



PARK BOARD AGENDA

Wednesday, February 4, 2026

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: November 5, 2025
6. Action Items
 - A. Select Chairperson and Vice-Chairperson
 - B. Review Harvest Grange Development Preliminary Plat
 - C. Review Pine Oaks Development Concept Plan
7. Discussion Items
 - A. Email requesting new playground equipment for Arena Acres Park
8. Next Scheduled Park Board Meeting, Wednesday, March 4, 2025

ADJOURNMENT

**CITY OF LINO LAKES
PARK BOARD MINUTES**

DATE:	November 5, 2025
TIME STARTED:	6:30 p.m.
TIME ENDED:	7:00 p.m.
MEMBERS PRESENT:	Clark Gooder, Patrick Huelman, Uyanga Bayandalai Kathy Ballering, Kelly Schmidt, William Kusterman
MEMBERS ABSENT:	Julie Ann Cutts
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 November 5, 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 OCTOBER 1, 2025 MINUTES

Mr. Huelman moved to approve the October 1, 2025 meeting minutes. Motion seconded by Mrs. Ballering. Mr. Kusterman abstained Motion carried 5 – 0.

6. ACTION ITEMS

None.

7. DISCUSSION ITEMS

A. Discuss Del Webb-Pulte Homes Master Planned Development

Mr. Rick DeGardner, Public Services Director, summarizes that 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

DRAFT MINUTES

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.

Mr. Huelman stated that he likes the addition of the trail on the north side across the southern part of the development near Main Street. Mr. Huelman also stated that the plan follows the intent of the new Main Street Master Plan.

Mr. Kusterman asked if the community garden and dog park are maintained by the city or by a Homeowners Association (HOA). Paul Heuer with Pulte Homes stated that the HOA is in charge of maintenance. Mr. Kusterman asked whether the city has any say if the property is not being maintained. Mr. Heuer said that the HOA employs a management firm.

Mrs. Schmidt asked Mr. Heuer what would happen if residents from other parts of Lino Lakes used the proposed dog park. Mr. Heuer responded that they have not encountered this issue. He explained that they use several strategies to ensure that the situation is manageable, including never placing amenities on the perimeter of the neighborhood. Security is very important to the 55+ community. Del Webb designs the neighborhood so that the public is aware they are entering a new one.

Mrs. Ballering inquired if trails are planned to be added for easier access for residents to cross Main Street safely. Mr. DeGardner replied that the city is proposing an off-road

trail on the north side of Sunset that would provide additional safe pedestrian access. The city does have plans for more corridors and trail connections in the area for future development.

Mr. Huelman made a motion that we approve the plan that was presented at this stage. Mr. Kusterman seconded the motion. Motion carried 6 – 0.

8. NEXT SCHEDULED PARK BOARD MEETING - Wednesday, December 3, 2025

9. ADJOURNMENT

Mr. Kusterman moved to adjourn the meeting. Motion seconded by Mr. Huelman. Meeting adjourned at 7:00 p.m.

Respectfully submitted,
Angela Thorson, Public Services Administrative Assistant

DRAFT

**PARK BOARD
STAFF REPORT
AGENDA ITEM 6.A.**

STAFF ORIGINATOR: Rick DeGardner, Public Services Director

MEETING DATE February 4, 2026

AGENDA ITEM: Select Chairperson and Vice-Chairperson

INTRODUCTION

Each year the Park Board selects a Chairperson and Vice-Chairperson. The Chairperson presides at all Park Board meetings. In the absence of the Chairperson, the Vice-Chairperson presides.

BACKGROUND

For 2025, Clark Gooder was appointed as the Chairperson and William Kusterman was the Vice-Chairperson.

RECOMMENDATION / REQUESTED DIRECTION

Park Board prerogative.

