



ENVIRONMENTAL BOARD AGENDA

Wednesday, December 17, 2025

Broadcast on Cable TV Channel 16
and northmetro.tv/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: November 25, 2025
6. Action Items
 - A. Metropolitan Council Water Efficiency Grant Update
 - B. Pine Oaks PUD Concept Plan
7. Discussion Items
 - A. Environmental Board Members

ADJOURNMENT

**CITY OF LINO LAKES
ENVIRONMENTAL BOARD MEETING**

DATE:	November 25, 2025
TIME STARTED:	6:31 p.m.
TIME ENDED:	7:15 p.m.
MEMBERS PRESENT:	Alex Schwartz, Julia Nelson, Lindsay Buchmeier, Shawn Holmes
MEMBERS ABSENT:	Mary Jo Stevenson, Jonathan Parsons, Elizabeth Larkin
STAFF PRESENT:	Thomas Hoffman, Liam Cronin, Jennifer Alderink

1. CALL TO ORDER AND ROLL CALL

Chair Schwartz called the Environmental meeting to order at 6:31 p.m. on November 25, 2025.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Chair Schwartz declared open mike at 6:31 p.m.

Chair Schwartz closed public comments at 6:31 p.m.

4. SETTING THE AGENDA: Addition or Deletion of Agenda Items

Chair Schwartz took a motion to set the agenda. Ms. Buchmeier voted to set the agenda. Motion was seconded by Ms. Holmes. Motion carried 4-0.

5. APPROVAL OF MINUTES

Chair Schwartz took a motion to set the October 29, 2025 minutes. Ms. Buchmeier motioned to approve the meeting minutes. Motion was seconded by Ms. Nelson. Motion carried 4-0.

6. ACTION ITEMS

A. Motion on Annual Work Plan and Ongoing Tasks List for 2026

The Environmental Board serves to provide aid and advice to the Council in its efforts to encourage productive and enjoyable harmony between people and their environment; to promote efforts which will prevent or eliminate damage to the environment and stimulate the health and welfare of people; to enrich the understanding of the ecological systems and natural resources important to the city; to advise the city in the use and management of its natural resources in order to preserve and enhance the environmental amenities for present and future residents, and to improve and ensure a lasting quality of life within the city. (City Code Chapter 217.01)

Each year, the Environmental Board prepares an annual work plan that will be presented to the City Council for approval. This plan includes a list of initiatives concerning current environmental issues in the major areas of focus of the Environmental Board, including forestry, natural resources, water, and solid waste management.

Staff has also prepared a list of ongoing tasks to highlight the distinction between the Annual Work Plan and standard operating procedures/ongoing tasks.

Tom Hoffman, City of Lino Lakes Environmental Coordinator, presented the Annual Work Plan and Ongoing Tasks and was available for questions.

Ms. Holmes inquired about organizing an edge of the waterway cleanup event similar to what they do with Minnehaha.

Mr. Hoffman said that they talked about doing something like that with an Earth Day event. If the lakes aren't open and it's cold, they could do something later in the year with volunteer groups. Mr. Hoffman also talked about wanting to get another volunteer list together to help with things like the storm drain cleanup, stenciling, pond and park clean up, education and outreach, etc. He stated that once that volunteer list is established, he'd like to organize two cleanups: one on Earth Day and one mid-summer or at the end of the year.

Chair Schwartz inquired about having a small facility, or even just a garbage can or bags available at some of our parks and waterways, similar to a doggy bag station, where people could take a bag with them while they kayak and help collect pieces of trash.

Mr. Hoffman stated that the Chain of Lakes is primarily within county parks, so we could reach out to them with ideas, but it would ultimately be their staffing and their money.

Ms. Holmes inquired as to where the turf grass is located that is proposed to be replaced by more native grass.

Mr. Hoffman replied that it would primarily be in residential yards. He also noted that the City does not treat a lot of our city parks with pesticides and herbicides because they want to keep the natural pollinator habitat. He said that he would like to have some of the turf grass restored to either gardens with mulch and native plantings or to native prairies and wildflowers, similar to what they do in Vadnais Lake. He's hoping that with more education, residence will be open to it.

Ms. Nelson noted that she was impressed by Mr. Hoffman's presentation and it gives her hope that we can continue to improve [our community].

Chair Schwartz asked how many irrigation controllers we currently have on hand.

Mr. Hoffman noted that we have about two dozen left and that we will most likely order a few more. He also said that we have a decent amount of grant funding left, so he's looking at alternative ways to spend that money.

Chair Schwartz commented that he would be a big proponent to keeping the money and cash for other rebates such as appliances or allowing people to choose their own [irrigation] controllers.

Mr. Hoffman agreed that the rebate program is a good choice, because the new irrigation controllers being purchased right now are already required to be the smart irrigation controllers. He said the City was looking into the rebate program for things such as dishwashers, toilets, laundry machines, and more.

Chair Schwartz commented that he thinks the 2026 Annual Work Plan is a worthwhile expansion of the Environmental Boards previous goals.

Chair Schwartz makes a motion to approve the Annual Work Plan and Ongoing Task List for 2026. Ms. Buchmeier seconded that motion. Motion passes 4-0.

7. DISCUSSION ITEMS

A. Recycling Updates

Liam Cronin, City of Lino Lakes Recycling Intern, presented the Recycling Update and was available for questions.

Chair Schwartz noted that he doesn't think that it makes a lot of sense to invest more money into improving our current facilities if we are going to have curbside organics.

Ms. Holmes asked if the City's organics drop-off program will end in 2030 when the State will start the organics pickup program. She also brought up that some people may not want to pay and use the organics pick-up option but instead continue to drop off their organics with the City for free.

Mr. Hoffman said that the City's organics drop-off program will end in 2030, and that all residents will be required to pay for the organics pick-up program as a part of the state statute. Mr. Hoffman also said that each resident has the choice whether they want to use the program but will still be billed for it regardless.

B. Shenandoah Park Stormwater Improvements

Mr. Hoffman presented the Shenandoah Park Stormwater Improvements and was available for questions.

C. Centerville Lake Alum Treatment Update

Mr. Hoffman presented the Centerville Lake Alum Treatment Update and was available for questions.

