



ECONOMIC DEVELOPMENT ADVISORY COMMITTEE AGENDA

Thursday, February 5, 2026

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

ADVISORY COMMITTEE MEETING, 8:00 A.M. Community Room (not televised)

1. Call to Order and Roll Call
2. Approval of Minutes: January 8, 2026
3. Discussion Items
 - A. Lyngblomsten Mixed Use PUD Amendment Concept
 - B. Project Updates

ADJOURNMENT

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

DATE:	January 8, 2026
TIME STARTED:	8:00 a.m.
TIME ENDED:	9:23 a.m.
MEMBERS PRESENT:	Andrew Cravero, Blakely LaCroix, Patrick Kohler, Nathan Vojtech, Suzy Guthmueller, Chad Wagner, Sam Bennett
MEMBERS ABSENT:	Barbara White
STAFF PRESENT:	Michael Grochala, Jessica Eller, Marissa Ertel

1. CALL TO ORDER

Mr. Vojtech called the Economic Development Advisory Committee meeting to order at 8:02 a.m. on January 8, 2026.

2. APPROVAL OF MINUTES

Mr. LaCroix made a motion to approve the November 6, 2025 meeting minutes. Motion was supported by Mr. Kohler. Motion carried 6 – 0.

3. DISCUSSION ITEMS

A. Allowable Uses in Industrial Zoning Districts

Mr. Grochala presented the staff report.

Mr. Bennett stated that he does not see the benefit of trying to plan out these types of development since aesthetically most of the buildings would look the same from the outside.

Mr. Kohler stated that in his experience with distribution centers is that the drivers make more money than the workers in the distribution centers. Mr. Kohler would like to see manufacturing in that area.

Mr. Cravero mentioned that A.I. is becoming more prevalent, and that if there are developers who want to build in that area it would be beneficial. Mr. Cravero is in favor of allowing multiple uses in the area.

DRAFT MINUTES

Mr. Bennett worries that we would be wasting the acreage on industrial. Mr. Grochala clarified that industrial buildings pay higher taxes.

Ms. Guthmueller stated that this area most likely wouldn't be used for offices since more businesses are opting not to go into the office anymore. Ms. Guthmueller also had questions about whether data centers have been inquiring about the area. Mr. Grochala stated that the area in question has been considered a technological corridor but lacks the water and power to allow that intended use.

Mr. Wagner had questions about the environmental impacts of data centers and why certain cities are against them coming in. Mr. Grochala stated that the biggest impact would be water use.

Mr. LaCroix mentioned keeping in mind industries that will be outdated in the future and whether this is something that is being considered.

Mr. Kohler likes the Brooklyn Park layout and thinks we should pursue a P.U.D.

Mr. LaCroix has concerns about aesthetics no matter where it's built.

Mr. Vojtech stated that we should update the City Code to ensure that the screening is more aesthetically pleasing.

Mr. Bennett mentioned setbacks and wondered if within the P.U.D. there was a way to increase the setbacks.

Ms. Guthmueller had questions about whether there have been any serious inquiries about the area. Ms. Guthmueller would like to see there be accommodations made to entice industrial to the area to benefit the residential taxpayers in the city.

The committee was generally in favor of allowing more use for industrial areas with some parameters.

B. Project Updates

Mr. Grochala provided project updates to the committee.

4. ADJOURNMENT

Mr. Cravero made a motion to adjourn the meeting at 9:23 a.m. Motion was supported by Mr. Kohler. Motion was carried 7 – 0.

Respectfully submitted,
Marissa Ertel, Community Development Administrative Assistant

DRAFT

DRAFT MINUTES

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

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: February 5, 2026

AGENDA ITEM: Lyngblomsten Mixed Use PUD Amendment Concept

BACKGROUND

The Lyngblomsten Senior Community, located at the intersection of Hodgson Road and County Road J, received Planned Unit Development (PUD) approval in 2019. The approved plan included redevelopment of approximately 20 acres to accommodate senior rental townhomes, senior independent living apartments, assisted living/memory care, and a skilled nursing facility. Approximately five acres at the corner of Hodgson Road and County Road J were reserved for future commercial development.

Lyngblomsten recently obtained a PUD amendment modifying the skilled nursing facility from a two-story, double-wing design to a three-story, single-wing structure. Construction of the project is currently on hold.

Lyngblomsten is now considering a new proposal for the five-acre commercial corner. They intend to seek approvals for a four-story mixed-use building that would include first-floor commercial space with independent living units on the upper floors. This concept would require an amendment to the existing PUD.

At this time, no formal plans have been submitted. Staff is recommending an initial discussion with the EDAC to gather preliminary comments, questions, and concerns regarding the concept. Representatives from Lyngblomsten and their development team will attend the meeting to provide a high-level overview and engage in early dialogue with the EDAC.

EDAC CONSIDERATION

Discussion only to identify pros and cons and general acceptability of the proposal.

ATTACHMENTS

Existing Site Plan.