ATTACHMENTS

None

**PARK BOARD
STAFF REPORT
AGENDA ITEM 6.B.**

STAFF ORIGINATOR: Rick DeGardner, Public Services Director

MEETING DATE February 4, 2026

AGENDA ITEM: Review Harvest Grange Development Preliminary Plat

INTRODUCTION

Harvest Grange (formerly the Nelson Rehbein Property) is a proposed residential subdivision on approximately 24.55 acres located north of the Nadeau Acres development, west by existing farm fields, north by existing industrial buildings, and easterly along 20th Avenue S.

BACKGROUND

The site is comprised of three (3) land parcels, one (1) single family home on the southern portion (Nelson’s parcel), a wooded swale that runs through the middle of the site that is shown as wetlands within the exhibits, along with the rest of the site as agricultural fields.

Twin Cities Land Holdings, LLC is currently proposing an 86-residential lot subdivision that includes:

1. (31) 60’ single-family homes
2. (55) Attached townhomes

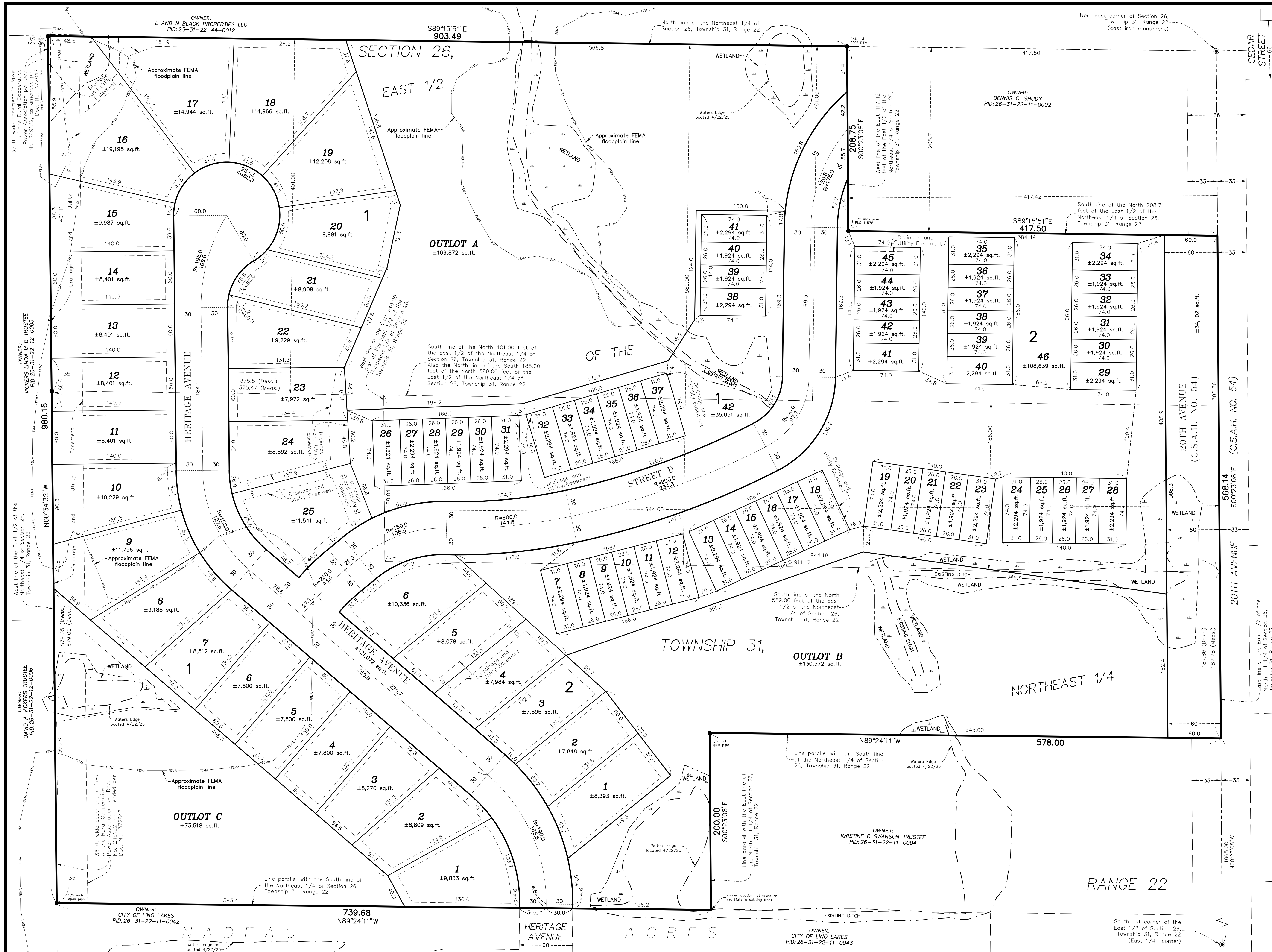
The 2040 Comprehensive Plan does not show this area as having a park or trails, and is not within the greenway corridor system. Sidewalks will be constructed throughout the development and connect to the existing neighborhood to the south. A future trail along 20th Avenue S. is proposed when Anoka County conducts a street reconstruction project.