8. ADJOURN

Chairman Schwartz took a motion to adjourn. Ms. Holmes motioned to adjourn the meeting at 7:15 p.m. Ms. Buchmeier seconded the motion. Motion carried 4-0.

Respectfully submitted,
Jennifer Alderink – Office Specialist

**Environmental Board
WORK SESSION STAFF REPORT
ITEM NO. 6A**

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

MEETING DATE: December 17, 2025

TOPIC: Metropolitan Council Water Efficiency Grant

BACKGROUND

The City received grant funding from the Metropolitan Council for water conservation programs. The funding is part of the clean water fund grant and is valid through June 30, 2026. The City has been purchasing smart irrigation controllers as part of the program and distributing them to residents at a cost of \$45.00. The City covers \$115.00 of the cost of the controllers. Over the past year and a half, the program has efficiently distributed controllers to eligible residents. We have seen a decrease in participation recently along with a dwindling supply of controllers. Rather than purchase new controllers to have in stock staff is looking into starting a rebate program.

As part of the original grant agreement, rebates for eligible purchases was covered under eligible expenses. Staff are recommend starting the rebate program on January 1, 2026. The program will allow residents to choose the controller that works best for them and still receive the same portion of funding the City was providing.

Outside of the irrigation program, staff is working to create rebates for different appliances as well. Rebates for dish washers, washing machines, and toilets would be included as part of the program. WaterSense and Energy Star approved purchases will be eligible for the rebate program.

Staff believes more residents will be able to benefit from the program by expanding the options on what is allowed for rebates. Reaching more residents will ultimately have a greater impact on water conservation within the City.

REQUESTED COUNCIL DIRECTION

Staff is seeking direction from the Environmental Board on the rebate program for the water efficiency grant.

ATTACHMENTS

1. Rebate Form Requirements
2. EPA Water Use and Savings

Water Conservation Rebate Program

Save Water. Save Money. Upgrade your home.

The City of Lino Lakes is offering rebates to residential utility customers to encourage water conservation and the replacement of older, inefficient appliances and fixtures. By upgrading to approved **Energy Star**® or **WaterSense**® models, residents can reduce water use while saving money.

Eligibility Requirements

To qualify for a rebate, applicants must:

- Be a current Lino Lakes utility customer with an account in good standing.
- Install the qualifying appliance or fixture at the address associated with the utility account.
- Replace an existing appliance or fixture (new installations and new construction are not eligible).
- Purchase a device that appears on the approved **Energy Star**® or **WaterSense**® qualified product lists.

Rebates are issued on a first-come, first-served basis. The applicant is responsible for securing any permits necessary for the work, if required. Reimbursement applies to the cost of the device only and does not include sales tax or labor/installation costs.

Eligible Replacement Items & Rebate Amounts

Replacement Item	Qualification	Rebate Amount
Clothes Washing Machine	US EPA Energy Star labeled	Up to \$200
Dishwasher	US EPA Energy Star labeled	Up to \$150
Toilet (<i>Maximum of 2 per household</i>)	US EPA WaterSense labeled	Up to \$75
Smart Irrigation Controller (weather-based or soil moisture-based)	US EPA WaterSense labeled	Up to \$115

Applying for a Rebate

Rebate funds are limited and requests will be processed on a first-come, first-served basis until funds are depleted or June 30, 2026, whichever occurs first. Rebates are not guaranteed; applicants should verify fund availability prior to purchase. Rebates are only eligible for purchases made from 1/1/2026 - 6/30/2026.

To apply, applicants must submit:

- A completed rebate request form
- A copy of the receipt for the qualifying device
- A photo(s) of the old device being replaced
- Any additional documentation clearly identifying the model, purchase date, and Energy Star® or WaterSense® qualification

All materials must be submitted to the City of Lino Lakes by June 30, 2026, contingent on funds still being available. **Rebates will be applied as a credit on your utility bill.**

Rebate Type	EPA	Fed Standard	savings/year Gal	life Gal	cost	rebate
Washing machine	13	23	<u>1,750</u>	17,500	\$500-700	\$200 \$200 or cost
Dishwasher	3.2	5	<u>315</u>	3,150	\$375-600	\$150 \$200 or cost
Toilet	1.28	1.6	<u>13,000</u>	260,000	\$150-300	\$75 ranges from \$50-100
Smart Irrigation			<u>15,000</u>	150,000	\$150-250	\$115 currently what we are paying after the \$45.00

**ENVIRONMENTAL BOARD
ITEM 6B**

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

DATE: December 17, 2025

REQUEST: Pine Oaks PUD Concept Plan Review

APPLICANT: M/I Homes of Minneapolis/St. Paul, LLC
5354 Parkdale Drive, Suite 100
St. Louis Park, MN 55416

OWNER: Pine Acres Development CO
18183 Lansford Path
Lakeville, MN 55044

BACKGROUND

Pine Oaks is a proposed residential subdivision on approximately 75.42 acres located northeast of the Natures Refuge North development on Main Street. The property was originally platted into 49 lots in 1980 (Pine Acres) but was never developed and has remained vacant and heavily wooded with wetlands. An EAW was completed in 2006 with concept plan showing that a majority of the wooded and wetland areas being impacted. The concept plan was also never completed, showing large scale impacts to the woodland and wetlands.

In November M/I Homes of Minneapolis/St. Paul, LLC submitted an application for a concept plan proposing 82 lots. The concept plan is adjacent to Natures Refuge and Natures Refuge North, both of which were developed by M/I Homes. The design themes from Natures Refuge will continue with the proposed plan creating a seamless transition into the neighborhood.

Because of the existing plat, the developer is proposing vacating the existing 49 lots with vacated streets. Dedication of easements over existing streets will remain so that access to the parcel is maintained.

Open space and greenways that were established with previous developments will continue into Pine Oaks creating large contiguous tracks of land for wildlife and passive recreation. Staff has worked with the developer to create and protect as much area of existing wetland and woodland as feasible. Wollans Park wetland is adjacent to the proposed site and is a priority area of the City. As part of the development, the City is looking to obtain additional wetland as part of the development to own and maintain as part of the Wollans Wetland.

