



## **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA**

**Thursday, January 8, 2026**

Broadcast on Cable TV Channel 16  
and [northmetrotv.com/lino-lakes-stream](http://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: November 6, 2025
3. Discussion Items
  - A. Allowable Uses in Industrial Zoning Districts
  - B. Project Updates

### **ADJOURNMENT**

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

|                         |                                                                                                                                                               |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DATE:</b>            | <b>November 6, 2025</b>                                                                                                                                       |
| <b>TIME STARTED:</b>    | <b>8:01 a.m.</b>                                                                                                                                              |
| <b>TIME ENDED:</b>      | <b>9:33 a.m.</b>                                                                                                                                              |
| <b>MEMBERS PRESENT:</b> | <b>Andrew Cravero, Blakely LaCroix, Patrick Kohler,<br/>Nathan Vojtech, Suzy Guthmueller, Randy<br/>Rennaker, Chad Wagner, Barbara White, Sam<br/>Bennett</b> |
| <b>MEMBERS ABSENT:</b>  | <b>Chris Spenner</b>                                                                                                                                          |
| <b>STAFF PRESENT:</b>   | <b>Michael Grochala, Jessica Eller, Marissa Ertel</b>                                                                                                         |

**1. CALL TO ORDER**

Mr. Vojtech called the Economic Development Advisory Committee meeting to order at 8:01 a.m. on November 6, 2025.

**2. APPROVAL OF MINUTES**

Mr. Wagner made a motion to approve the October 2, 2025 meeting minutes. Motion was supported by Mr. Cravero. Motion carried 8-0.

**3. DISCUSSION ITEMS**

**A. Town Center Master Plan Proposal Discussion**

Mr. Grochala presented the staff report.

Mr. Rennaker believes moving forward with the study would be a good investment for the City.

Ms. Guthmueller thinks it would be better to have a plan than to let the area piece together.

Mr. Vojtech was curious what the unfavorable options for the area would be. Mr. Grochala explained that in the past mini storage has been interested in the area, also industrial.

**DRAFT MINUTES**

The Committee agreed that this should move forward to the City Council for consideration.

**B. Otter Lake Road Improvements Business Impact Mitigation Plan**

Mr. Grochala presented the staff report.

Mr. Kohler suggested reaching out to the Holiday Station on County Road J.

Mr. LaCroix wondered if the City was part of any of the Facebook groups to disseminate information.

Mr. Wagner suggested using a reader board that flashes to catch the public's attention.

Mr. Kohler thinks using the Quad Press for weekly updates would be beneficial.

Ms. Guthmueller had questions about access to the west side of the commercial properties and the use of the roundabout instead of a left-turn lane. Ms. Guthmueller also mentioned that not only would this impact the businesses during construction but also the effect after construction is completed with the confusion on how to enter and exit.

Mr. Wagner stated that the City should get ahead of this by explaining this is not the City but rather the developer who planned this.

Mr. Bennett stated that he's not sure this connection would be necessary since 61 is just a mile down the road. Mr. Grochala explained that this is to help better develop the area with commercial and industrial businesses.

Mr. Bennett wanted to know if there would be a trail system included in this project. Mr. Grochala stated there will be a trail that runs along the road, extending to the trail system in Hugo. The trail will only be on one side of the road.

Mr. Kohler thinks it would be good to have the business owners come in and explain the project, what might be some issues and what the benefits will be once this project is completed.

Mr. LaCroix has concerns about what happens to the revenue flow for the current businesses. Mr. Wagner stated that this would only be a 4–6-week project and should bring in more customers once completed.

Mr. Kohler stated that the current businesses should promote specials or coupons, and the City could also help promote these specials for the businesses to help keep customers coming in despite the construction.

**C. Metropolitan Council 2050 System Statement**

Mr. Grochala presented the staff report and gave a brief overview of the topics discussed in the System Statement and where to find the full copy of the report.

**D. Project Updates**

Mr. Grochala provided project updates to the committee.

**4. ADJOURNMENT**

Mr. LaCroix made a motion to adjourn the meeting at 9:33 a.m. Motion was supported by Mr. Wagner. Motion was carried 9-0.