RECOMMENDATION / REQUESTED DIRECTION

Staff recommends that park dedication requirements for the Harvest Grange Development consist of 100% cash dedication.

ATTACHMENTS

1. Harvest Grange Preliminary Plat
2. Harvest Grange Land Use Plan



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 701447, Revision Number 1, with a commitment date of August 28, 2024 at 7:00 am., prepared by Land Title, Inc., as issuing agent for First American Title Insurance Company)

That part of the East Half (E1/2) of the Northeast Quarter (NE1/4), Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Half of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 94 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 94 feet of the Northeast Quarter, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

(abstract property)

AND

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 702098, Revision Number 1, with a commitment date of March 10, 2025 at 7:00 am., prepared by Land Title, Inc., as issuing agent for Stewart Title Guaranty Company)

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of the East 1/2 of the Northeast 1/4 of Section 26, Township 31, Range 22, which is assumed to bear S89°15'51"E.

SITE DATA

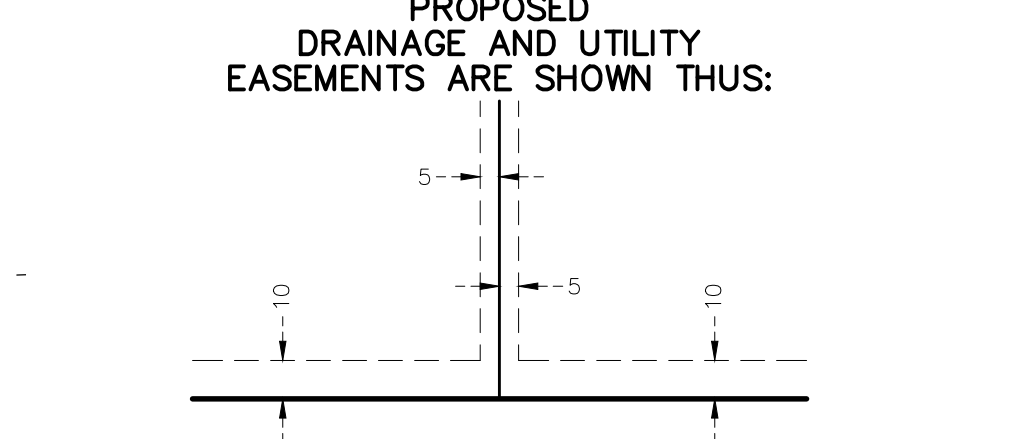
TOTAL SITE AREA	±24.98 AC.
TOTAL ROW AREA	±3.56 AC.
TOTAL OUTLOT AREA	±8.59 AC.
OUTLOT A	±3.90 AC.
OUTLOT B	±3.00 AC.
OUTLOT C	±1.69 AC.
TOTAL LOT AREA	±12.83 AC.
SINGLE FAMILY LOT AREA	±6.93 AC.
TOWNHOME LOT AREA	±2.60 AC.
TOWNHOME COMMON LOT AREA	±3.30 AC.
SMALLEST LOT	±1,924 S.F.
LARGEST LOT	±108,639 S.F.
AVERAGE LOT	±6,351 S.F.
TOTAL NUMBER OF LOTS	88
SINGLE FAMILY LOTS	31
TOWNHOME LOTS	55
TOWNHOME COMMON LOT	2
GROSS DENSITY	3.53 LOTS/AC.
EXISTING ZONING	RURAL
PROPOSED ZONING	R2/R3
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE (GARAGE)	10 FT.
SIDE (HOUSE)	10 FT.
SIDE CORNER	25 FT.
REAR SETBACK	25 FT.