M/I Homes is currently proposing an 82-lot subdivision, that:

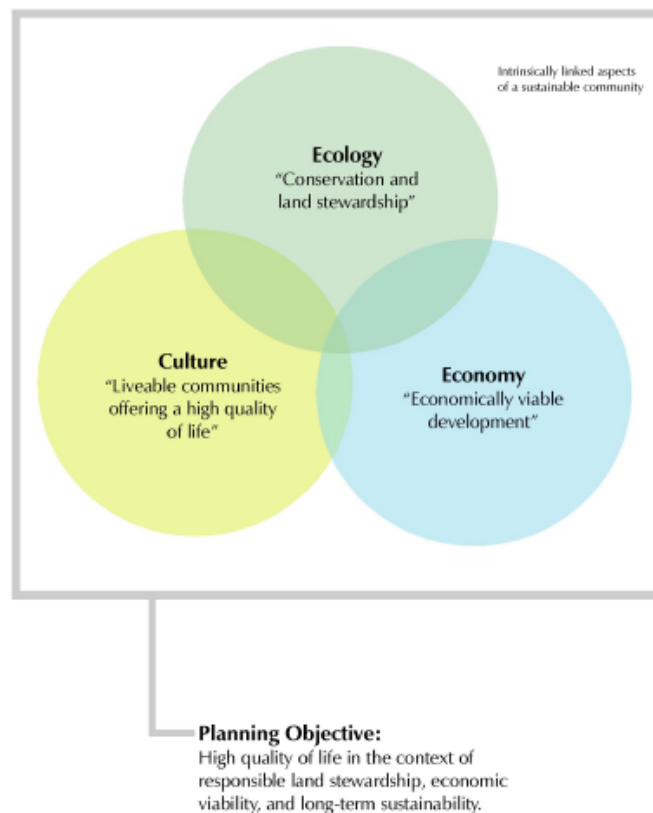
1. 82 slab-on-grade villa homes consistent with adjacent building types and lots
2. Preserves approximately 54 acres of open space in perpetuity as either public park land or private open space under a conservation easement in lieu of tree mitigation while still providing a per lot payment in lieu of park dedication.
3. Enhancement of undisturbed areas for future restoration and management efforts provided by the developer.
 - a. 5-year management plan to be submitted to the city with recommendations on management and restoration of protected natural areas.
4. Proposes a three tree per lot tree replacement.

ANALYSIS

Through the concept planning process, the development team and City have attempted to find a balance between achieving the desired public values while still maintaining an economically viable project. This is consistent with the City’s Handbook for Environmental Planning and Environmental Design (1999) and subsequent Parks, Natural Open Space/Greenways and Trail System Plan (2004) that recognized the need to address competing objectives. The documents were based on the following planning model:

Figure 1.1 – Ecological and Conservation Development Planning Model

Planning Model



While preservation of trees has been the primary discussion point of this project, there is no guarantee that, absent development, those trees remain. The current plat shows larger lots extending into wooded areas creating additional impacts. Keeping remaining open space protected under conservation easements preserves additional trees and allows for future restoration.

Through this planning process, the City has leveraged its regulatory process to maximize public benefits. The City preserves a large portion of wetland adjacent to Wollans Wetland and will obtain ownership of the additional wetland. The City continues to expand a connected greenway system linking with adjacent development creating corridors that run north from main street and east from the existing Areana Acres development. Not only preserving open space and wetlands but creating a connected web of greenspace both for wildlife and for passive recreation. The proposed development will look to create the following benefits:

1. Connection to Pine Street allowing additional access to the existing developments and providing additional public safety access.
2. Creating a protected area for additional wetland restoration and enhancement to be combined with Wollans park.
3. Restoration of preserved open space and wetlands. Creating enhanced wildlife and plant habitat and leading to increased biodiversity of the site.
4. Less hardscape and manicured turf than what would be allowed in a larger lot configuration.
 - a. Preserved upland and woodland to be managed by a professional native landscape company.
5. Opportunity for stormwater reuse system for lawn irrigation.

Additional considerations:

EAW: this area was part of an EAW, completed in 2006. Many of the requirements from the EAW shall be implemented with future submittals. As part of the EAW, the area was determined to be an area of Regionally Significant Ecological Area. An updated rare plant survey shall be submitted and reviewed by the city and DNR. Threatened and Endangered species were present adjacent to the site and are expected to be observed. Planning and mitigation measures will be required for all species identified by the DNR as having potential impact within the NHIS letter. Limiting impacts to areas of importance and preserving threatened species should be completed.

Phase 1 Archaeological survey was completed with the EAW and found no archaeological materials on site. If any archaeological materials are found during survey or construction mitigation measures must be completed to preserve the area.

Future management and restoration of the site will be required. Midwest Natural Resources (MNR) has completed plant community surveys onsite and will provide a recommendation to

the developer and city on management and restoration activities for areas not impacted by the development.

Topsoil from areas that are to be disturbed showing native plant populations should be stockpiled on site and used as topsoil for any restoration and open space. Stormwater ponds should have the native topsoil spread for final grading to promote the native seed bank of the site to reestablish.

Trees - Currently the developer is proposing 3 trees per lot, which is the same as what was approved for Natures Refuge North. An updated tree inventory will be required with future submittals. A tree inventory from 2007 was submitted for the entire Natures Refuge area, with tree tags being hard to identify. A survey for just this parcel will be required to verify tree species and numbers of proposed removals. In lieu of mitigation for each tree the developer is proposing 3 trees per lot, restoration of existing protected upland, and dedication of land and open space for future management.

Tree removal shall be completed during the dormant period from November-March. The upland tree community appears to be primarily hardwood trees, including oak. To limit potential impact and spread of oak wilt removal and trimming of oaks shall be completed outside of the fungus transmission period. Additionally with hardwoods and oaks cavity nesting is increased in this location. To decrease the impact on cavity nesting species, tree removal should be completed before spring migrations.

Wetlands - Eight wetlands were delineated onsite totaling 34.55 acres. Wetland 8 is an extension of the Wollans Wetland. Extended buffers and upland should be provided between proposed houses and wetland. A minimum of 50' should be provided for Wetland 8; no buffers should be included in the proposed lots. Avoidance of impacts to large wetlands should be encouraged with the development. Proposed road will cut through a portion of Wetland 3, ensure that hydrology is not impacted and the overall wetland function is maintained in both lobes.