CAMPUS SUMMARY:

96 INDEPENDENT LIVING (IL) UNITS
35 ASSISTED LIVING (AL) UNITS
16 MEMORY CARE (MC) UNITS
61 SKILLED CARE (SNF) UNITS
20 TOWNHOMES

MAIN BUILDING GSF: 293,402 SF
(INCLUDING BASEMENT)

TOWNHOME SF: 1,480 SF

PARKING STALL COUNTS:
REFER TO CIVIL SHEET: SITE PLAN
OVERALL - C1.20

MONUMENT SIGN, SEE SITE
LAYOUT PLAN - L1.0 FOR LOCATION

MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17

MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17

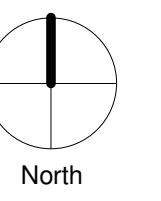
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed ARCHITECT under the laws of the State of MINNESOTA

Sara Malin
Sara Malin
Date: _____

License Number: 40063

Description	Revisions	Date	Num
PUD Submittal		10/08/2018	1
PUD Resubmittal		01/14/2019	2
PUD Resubmittal		03/11/2019	3
DD SET		06/28/2019	4
CD CHECK SET		08/30/2019	5
CD QADG CHECK SET		09/22/2019	6
CD SET		10/04/2019	7
PUD DEV STAGE RESUB		06/11/2020	8
PUD AMENDMENT 3		11/16/2023	9

Comm: 196015
Date: 10/4/19
Drawn: Author
Check: Checker

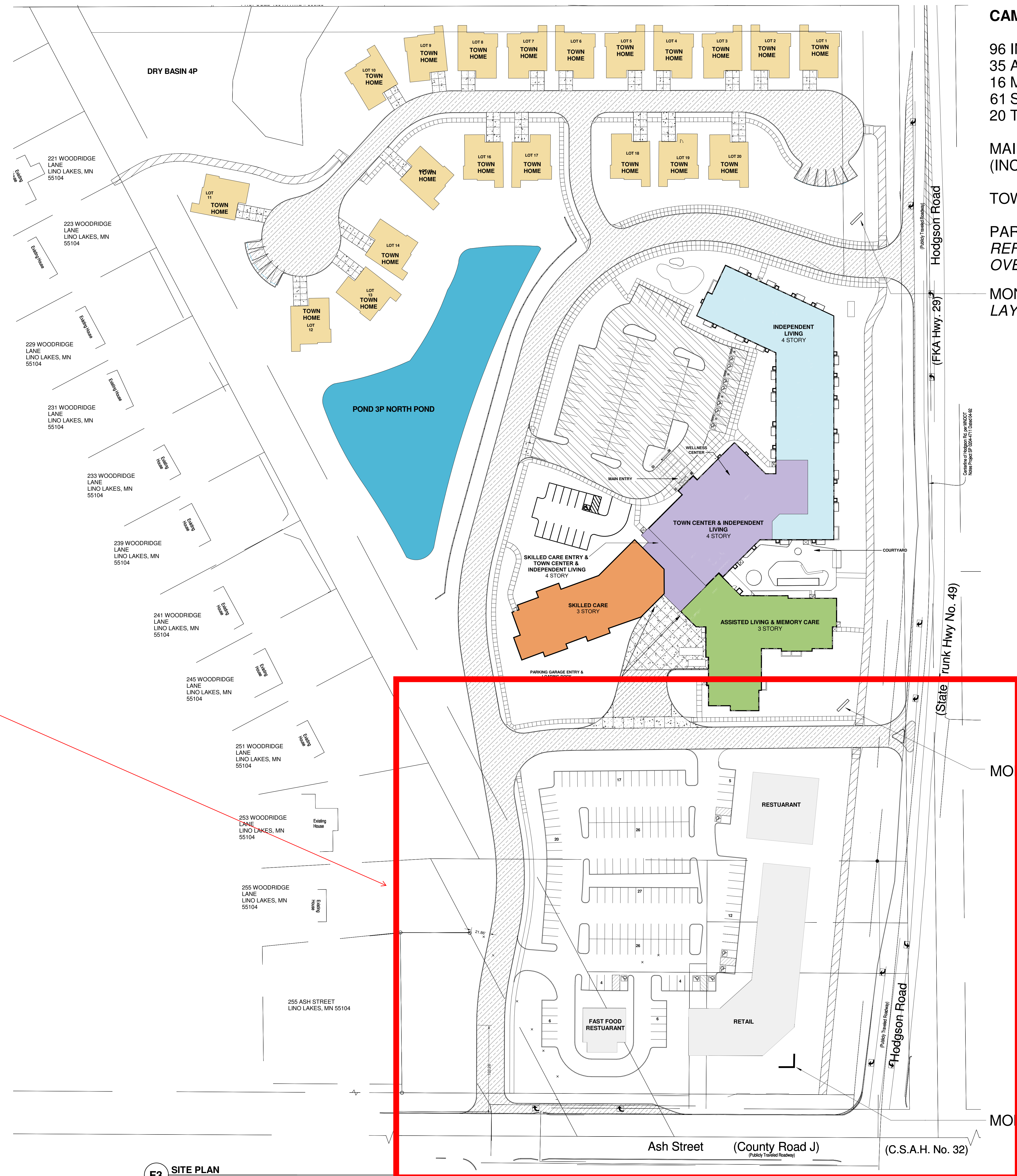


SITE PLAN

Scale: 1" = 50'-0"

MN

A



Proposed Amendment Area

F3 SITE PLAN
1" = 50'-0"
0 37'-6" 75'

Lyngblomsten Lino Lakes Campus - Site Plan - F3
 10/10/2019
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