MINIMUM TOWNHOME SETBACK DATA:

FRONT	30 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
SIDE CORNER	25 FT.



LEGEND

- - Denotes Anoka County Cast Iron Section Monument as noted
- - Denotes Found Iron Monument as noted
- - Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- - Denotes Wetlands delineated by Kjhough Environmental Services in 2025

BENCHMARKS

- Minnesota Department of Transportation GSID Station #92399 (Name: 0282 S) ELEVATION: 931.46 ft. (NAVD88)
- Minnesota Department of Transportation GSID Station #92394 (Name: 0282 N) ELEVATION: 911.43 ft. (NAVD88)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 1/02/2026 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 1/02/2026
FILE NO: 2884

Revisions:

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

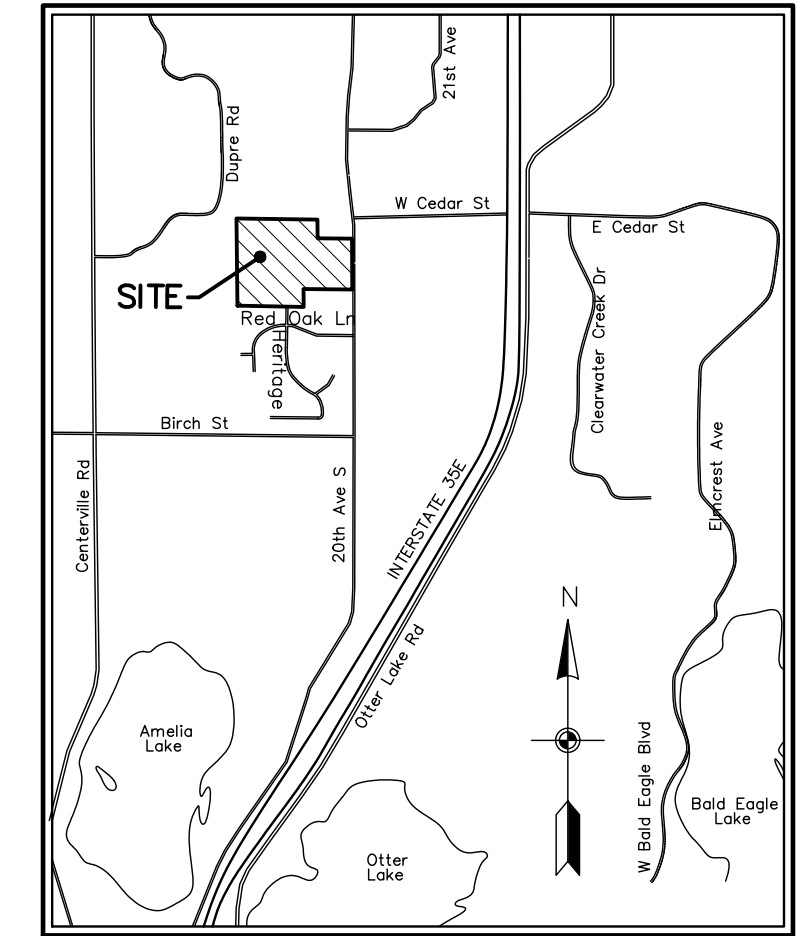
HARVEST GRANGE
Lino Lakes, MN

PRELIMINARY PLAT

3 of 9

HARVEST GRANGE

LINO LAKES, MINNESOTA



VICINITY MAP
NOT TO SCALE

SOIL BORINGS
HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVE. S.
MINNEAPOLIS, MN 55407
(612)729-2959