The proposed project areas fall within the RCWD Wetland Management Corridor (WMC). Confirm that all buffers and management meet RCWD requirements within the WMC.

Floodplain - Floodplain is shown on the south and east edges of the site. Any impacts to the floodplain will need to be mitigated for. A Letter of Map Revision will need to be completed for any lots that are shown within the FEMA floodplain. Coordinate with RCWD on impacts within the floodplain.

Trails - The concept plan does not show extending the existing trail system from the south. Evaluate trail access from existing Natures Refuge North development. Because of the amount of wetland on the site trails may be hard to establish without having to sacrifice additional tree removals through the portions of wooded areas that are protected.

Water Supply - The ability of the City to service the site under existing constraints will need to be evaluated should the project move forward. The City is currently in discussions with the Minnesota Department of Natural Resources regarding the replacement of Well No. 2. Senior/empty nester homes have lower overall water use than typical single-family residences. The proposed smaller lot sizes and opportunity for storm water reuse greatly reduces overall municipal water consumption for irrigation purposes.

RECOMMENDATIONS

Staff recommend that the Concept Plan for Pine Oaks be forwarded to the Planning and Zoning Board and City Council with the following comments:

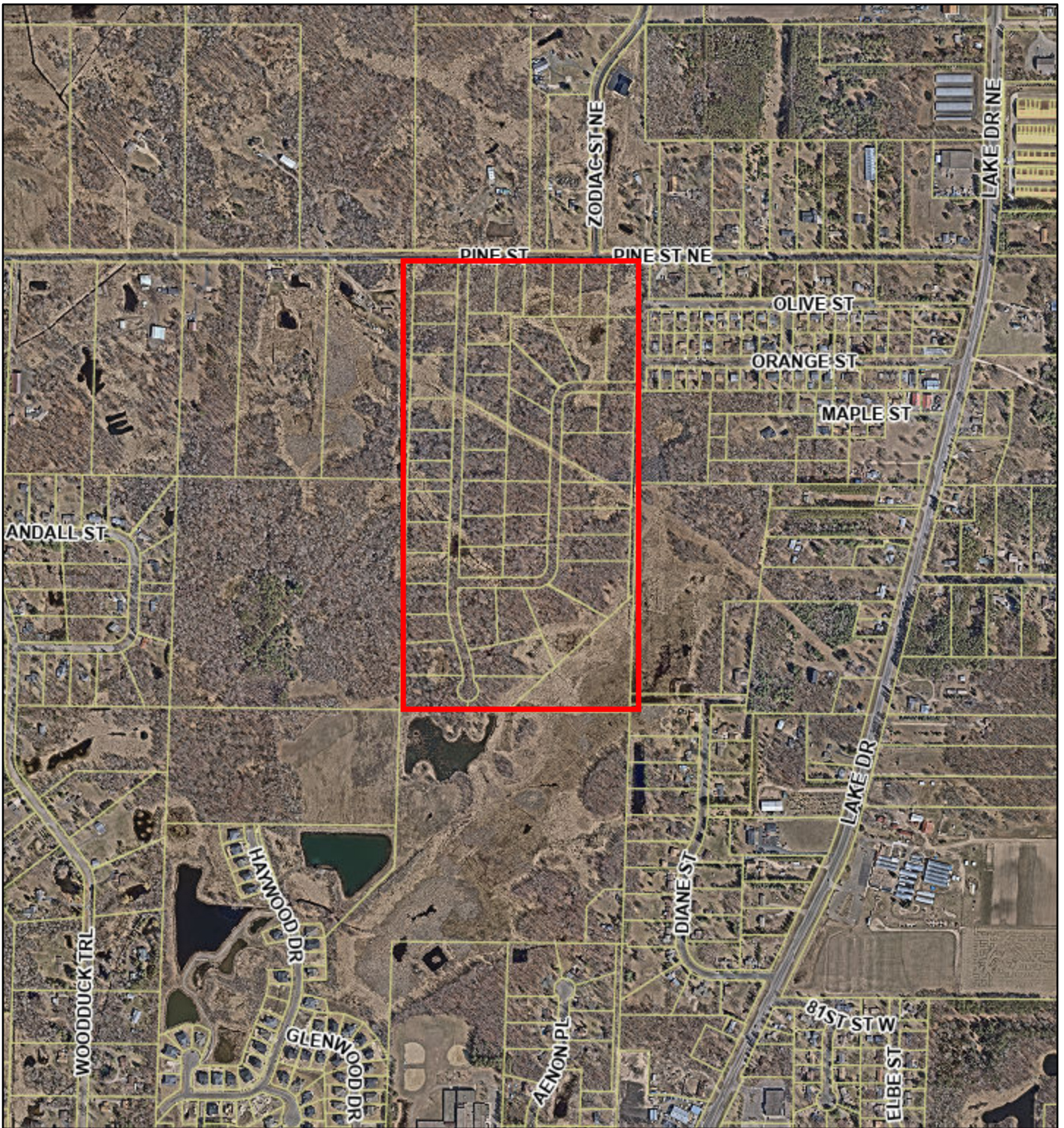
1. Consideration should be given to the proposal to retain permanent open space in lieu of tree mitigation subject to the 3 trees per lot requirement.
 - a. Outlots adjacent to Wollans park dedicated to the City.
 - b. Conservation easements over the remaining open space.
2. Open area landscape requirements should be adhered to in areas around stormwater and borrow ponds.
3. A new rare plant and animal survey must be completed for the project area.
 - a. Updated NHIS letter from the DNR, 2007 listed Blandings Turtle. Additional species of concern may be present since the last update.
4. If rare species are found on site, design layout should be revised to avoid impacts to these species.
5. Project narrative states 31.02 acres of wetland, delineation report has 34.55 acres of wetland shown. Staff will use the delineation report of 34.55 acres of wetland. This should be reflected in all places within the next proposal for accuracy.
6. If rare species are found on site and impacts are unavoidable, include features that minimize impacts (ex: buffers around rare plant locations for any that can be preserved, surmountable curbs to facilitate Blanding's turtle movement, restoration of undisturbed project areas). DNR permits may be required for any impacts to rare species.
7. Coordinate with the Rare Plant Rescue group (contact Carrie Taylor at Anoka Conservation District) to allow for transport of any rare plants for which impact is unavoidable to a donor site, such as Wollan's Park Wetland Bank in Lino Lakes.
8. Provide an updated tree inventory showing trees within the parcel. Provide a summary of trees based on ID.
9. Tree protection zones in accordance with the City Tree Protection Fence Detail must be shown for all trees that are being preserved. These zones must be shown on the Tree Preservation Plan and Grading Plans submitted at the Preliminary Plat phase.
10. Tree removal should be completed outside of the growing season. This will limit impacts to nesting species and prevent the spread of oak wilt.
 - a. Dormant trimming and removal of oaks is highly recommended in this area, not only to mitigate for potential spread of the fungus *Bretziella fagacearum*. Also to reduce impacts on cavity nesting species which are extremely common in this area.