Respectfully submitted,  
Marissa Ertel, Community Development Administrative Assistant

## **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA ITEM 3A**

**STAFF ORIGINATOR:** Jessica Eller, Community Development Specialist

**MEETING DATE:** January 8, 2026

**TOPIC:** Allowable Uses in Industrial Zoning Districts

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### **BACKGROUND**

Staff routinely receive inquiries regarding the development of distribution centers, which may range in size from approximately 400,000 square feet—such as Distribution Alternatives—to facilities exceeding 1.5 million square feet. The City’s zoning code is fairly restrictive regarding this type of use and associated exterior trailer storage. Distribution centers are limited to the City’s industrial zoning districts—Light Industrial (LI), General Industrial (GI). They are not permitted in Business Campus (BC) district. A conditional use permit is required for the outdoor storage of semi-trailers accessory to the principal use. Historically, large distribution facilities have not been considered a desirable land use in Lino Lakes. However, given the availability of developable land along the I-35E corridor, the City continues to receive interest in these types of developments. Staff seek to evaluate whether the City’s existing permitted and conditional uses remain aligned with its broader economic development objectives, expectations for land use compatibility, and long-term comprehensive planning goals. The city may want to consider allowing Distribution Centers within the BC District as a Condition Use or as part of a planned unit development.

To support discussion, staff have identified several potential advantages and disadvantages associated with the presence of distribution centers in municipal settings.

#### **Potential Benefits of Distribution Centers**

1. **Economic Development and Job Creation**  
Distribution centers can generate significant employment opportunities across various skill levels, contributing to local economic growth and increased household incomes.
2. **Expansion of the Tax Base**  
Large-scale industrial facilities typically contribute substantial property tax revenues, helping support municipal services and infrastructure.
3. **Infrastructure Investment**  
Developers often finance improvements to public infrastructure—such as roadways,

utilities, and broadband—as part of project requirements, providing long-term community benefits.

4. Support for Regional Supply Chains

Distribution centers enhance regional logistics networks by improving the efficiency of goods movement and supporting local businesses tied to transportation and warehousing.

5. Predictable, Long-Term Land Use

Industrial facilities are generally long-term investments, resulting in stable land use patterns and reduced redevelopment pressure.

### Potential Drawbacks of Distribution Centers

1. Visual Impact

Large distribution centers often require extensive trailer and truck parking, which can dominate the site visually. Unscreened trailer yards may create a less attractive streetscape and reduce perceived property values nearby.

2. Increased Traffic and Heavy Truck Volumes

Distribution centers can significantly increase truck and employee traffic, potentially contributing to congestion, roadway deterioration, and safety concerns.

3. Impacts on Adjacent Land Uses

Noise, lighting, and 24-hour operations may conflict with nearby residential or mixed-use areas if adequate buffers and design standards are not in place.

4. Large Land Consumption

These facilities require substantial acreage and building footprints, reducing land availability for other economic uses or higher-value development opportunities.

5. Limited Employment Diversity

While they create jobs, many positions may be lower-wage or subject to automation, offering fewer long-term career pathways compared to other industry types.

6. Environmental Considerations

Distribution centers can contribute to increased emissions, stormwater runoff from large impervious surfaces, and habitat disruption, necessitating careful mitigation.