WETLANDS
KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
26105 WILD ROSE LANE
SHOREWOOD, MINNESOTA 55331
(952)401-8757

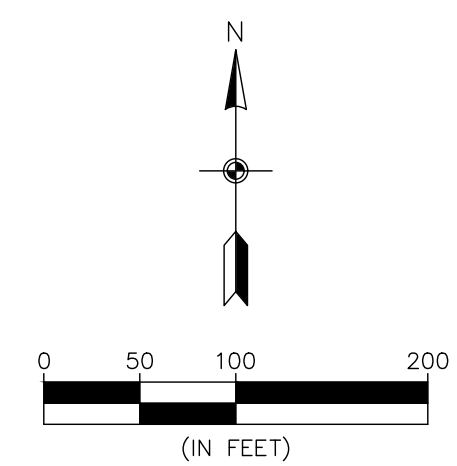
OWNER CONTACT
M/I HOMES OF MINNEAPOLIS, LLC.
5354 PARKDALE DRIVE #100
ST. LOUIS PARK, MN 55416
(763)586-7200

LEGEND

- LAKE/BORROW AREA (NWL)
- STORM PONDS
- WETLANDS (REMAINING)
- SINGLE FAMILY LOTS
- TOWNHOME LOTS
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE ROADWAY

SITE DATA

TOTAL SITE AREA	±24.98 AC.	TOTAL NUMBER OF LOTS/UNITS	89
TOTAL ROW AREA	±4.09 AC.	SINGLE FAMILY LOTS	31
WATER AREA	±3.36 AC.	TOWNHOME LOTS	55
WETLANDS (REMAINING)	±1.47 AC.	TOWNHOME COMMON LOTS	3
*LOT AREA & ROW NOT INCLUDED		MINIMUM RESIDENTIAL SETBACK DATA:	
STORM PONDS	±1.89 AC.	FRONT	25 FT.
TOTAL OPEN SPACE	±8.00 AC.	SIDE (GARAGE)	10 FT.
PUBLIC OPEN SPACE	±5.50 AC.	SIDE (HOUSE)	10 FT.
PRIVATE OPEN SPACE	±2.39 AC.	SIDE CORNER	25 FT.
PRIVATE OPEN SPACE RDWY	±0.11 AC.	REAR SETBACK	25 FT.
TOTAL LOT AREA	±9.53 AC.	MINIMUM TOWNHOME SETBACK DATA:	
		FRONT	30 FT.
		SIDE (BETWEEN BUILDINGS)	20 FT.
		SIDE CORNER	25 FT.



**PARK BOARD
STAFF REPORT
AGENDA ITEM 6.C.**

STAFF ORIGINATOR: Rick DeGardner, Public Services Director

MEETING DATE February 4, 2026

AGENDA ITEM: Review Pine Oaks Development Concept Plan

INTRODUCTION

The applicant, M/I Homes of Minneapolis/St. Paul, LLC, is proposing 82 single family villa lots in a conservation subdivision. The development is approximately 75 gross acres. It is located northeast of Natures Refuge North and is called Pine Oaks.

BACKGROUND

The proposed Pine Oaks development is a continuation of Natures Refuge North with 82 villa homes on 60ft wide lots. The villas provide a life cycle housing option with main-level living and association-maintain yards and snow removal.

Wetlands, buffers, stormwater ponds, and borrow areas are integrated throughout the development creating approximately 55 acres (73%) of open space.

Per the City's 2040 Parks, Greenways and Trails Plan, this development is within the Arena Acres and Wollan Park service areas. Arena Acres is a smaller 1-acre neighborhood park. Wollan Park is an 18-acre open space wetland and not an active park. Lino Lakes Elementary School also serves as the neighborhood park.