11. Consider extension of trails into the upland areas.
12. Consider incorporation of a stormwater reuse system for lawn irrigation.
13. Site is located within the Rice Creek Watershed District Wetland Management Corridor, wetlands and buffers will be required to meet the requirements for the WMC.
14. MNR to provide a management plan for the protected open space. This plan should include recommendations for management and maintenance. This includes the contiguous area from Natures Refuge North as part of this plan.
 - a. Management of the entire open space/greenway system through the adjacent developments should be incorporated.
15. Create an out lot following Wetland 7 & 8 to be deeded to the City for ownership and future restoration of the wetland.
16. Shift Haywood Drive North to preserve additional buffers to the south around Wetlands 7 & 8.
17. Limit stormwater and borrow pits to one area if feasible. Creating additional impacts in one area is preferred to creating impacts in multiple locations, specifically in the upland between lots 67-70. If this area can be decreased by moving it adjacent to the wetland to preserve trees or combine it with proposed impacts to the large basin to the west.

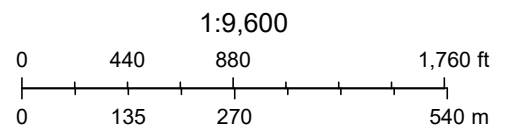
ATTACHMENTS

1. Project Location Map
2. M/I Homes Project Narrative
3. Concept Plan date November 2025
4. Ecological Plan Proposal

ArcGIS Web Map



10/15/2025, 4:21:53 PM



**CONCEPT PLAN
REVIEW
REQUEST
PINE OAKS**

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes) is submitting an application for a concept plan for a Planned Unit Development (PUD) for land to the northeast of Natures Refuge North. The concept plan proposes 82 lots on an approximately 75.42-acre site.

ABOUT M/I HOMES

M/I Homes has been in business for almost 50 years and has built over 150,000 homes in 17 markets within the United States. We entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market.

HISTORY OF DEVELOPMENT/REASON FOR STREET VACATION

The property was originally platted into 49 lots in 1980 but was never developed and has remained vacant and heavily wooded with wetlands. The layout of the existing plat shows little regard for wetland impacts, as a number of lots are mostly or totally encumbered by wetlands, and so the plan is virtually undevelopable with current rules that have been adopted since the plat was recorded. As such, we will be requesting vacation of the streets and easements on the plat with submittal of the preliminary plat and Planned Unit Development (PUD) application. This would result in 49 lots with vacated streets, which would be referenced with a new plat dedication. We will dedicate easements over existing streets so that access to the parcel may be maintained.

PLANNED UNIT DEVELOPMENT

We have seen a great demand for villa homes on smaller lots with main-level living with association-maintained yards and snow removal with our Natures Refuge North development. As such, we are proposing the same type of home in this development and requesting similar flexibilities.

The City of Lino Lakes allows for development through a PUD if it results in public benefit as outlined in the City's PUD ordinance. We believe this proposed development provides the following public benefits:

- *Addressing growing demands for all styles of economic expansion, greater variety in lot size, configuration, home type, design, enhanced architectural standards, and siting of structures through the conservation and more efficient use of land in such developments.*
- *Preservation and enhancement of desirable site characteristics such as wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduction of negative impacts on the environment.*
- *Provision of a housing type or target housing price that is desirable to the city.*
 - The main-level villa homes that have association-maintained yards and snow removal are popular with our senior buyers or anyone looking for a more carefree living lifestyle. This type of housing is not commonly found in the City of Lino Lakes. The smaller lots make it possible to offer association-maintained yards, as it is not viable for an association to maintain a larger lot. The configuration of the lots, as well as keeping the homes all slab-on-grade, works to preserve as many wetlands, trees and rare plants as possible and avoids a gas line easement that spans the site diagonally.
- *Other public benefits and values as recognized in the city's Comprehensive Plan.*
 - The first goal outlined in the City's Sanitary Sewer Chapter of its Comprehensive Plan is to serve the city's residents and businesses with an affordable and safe sanitary sewer. A policy developed from this goal is to provide for the capacity and extension of sanitary sewer to

Pine Oaks Concept Plan Submittal

developed areas of the city currently served by on-site systems. The proposed development will provide sewer connectivity to the properties to the east located on Olive and Orange Streets and a portion of Pine and Maple Streets that are in the Stage 1B Planned Service Areas as outlined in the City’s Comprehensive Plan. These homes are situated on smaller lots and are currently served by both well and septic systems. A lift station that was provided by the development to the southwest, Natures Refuge North, allows these properties to be served by this connection.

We believe the general requirements for a PUD are met in the following ways:

- *Public or common open space to meet minimum requirements established in the ordinance.*
 - The site provides approximately 55 acres of open space, which is just under 73 percent of the site.
- *If PUD includes preservation of natural habitat, those habitats shall be permanently protected through a conservation easement or other legally binding agreement.*
 - We recorded a conservation easement and WMC Buffer Declaration in Natures Refuge and Natures Refuge North and are willing to record similar documents against the open space.
- *Homeowners Association Required.*
 - The lots will be governed by a homeowner’s association (HOA) as further explained below.