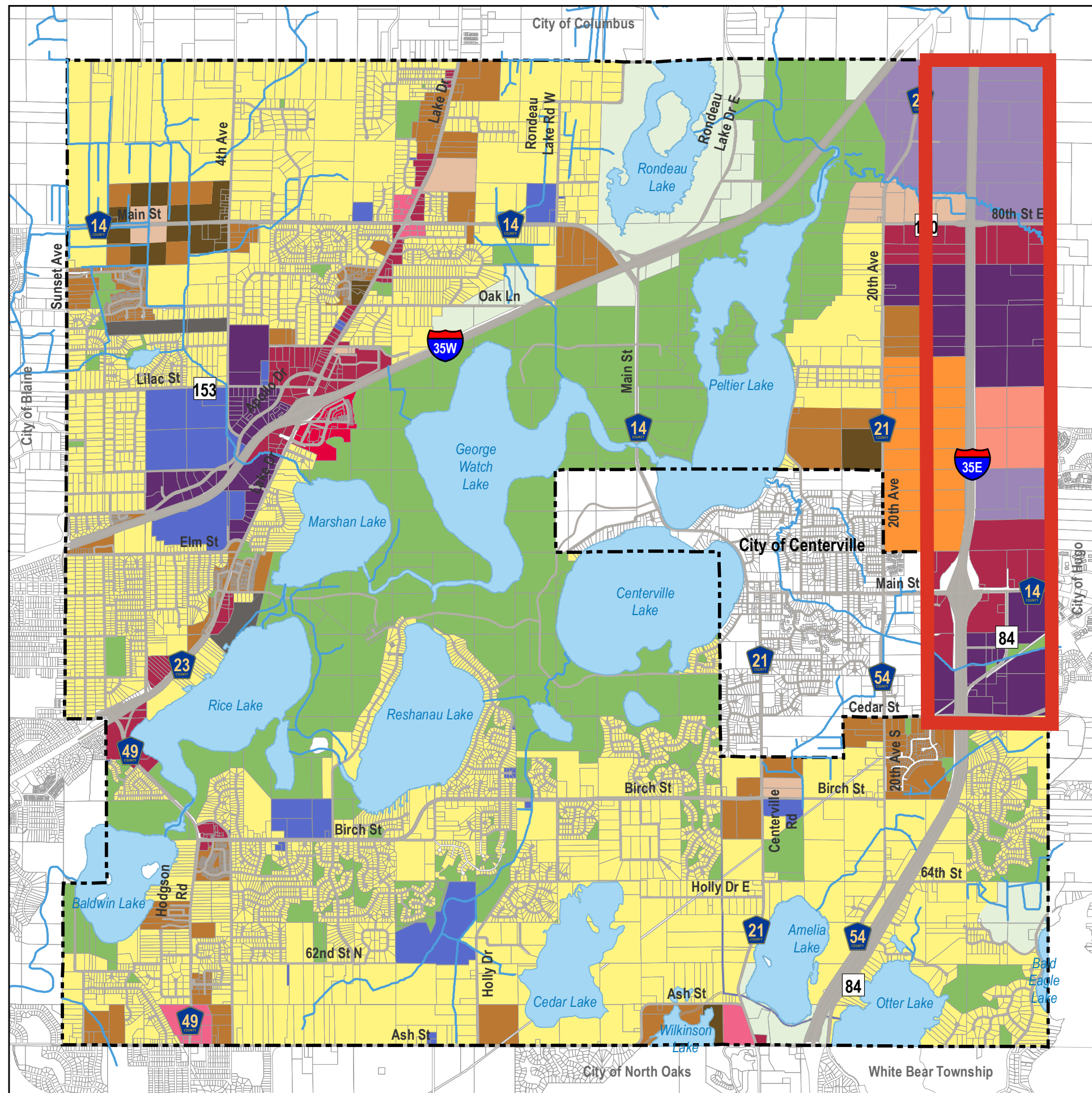
### **EDAC CONSIDERATION**

Discussion only.

## **ATTACHMENTS**

1. Land Use Map
2. Aerial Examples

**Figure 3-1  
Full Build Out Land Use**



**Legend**

- |                                                                                                                        |                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Permanent Rural                    |  Civic and Institutional |
|  Low Density Residential            |  Parks and Open Space    |
|  Low Density Mixed Residential      |  Private Airfield        |
|  Medium Density Residential         |  Open Water              |
|  High Density Residential           |  Right-of-Way            |
|  Planned Residential / Commercial |  Municipal Boundary    |
|  Office Residential               |  Parcels               |
|  Signature Gateway District       |  Streams               |
|  Commercial                       |                                                                                                             |
|  Town Center                      |                                                                                                             |
|  Business Campus                  |                                                                                                             |
|  Industrial                       |                                                                                                             |

3,500 1,750 0 3,500  
Feet



Date: 11/9/2020

3-5

## Aerial Examples of Distribution Centers



*Figure 1 Distribution Alternatives, 6870 21st Ave S, Lino Lakes, MN 55038*

Key Features: Distribution Alternatives include a PUD with limited trailer parking; Sutton Transport, which would be considered a truck terminal and therefore prohibited; and Amazon, with its extensive exterior vehicle parking and storage.



*Figure 2 KSP Fulfillment, 8100 Oxbow Creek Dr, Brooklyn Park, MN 55445*

**Key Features:** Fulfillment center layout, multiple docks, trailer parking, internal truck circulation



*Figure 3 UPS Distribution Center (left), 10930 85th Ave N, and FedEx Drop Box (right), 8450 Revere Ln N, Maple Grove, MN 55369*

Key Features: Co-located logistics operations showing different scale and site design; UPS large-scale distribution, FedEx drop box hub