RECOMMENDATION / REQUESTED DIRECTION

1. Trails and sidewalks shall be incorporated throughout the development.
2. Extend the existing trail in Natures Refuge North to Wollan Park.
3. Recommend a 100% cash dedication in lieu of dedicating land for a neighborhood park. The cash dedication could be utilized for trails, providing leisure opportunities at Lino Lakes Elementary, and making enhancements to Arena Acres Park and Wollan Park.

ATTACHMENTS

1. Pine Oaks Concept Plan w Aerial
2. Pine Oaks Concept Plan with Site Data
3. Pine Oaks Net Area Exhibit



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

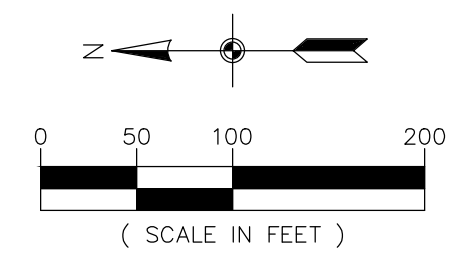
LEGAL DESCRIPTION

(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

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL: 763.489.7900 \ FAX: 763.489.7959 \ CARLSON-ENGINEERING.COM

CONCEPT PLAN A

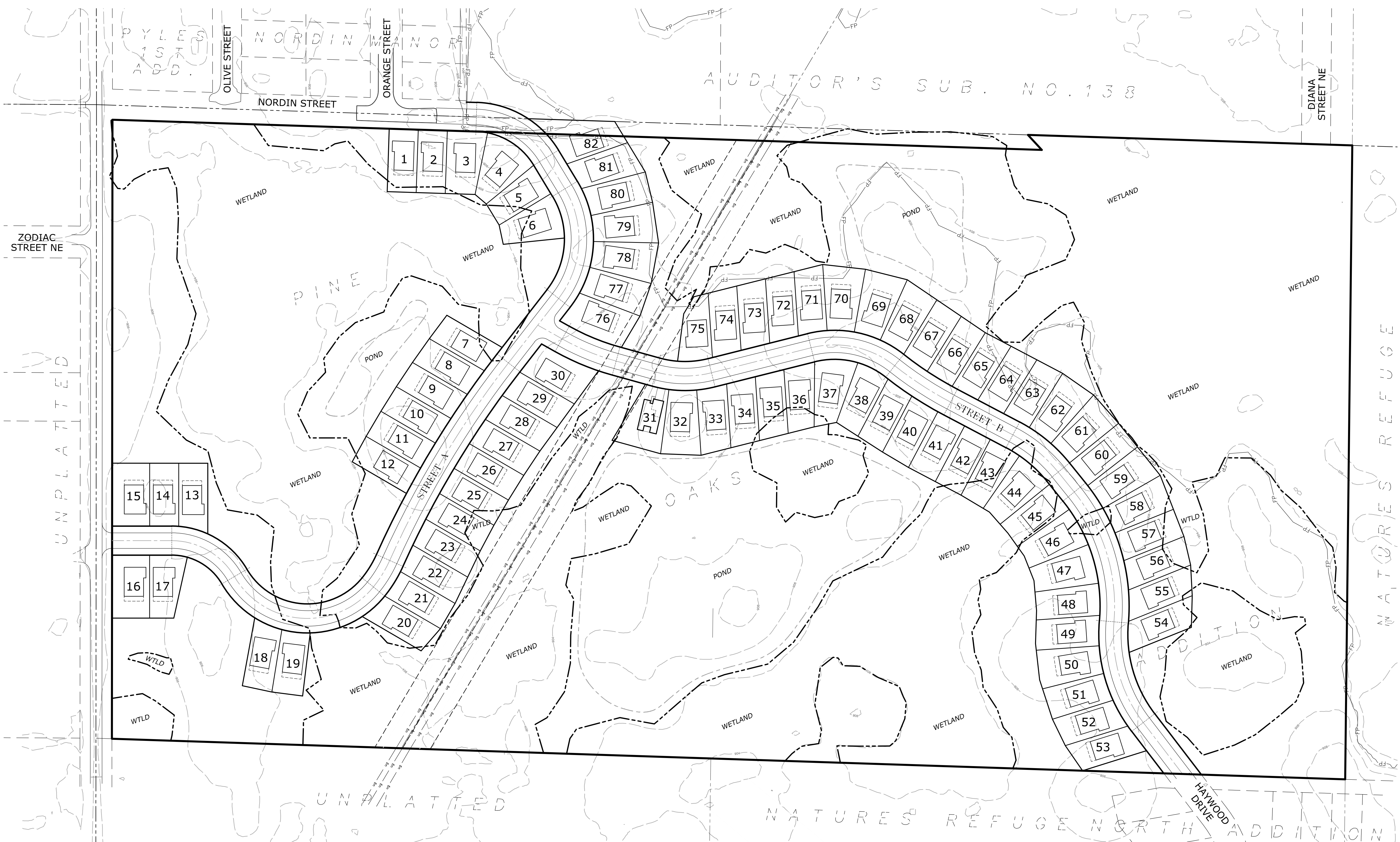
PINE OAKS
Lino Lakes, Minnesota

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, MN 55416

REVISIONS

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



LEGEND

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

NOTES

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- 4) Wetlands delineated by Kjolhaug Environmental Services Inc., Nov. 11th, 2025.

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		PROPOSED ZONING	PUD

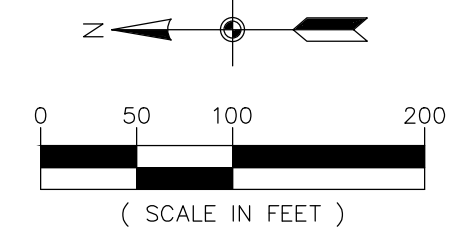
LEGAL DESCRIPTION

(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.



REVISIONS

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ISSUE DATE: 11/19/2025
FILE NO: XXX

1 of 2

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ENGINEERING \ SURVEYING \ PLANNING