SITE PLAN/REZONING

The site plan proposes three street connections: one connecting to the west from Natures Refuge North’s via Haywood Drive, one connecting to the north to Pine Street NE, and one connecting to the east to connect with Nordin Street. Given the tree and wetland impacts as well as existing encroachments into the right-of-way, we are not proposing to connect Nordin Street to Pine Street.

With submittal of the preliminary plat and PUD applications, we will be requesting a rezoning from the R-1 zoning district to the R-2 zoning district with certain flexibilities outlined below. As previously mentioned, this zoning district and requested flexibilities are consistent with what was approved with Natures Refuge North.

Standard	R-2 Zoning Standard	Villa Lots
Minimum Lot Size	7,500 square feet	7,500 square feet
Minimum Lot Width	60 feet	60 feet
Minimum Lot Depth	125 feet	125 feet
Minimum Front Setback	25 feet	25 feet
Minimum Side Setback	10 feet (5 feet for Attached Garage)	7.5 feet**
Minimum Corner Side Setback	25 feet	20 feet
Rear Setback	25 feet	25 feet
Impervious Surface	65%	65%
Collector Road Right-of-Way Width	80 feet	60 feet*

Pine Oaks Concept Plan Submittal

Garage Size	Minimum 20 feet in width and 520 square feet in size	We agree to adhere to these requirements.
Garage Design	Garage shall not protrude forward of the front wall of the house, unless the house includes a front porch that is unenclosed, a minimum of six (6) feet in depth, and extends across 100 percent of the front façade of the house. The garage shall then not protrude forward of the front porch.	We are requesting this be waived but agree that the garage cannot protrude more than five feet forward the house (further explanation in the paragraph below).
Garage Design	The length of the garage wall facing the street shall not be greater than 50 percent of the length of the entire front façade of the structure for street-facing garage doors	Garage walls shall not be greater than 57 percent of the length of the entire front façade (further explanation in the paragraph below – Garage Design Standards).

*This flexibility was granted for Natures Refuge and Natures Refuge North. Haywood Drive from Natures Refuge was granted this flexibility, and the proposed development will extend Haywood Drive to the north. This flexibility is being requested for both Street B and Street A. The street width will be the same width as Haywood Drive.

**We will provide at least 15 feet between homes. The City currently allows a five-foot setback for garages and ten feet for homes, so this is generally consistent with R-2 zoning.

GARAGE DESIGN STANDARDS

In order to minimize impacts to trees, wetlands, and wildlife, we are proposing lot sizes consistent with the R-2 zoning standard with a lot width of 60 feet. R-2 zoning has different garage design requirements than the R-1 zoning district and does not allow the length of the garage to be greater than 50 percent of the length of the entire front façade unless the second floor living space extends over the two-car portion of the garage; the garage doors are decorative and have a strip of windows; garages in excess of two stalls are broken up so the additional stalls are recessed two feet from the main garage stall; and garage width does not exceed 32 feet. Because villas provide single-level living, we cannot provide the living space above the garage on all plans; we only have a few villa plans that are one and a half stories. We also request that we be allowed some flexibility for some of our plans to have garages that protrude no more than five feet forward the house façade. The reason for these requests in flexibility is we cannot get to the 520 square foot garage size with meeting the design standards that are currently in place with single level living homes. In order to meet these requirements, we would need to make the house wider, and we cannot do that with the smaller lots we are proposing in order to conserve as much open space as possible.

In summary, we agree to comply with the garage design standards that were approved for Natures Refuge North:

- Garage shall be allowed to protrude forward of the house, without front porch, a distance of no more than 5', subject to conformance with an anti-monotony plan that prohibits houses with protruding garages to be placed directly adjacent to or across from one another.
- Unless 2nd floor living space extends over the garage, the maximum length of the garage wall facing the street shall not exceed 57% of the front façade subject to the following:
 - Decorative garage doors with a strip of windows are required.
 - Garage width in excess of two stalls will be recessed two feet from the main garage facade.
 - Total garage width will not exceed 32 feet.

TREE PRESERVATION/ECOLOGICAL RESTORATION PLAN/ENVIRONMENTAL ASSESSMENT WORKSHEET

A formal tree preservation plan will be done and submitted with the preliminary plat application, and so at this time, it is not known for sure how many trees will need to be removed on site. We have minimized tree removal as much as possible by reducing lot sizes, opted for slab on grade homes to reduce ponding, and are proposing deeper ponding in concentrated areas rather than spreading out multiple ponds to a larger area. However, in order to avoid as much wetland impact as possible, we anticipate that a significant number of trees will need to be removed in order to accommodate lots and ponding.

In order to avoid wetland, rare plant, and tree impacts, we are preserving a significant amount of open space on the site – approximately 73%. Given that this property is densely forested, it is not feasible to replace the number of trees required to be removed within the development or through paying tree restitution. Therefore, we are proposing to perform ecological restoration on the site in order to offset the effects of tree removal. We have engaged Midwest Natural Resources to develop an ecological plan that will be submitted to the city along with the preliminary plat application. Such plan will include detailed descriptions of the conditions documented at the time of the ecological survey for the avoided areas of the site. The plan will propose management strategies, such as invasive species control, woodland management, potential prescribed burning, or other methods to enhance those communities and maintain habitat for rare plants and resources.

An Environmental Assessment Worksheet (EAW) was done on the property in 2007. It spanned the subject site as well as the properties that are now Natures Refuge and Natures Refuge North and contemplated a unit count of 278. Natures Refuge has 61 units, and Natures Refuge North has an approved 94 units with preliminary plat. With the addition of these 82 proposed units, the total proposed unit count (237 homes) for the area on which an EAW was done is well below the EAW's threshold.

