9				16	9			
Sub-Total (approximate acres)	304	236				304	236			
TOTAL	934	769	2,084	3,281		934	769	2,202	3,430	



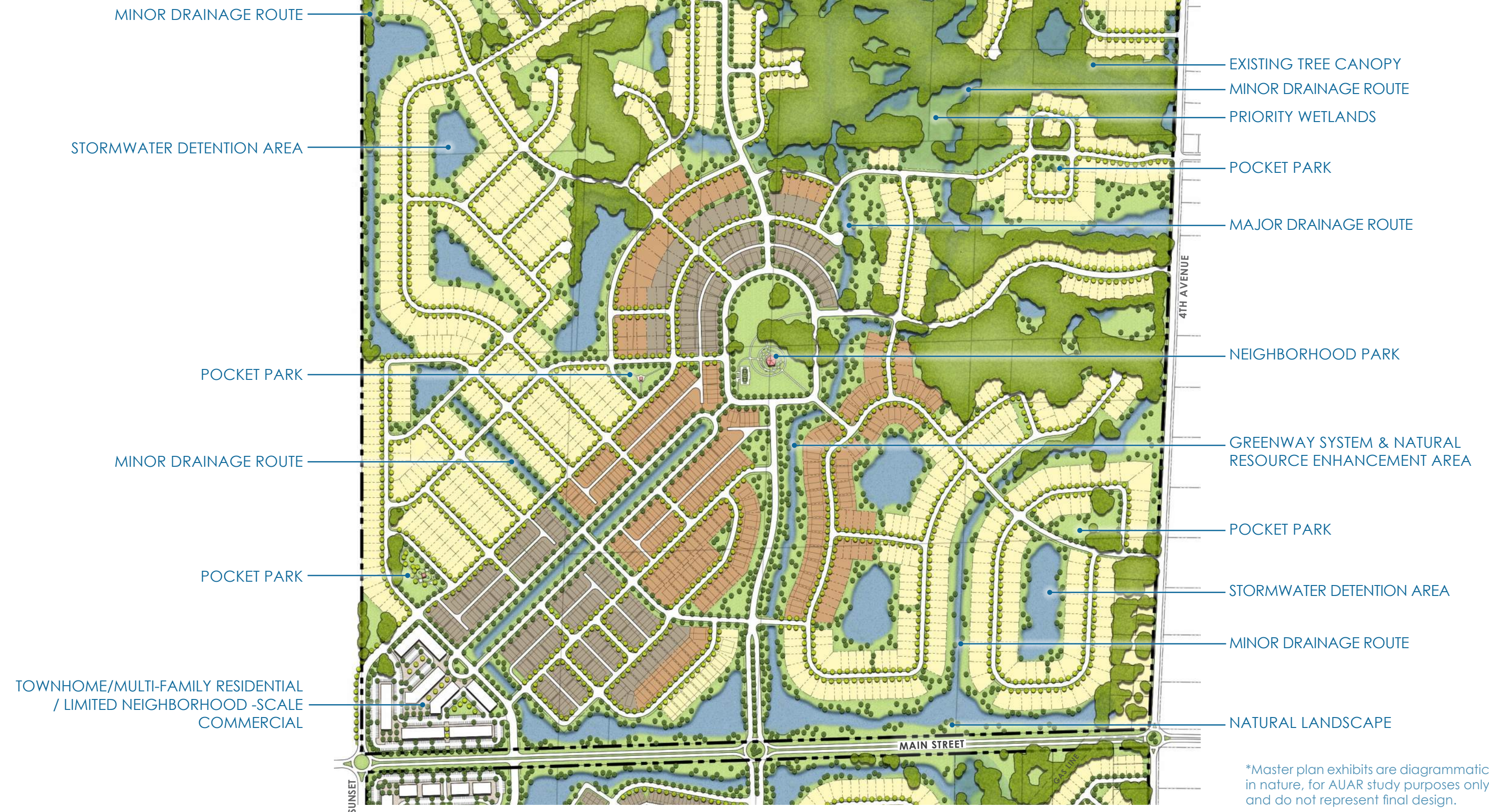
*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

SCENARIO 2

'NORTH OF MAIN'



PINE STREET



TOWNHOME/MULTI-FAMILY RESIDENTIAL / LIMITED NEIGHBORHOOD-SCALE COMMERCIAL

*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.