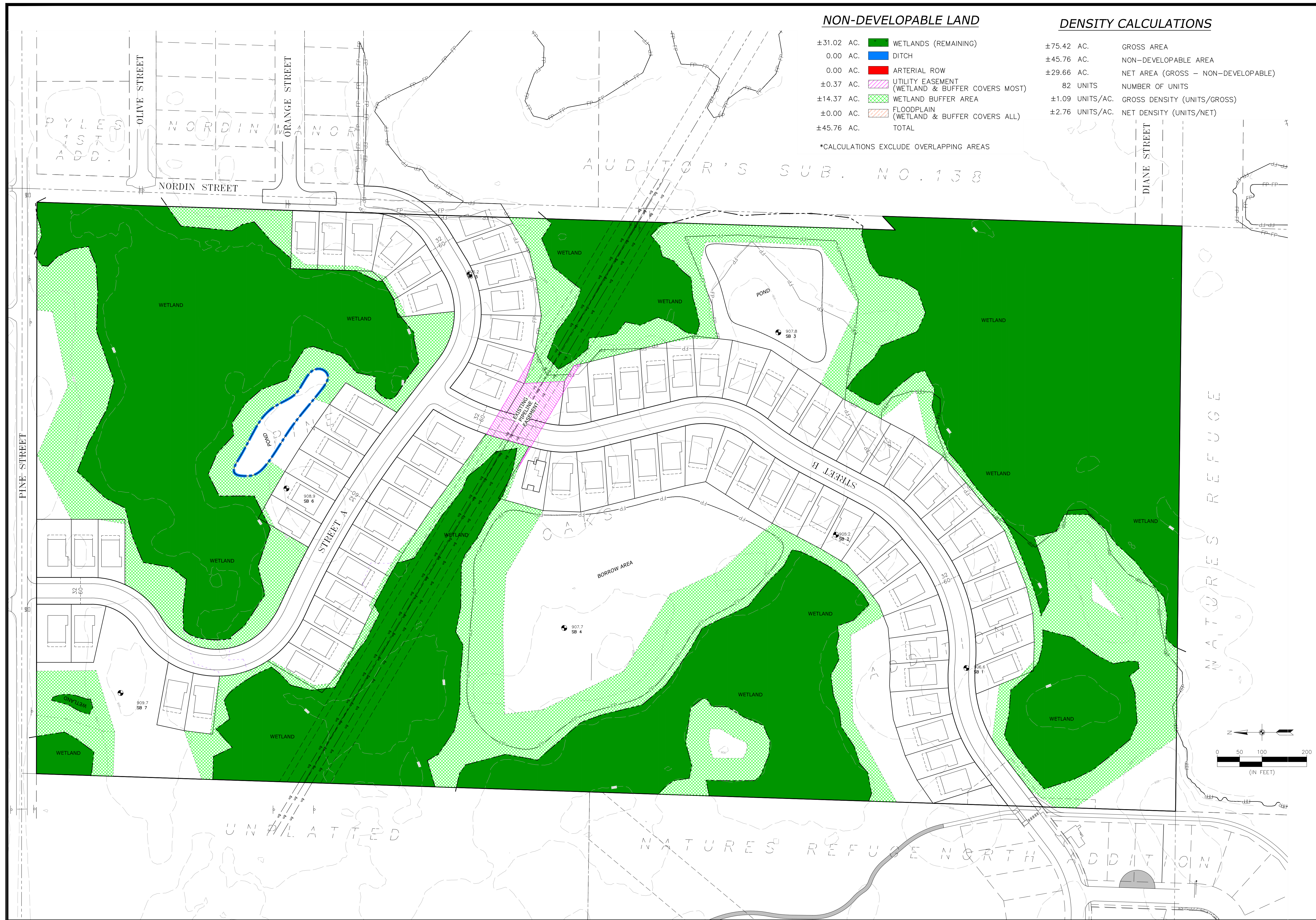
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

CONCEPT PLAN A

PINE OAKS
Lino Lakes, Minnesota

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, MN 55416

REVIEW COPY



REVISIONS

5.		JJO
6.		JJO
DRAWN BY:		JJO
ISSUE DATE:	XX/XX/XXXX	
FILE NO:	XXX	

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Site: DBE: 11/21/23 | User: 5400 - 5400/5412-04 - nature's_refuge_north | 5412-04_net_area_pfm.dwg

**PARK BOARD
STAFF REPORT
AGENDA ITEM 7.A.**

STAFF ORIGINATOR: Rick DeGardner, Public Services Director

MEETING DATE February 4, 2026

AGENDA ITEM: Email requesting new playground equipment for Arena Acres Park

INTRODUCTION

The attached email was received from Lori and Raoul Anderson requesting consideration of new playground equipment at Arena Acres Park.

BACKGROUND

N/A

RECOMMENDATION / REQUESTED DIRECTION

For informational purposes.

ATTACHMENTS

1. Arena Acres Park Equipment Email

-----Original Message-----

From: Lori Anderson <andallanders@comcast.net>

Sent: Friday, November 14, 2025 7:33 AM

To: Justin Williams <MHoffman@linolakes.us>

Cc: Rick DeGardner <RDegardner@linolakes.us>

Subject: playgrounds

[You don't often get email from andallanders@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I see on the website the two parks that were updated this year.

I am writing to ask that you put Arena Acres park on the list for updating very soon. We were told they would add some things to it after the one tennis court replaced the two.

The playground equipment is very old and some of it is still in pretty decent shape, but the structure for the littlest kids is starting to really show wear. Even if they could just update that one it would really be appreciated.

Let me know if I can get you any information. I only live 2 doors away from it.

Thanks ahead of time for your help,

Lori (& Raoul)Anderson

andallanders@comcast.net

Sent from my iPhone