DENSITY

The total site area is 75.42 acres with 31.02 acres of wetlands, 14.37 acres of wetland buffers, and a 0.37-acre gas line easement. The planned density for this area is 1.6-3 units per acre. Netting out wetlands, wetland buffers, and the gas line easement, we are proposing a density of 2.76 units per acre, which is below the allowable maximum density of three units per acre. While we could get to the minimum required density traditional R-1 zoning, the Comprehensive Plan mentions density transfer several times as an incentive for conservation development. First, the Goals and Policies of the Land Use Chapter recognizes that density transfer and bonuses can provide an incentive for achieving specific public values not achievable under conventional zoning standards. The Housing Chapter contemplates density bonuses as an incentive to developers to provide more affordable housing units within conservation subdivisions, as it recognizes that allowing additional units on a site may make a conservation development more financially feasible. The Parks and Trails chapter identifies density transfer as an incentive for setting aside land in a conservation easement or greenway. Snips of this language from the City's Comprehensive Plan are on the following page. In addition to this, the Metropolitan Council has issued its 2050 Land Use Policy, which designates Lino Lakes as a Suburban Edge community, which will require a minimum density of 3.5 units per acre in sewered areas within the City when developed under the guidance of the City's 2050 Comprehensive Plan.

Because a large portion of the site (over 60%) is encumbered by wetlands and their required buffers as well as the gas line easement, and because wetlands, buffers, and utility easements are netted out in determining density numbers, there are many challenges to developing the property with traditional R-1 zoning. Grading costs will be more expensive on this site due to the wetlands and elevations, and the costs of streets and utilities will remain the same regardless of the number of lots on the site. While impacting wetlands would increase the amount of developable acreage on the site in terms of density calculations, we wanted to conserve as many wetlands as possible.

Pine Oaks Concept Plan Submittal

The conservation development plan that was originally proposed for this entire area in the early 2000’s that included this proposed development, Natures Refuge and Natures Refuge North included 278 homes, and we have only proposed a total of 237 homes (41 less homes than was originally contemplated). Additionally, Natures Refuge had a net density of 1.68 units per acre, and Natures Refuge North had a net density of 2.99 units per acre. Looking at the total area of all development in the table below, the average density of the overall site including all three developments is 2.43 units per acre, which is below the maximum 3 units per acre.

Plat Name	Gross Area (Acres)	Wetlands and Buffers (Acres)	Utility Easement (Acres)	Public Parks and Open Space (Acres)	Net Area (Acres)	# of Units	Gross Density (Units/Acre)	Net Density (Units/Acre)
Natures Refuge	94.70	57.06	0.40	0.00	36.26	61	0.64	1.68
Natures Refuge North	59.30	5.31	0.00	22.60	31.39	94	1.59	2.99
Pine Acres	75.42	45.39	0.41	0.00	29.66	82	1.09	2.76
Total/Average	229.42	107.76	0.81	22.60	97.31	237	1.03	2.43

Chapter 3: Land Use 3-3

- f. Identify and define incentives offered to developers for achieving specific public values not achievable under conventional development standards. These incentives may include, but are not limited to:
1. Density transfer/bonuses
 2. Reduced street and right-of-way widths
 3. Trunk utility and stormwater management fee credits
 4. Staging plan flexibility
 5. Streamlined city approval process
 6. Financial incentives when consistent with city policy

Chapter 4: Housing 4-15

the affordability of these units. Density bonuses may also be used as an incentive to developers to provide more affordable housing units within conservation subdivisions, as allowing for additional units on a site may make a conservation development more financially feasible.

Chapter 10: Parks, Greenways & Trails 10-45

- **Bonus/Incentive Zoning:** Is similar to transferring development rights except that the landowner or developer rights are used by the developer on the same property rather than purchased by another developer for some other property. This could allow a developer to develop at a higher density than normally allowed if the developer sets aside land in a conservation easement or greenway.

ELEVATIONS

Example elevations of our villa product have been provided. These are just an example of the many elevations we offer. We also have anti-monotony requirements to ensure that very similar elevations are not adjacent to one another within the community to preserve visual interest.

RESTRICTIVE COVENANTS

The development will have an HOA that will provide for the maintenance of the overall common elements in the community, including landscaping of the common areas as applicable and management of the natural resources. The HOA will also provide lawn care and snow removal for villa lots. Additionally, restrictions will be placed on outdoor storage and parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

REQUEST AND CONCLUSIONS

M/I Homes is requesting Board, Commission and City Council feedback and direction on the proposed concept plan for Pine Oaks. We believe that the concept plan proposes a reasonable and high and best use of the property in conformance with the City's Comprehensive Plan.

We respectfully request that the Board, Commission and City Council provide direction and support of the proposed concept plan with the following considerations:

1. The future PUD and neighborhood plan allow for 82 villa lots consistent with the attached concept plan.
2. The proposed density allows the extension of sewer to developed areas of the city currently served by on-site systems through conservation development, which is a goal that is recognized in several chapters of the City's Comprehensive Plan.
3. The minimum lot width requirements conform to the R-2 zoning except as identified in the PUD.
4. In lieu of tree restitution, the City agrees to accept an ecological plan that will restore rare species while controlling invasive species. This could include woodland management, potential prescribed burning, or other methods to enhance those communities and maintain habitat for rare plants and resources.
5. The open space be deeded to the City or to the HOA and protected by deed restrictions or restrictive covenants.

EXAMPLE ELEVATIONS – VILLAS*

*Note that these elevations do not include the garage bumpout proposed in the narrative

The Cedarwood II



The Cedarwood



The Willow II



The Elmwood IV





LEGEND

- RARE PLANT AREA
- EXISTING WETLAND
- EXISTING FLOODPLAIN
- EXISTING GASLINE

NOTES

- 1) No field work has been completed at this time.
- 2) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
- 3) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.
- 4) Wetlands delineated by Kjolhaug Environmental Services Inc., Nov. 11th, 2025.

SITE DATA

TOTAL SITE AREA	±75.42 AC.	60' SINGLE FAMILY LOTS	
TOTAL ROW AREA	±4.91 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
TOTAL LOT AREA	±15.65 AC.	FRONT	25 FT.
TOTAL NUMBER OF 60' LOTS	82	SIDE	7.5 FT.
TOTAL OUTLOT AREA	±54.86 AC.	SIDE CORNER	20 FT.
		REAR SETBACK	30 FT.
ROAD LINEAR LENGTH	3,700 L.F.	EXISTING ZONING	R-1
		PROPOSED ZONING	PUD

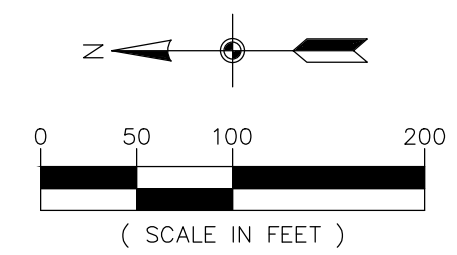
LEGAL DESCRIPTION

(Per Schedule A of Title Commitment File No. ORTE749818, Supplemental No. 2, with a commitment date of November 26, 2024 at 7:00 A.M., prepared by Old Republic National Title Insurance Company)

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 18, 19, 20, 21, 22 and 23, Block 1; Lots 1, 2, 3, 4, 5, 6, 7A, 23B, 24, 25 and 26, Block 2; Pine Oaks Addition, Anoka County, Minnesota.
(abstract property)

Lots 12, 13, 14, 15, 16, 17, Block 1; Lots 7B, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23A, Block 2; Outlot A, Pine Oaks Addition, Anoka County, Minnesota.
(torrens property)

Being registered land as is evidenced by Certificate of Title No. 113160.



REVIEW COPY

2 of 2

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: C#
ISSUE DATE: 11/19/2025
FILE NO: XXX



Ms. Emily Becker
M/I Homes of Minneapolis, LLC
5354 Parkdale Drive #100
St. Louis Park, MN 55416

November 10, 2025

Ms. Becker,

Midwest Natural Resources, Inc. (MNR) is pleased to provide this proposal for the Pine Oaks Development Ecological Plan for M/I Homes (**Figure 1**).

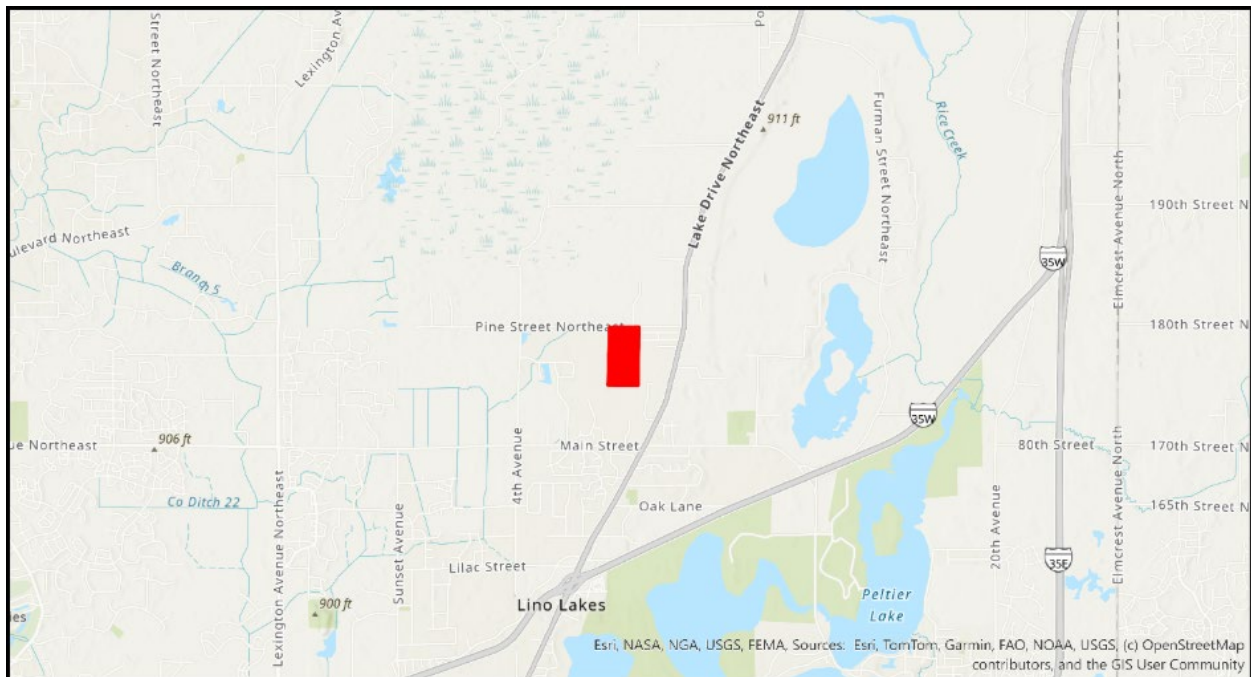


Figure 1. Site Location

MNR conducted rare plant surveys for the proposed 76-acre Pine Oaks Development site in Lino Lakes, Minnesota in 2025. During those surveys, MNR botanists also documented and mapped all Native Plant Communities (NPCs) encountered and noted their current conditions. Based on the survey results, M/I Homes developed a site concept plan designed to minimize impacts to ecological resources including trees, rare plant species, NPCs/sensitive habitats, as well as wetlands. Impacts to all resources are unavoidable, however, and the City of Lino Lakes is requiring an ecological/mitigation plan to enhance avoided areas within the development site.

In support of the project, MNR will develop a 5-year ecological plan that will be submitted to the City of Lino Lakes for approval, along with the site's concept plan. The ecological plan will include detailed descriptions of the conditions documented at the time of surveys for the avoided areas of the site. For each avoided area, MNR will propose management strategies, such as invasive species control, woodland management,

potential prescribed burning, or other methods to enhance those communities and maintain habitat for rare plants and resources. Upon approval of the ecological plan, MNR will coordinate with M/I Homes, Kjolhaug Environmental, and a restoration contractor to develop an implementation plan for the proposed management, which will be a separate cost proposal, if necessary.

COSTS

This proposal only includes scope for the development of the ecological plan. Since surveys have already been conducted at the proposed Pine Oaks Development site, it is assumed that no further visits are needed to develop this ecological plan; however, if any additional site visits are requested, it will be out of scope of this proposal. Costs for an implementation plan, or site monitoring following management, will be a separate scope, if requested. Costs for this scope of work will be billed on a time-and-materials basis, not exceeding those in the table below.

Project Costs	
Ecological and Restoration Plan	\$4,600

Please let me know if you have any questions regarding this proposal. We look forward to the opportunity to work with you.

Best regards,



Annie Weeks
Principal Ecologist
Midwest Natural Resources, Inc.

Accepted Cost Estimate/Proposal

Signature: _____

Date: _____